

1 substantially lessen the potentially significant impact as identified in the EIR (CEQA  
2 Guidelines Section 15091(a)(1)).

3 Mitigation Measure: Implementation of Mitigation Measures HYD-1 and BIO-9 in  
4 the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
5 than-significant level. These Mitigation Measures are also stated above in section B.  
6 Biological Resources (DEIR pp. 3.9-28 to 3.9-29).

7 Rationale: Implementation of Mitigation Measures HYD-1 and BIO-9 would reduce  
8 the Project's potential impact associated with violating water quality standards or  
9 waste discharge requirements to less than significant as existing drainage crossings  
10 would be used at streams, washes, and irrigation channels to reduce adverse impacts  
11 to water quality. Further, the project will prepare a Drainage, Erosion, and  
12 Sedimentation Control Plan (BMP-1), which would ensure stormwater drainage from  
13 the property would be collected and controlled by surface improvements.

14 ***Impact:*** *Alter Existing Drainage Pattern Resulting in Substantial Erosion*

15 ***Threshold:*** *The Project would not substantially alter the existing drainage pattern of the*  
16 *site or area, including through the alteration of the course of a stream or river, in a manner*  
17 *which would result in substantial erosion or siltation on or off site.*

18 1. Project Impact(s):

19 Construction of the Project would require ground-disturbing activities such as  
20 grading and excavation followed by solar array installation, substation and O&M  
21 building construction, and construction of access roads. Construction of the Project  
22 would not permanently alter the course of any of the drainages. The ephemeral  
23 washes that cross portions of the solar facility site and gen-tie line may be affected  
24 by construction, operation, maintenance, and decommissioning of the Project (DEIR  
25 pp. 3.9-20 to 3.9-21).

26 2. Mitigation:

27 The Mitigation Measure identified below would reduce Project impacts associated  
28 with water quality standards and waste discharge requirements, to a less-than-

1 significant level. The Mitigation Measures reflects changes or alterations that the  
2 County has required, or incorporated into, the Project that would avoid or  
3 substantially lessen the potentially significant impact as identified in the EIR (CEQA  
4 Guidelines Section 15091(a)(1)).

5 Mitigation Measure: Implementation of Mitigation Measure BIO-9 and HYD-1  
6 through HYD-3 in the Mitigation Monitoring and Reporting Program would reduce  
7 this impact to a less-than-significant level. These Mitigation Measures are also stated  
8 under section B. Biological Resources.

9 Rationale: Implementation of the above Mitigation Measures would reduce the  
10 Project's potential impact associated significant adverse impacts to existing drainage  
11 patterns to less than significant, as they would require the preparation of a drainage,  
12 erosion, and sedimentation control plan. Further, implementation of the above  
13 Mitigation Measures would minimize ground disturbance from road construction at  
14 streams, washes, and irrigation channels as well as reduce potential for erosion and  
15 sedimentation from stormwater draining from the substations. Impacts would be  
16 reduced to a less than significant level.

17 ***Impact:*** *Alter Existing Drainage Pattern Resulting in Flooding*

18 ***Threshold:*** *The project would not substantially alter the existing drainage pattern of the site*  
19 *or area, including through the alteration of the course of a stream or river, and substantially*  
20 *increase the rate or amount of surface runoff in a manner which would result in flooding on*  
21 *or off site.*

22 1. Project Impact(s):

23 Construction of the Project would require ground-disturbing activities such as  
24 grading and excavation followed by solar array installation, substation and O&M  
25 building construction, and construction of access roads, which may impact the  
26 ephemeral washes (DEIR pp. 3.9-21 to 3.9-22).

1                   2.     Mitigation:

2                   The Mitigation Measures outlined above would reduce Project impact associated  
3                   with the alteration of existing drainages which would result in potential flooding to  
4                   a less-than-significant level. The Mitigation Measures reflect changes or alterations  
5                   that the County has required, or incorporated into, the Project that would avoid or  
6                   substantially lessen the potentially significant impact as identified in the EIR (CEQA  
7                   Guidelines Section 15091(a)(1)).

8                   Mitigation Measure: Implementation of the Mitigation Measures BIO-9 and HYD-1  
9                   through HYD-4 in the Mitigation Monitoring and Reporting Program would reduce  
10                  this impact to a less-than-significant level. These Mitigation Measures are also stated  
11                  under section B. Biological Resources.

12                  Rationale: Implementation of the Standard Condition and Mitigation Measures BIO-  
13                  9 and HYD-1 through HYD-4 outlined in would reduce the Project's potential impact  
14                  by requiring the preparation of Comprehensive Drainage, Stormwater, and  
15                  Sedimentation Plan prior to the initiation of construction (or decommissioning as  
16                  relevant), and ensuring that recommendations of that plan are implemented. Further,  
17                  the implementation of the above Mitigation Measures would reduce alteration of  
18                  existing drainage patterns resulting from road construction and stormwater drainage  
19                  from the substations, and minimize potential for flooding on- or off- site to a less  
20                  than significant level.

21                  ***Impact:*** *Exceed Capacity of Existing or Planned Stormwater Drainage Systems*

22                  ***Threshold:*** *The Project would not create or contribute runoff water which would exceed the*  
23                  *capacity of existing or planned stormwater drainage systems or provide substantial*  
24                  *additional sources of polluted runoff.*

25                  1.     Project Impact(s):

26                  Installation of the new substations and the O&M building would create new areas of  
27                  impermeable surfaces with potential to increase the rate of stormwater runoff,  
28                  leading to increased erosion and long-term siltation and flooding downstream of the

1 new impermeable areas, and contribute additional sources of polluted runoff.  
2 Maintenance of access roads and structure pads (e.g., gravelling and vegetation  
3 clearance) would contribute additional sources of runoff (DEIR pp. 3.9-22).

4 2. Mitigation:

5 The Mitigation Measures HYD-3 and HYD-4 identified below would reduce the  
6 Project's potential impacts on stormwater drainage systems to a less-than-significant  
7 level. The Mitigation Measure reflects changes or alterations that the County has  
8 required, or incorporated into, the Project that would avoid or substantially lessen the  
9 potentially significant impact as identified in the EIR (CEQA Guidelines Section  
10 15091(a)(1)).

11 Mitigation Measure: Implementation of Mitigation Measures HYD-3 and HYD-4 in  
12 the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
13 than-significant level. These Mitigation Measures are also stated under section B.  
14 Biological Resources.

15 Rationale: Implementation of Mitigation Measures HYD-3 and HYD-4 would  
16 reduce the Project's potential impacts on stormwater drainage systems to less than  
17 significant by minimizing the volume of stormwater runoff and reducing the  
18 potential for polluted stormwater to leave the Project site. Further, the project will  
19 prepare a Drainage, Erosion, and Sedimentation Control Plan, which would ensure  
20 stormwater drainage from the property would be collected and controlled by surface  
21 improvements.

22 ***Impact: Substantially Degrade Water Quality***

23 ***Threshold: The project would not substantially degrade water quality.***

24 1. Project Impact(s):

25 The potential for the Project to result in water quality degradation is evaluated under  
26 Impact HYD-1, HYD-3, and HYD-5 (DEIR pp. 3.9-22 to 3.9-23). Also see the  
27 discussions for the following impacts above:  
28

- 1 • *Violate Water Quality Standards or Waste Discharge Requirements During*
- 2 *Construction*
- 3 • *Alter Existing Drainage Pattern Resulting in Substantial Erosion*
- 4 • *Exceed Capacity of Existing or Planned Stormwater Drainage Systems*

5 2. Mitigation:

6 The Mitigation Measures identified below would reduce the Project's potential  
7 impacts on groundwater to a less-than-significant level. The Mitigation Measures  
8 identified below reflect changes or alterations that the County has required, or  
9 incorporated into, the Project that would avoid or substantially lessen the potentially  
10 significant impact as identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

11 Mitigation Measure: Implementation of Mitigation Measures BIO-9 and HYD-1  
12 through HYD-4 in the Mitigation Monitoring and Reporting Program would reduce  
13 this impact to a less-than-significant level. These Mitigation Measures are also stated  
14 under section B. Biological Resources.

15 Rationale: Implementation of Mitigation Measures BIO-9 and HYD-1 through  
16 HYD-4 would reduce the Project's potential impacts to water quality to less than  
17 significant by reducing the potential for polluted stormwater to leave the Project site,  
18 minimizing ground disturbance from road construction at streams, washes, and  
19 irrigation channels as well as reducing potential for erosion and sedimentation from  
20 stormwater draining from the substations, and using existing drainage crossings at  
21 streams, washes, and irrigation channels to reduce adverse impacts to water quality.  
22 Further, the Project will prepare a Drainage, Erosion, and Sedimentation Control  
23 Plan (BMP-1), which would ensure stormwater drainage from the property would be  
24 collected and controlled by surface improvements. Impacts would be reduced to a  
25 less than significant level.

26 ***Impact:*** *Impede or Redirect Flood Flows*

27 ***Threshold:*** *The Project would not place within a 100-year flood hazard area structures*  
28 *which would impede or redirect flood flows.*

1           1.     Project Impact(s):

2           Based on an analysis of the ephemeral wash east of the Northern Substation, it was  
3           determined a 100-year flood flow would have a flow velocity of 12,416 cubic feet  
4           per second (cfs) in the main channel and 4.0 cfs where the floodplain would overlap  
5           the solar array; flood depth in this location would be 2.4 feet and otherwise generally  
6           would be contained within the channel and setback areas, and scour would be  
7           minimal. Impacts would be potentially significant (DEIR pp. 3.9-23 to 3.9-24).

8           2.     Mitigation:

9           The Mitigation Measure outlined below would reduce the Project's potential impacts  
10          on flooding to a less-than-significant level. The Mitigation Measure reflects changes  
11          or alterations that the County has required, or incorporated into, the Project that  
12          would avoid or substantially lessen the potentially significant impact as identified in  
13          the EIR (CEQA Guidelines Section 15091(a)(1)).

14          Mitigation Measure: Implementation of Mitigation Measures HYD-5 and HYD-6 in  
15          the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
16          than-significant level.

17          Mitigation Measure HYD-5 states:

18          All new buildings (e.g., substation) shall be flood-proofed by constructing the  
19          finished floor a minimum of 24 inches above the highest adjacent ground or 100-  
20          year water surface elevation, whichever is greater, based on a final Floodplain  
21          Delineation Study with supporting calculations in accordance with County  
22          requirements. The final Floodplain Delineation Study shall be approved by the  
23          County prior to issuance of a building permit. Slope protection may be required for  
24          buildings on fill. New buildings shall be located outside of the well-defined  
25          watercourses of the floodplains. Additionally, the solar panels shall have a minimum  
26          clearance of 24 inches above the highest adjacent ground when upright to ensure  
27          flows are not obstructed.

28          *Timing/Implementation: Prior to final project design*

1 *Enforcement/Monitoring: Riverside County*

2 Mitigation Measure HYD-6 states:

3 No flow obstructing fences (chain link, block wall, etc.) shall be constructed along  
4 the north and west property lines, since these types of fences obstruct flows causing  
5 damage to adjacent properties. Fencing used in these areas shall contain openings of  
6 3 inches high by 6 inches wide for first 18" from the bottom, and openings of 4 inches  
7 high by 6 inches wide for the next 8 inches and so forth. This fencing or equivalent  
8 shall be provided to allow the free flow of storm or flood runoff. No setback is  
9 required with the use of this fencing. A detail of this fencing shall be provided to the  
10 County of Riverside.

11 *Timing/Implementation: Prior to final project design*

12 *Enforcement/Monitoring: Riverside County*

13 Rationale: Implementation of the above Mitigation Measures would reduce the  
14 Project's significant impact to flood flows within a 100-year flood hazard area by  
15 requiring all new buildings be flood proofed and no flow obstructing fences be  
16 located on the north and west property lines.

17 **G. Noise**

18 ***Impact:** Excessive Noise*

19 ***Threshold:** Construction of the Project would not result in exposure of persons to or*  
20 *generation of noise levels in excess of standards established in the local general plan or*  
21 *noise ordinance, or applicable standards of other agencies*

22 1. Project Impact(s):

23 During construction, noise levels for residents within 0.25 mile would increase  
24 greater than 10 dBA, which would result in a significant impact (DEIR pp. 3.11-19  
25 to 3.11-21).

26 2. Mitigation:

27 The Mitigation Measures identified below would reduce the Project's potential  
28 impacts on noise to a less-than-significant level. The Mitigation Measures identified

1 below reflect changes or alterations that the County has required, or incorporated  
2 into, the Project that would avoid or substantially lessen the potentially significant  
3 impact as identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

4 Mitigation Measure: Implementation of Mitigation Measures NOI-1 through NOI-3  
5 in the Mitigation Monitoring and Reporting Program would reduce this impact to a  
6 less-than-significant level (DEIR pp. 3.11-25).

7 Mitigation Measure NOI-1 states:

8 Construction shall be prohibited in areas within 0.25 mile (1,320 feet) of residents,  
9 between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through  
10 September and the hours of 6:00 p.m. and 7:00 a.m. during the months of October  
11 through May. The construction contractor shall locate equipment staging in areas that  
12 will create the greatest distance between construction-related noise sources and noise  
13 sensitive receivers nearest the project site during project construction. No music or  
14 electronically reinforced speech from construction workers shall be audible at noise-  
15 sensitive properties. During all project site construction, the construction contractors  
16 shall equip all construction equipment, fixed or mobile, with properly operating and  
17 maintained mufflers, consistent with manufacturers' standards. Where feasible, the  
18 construction contractor shall place all stationary construction equipment so that  
19 emitted noise is directed away from the noise sensitive receptors nearest the project  
20 site.

21 *Timing/Implementation: During construction*

22 *Enforcement/Monitoring: Riverside County*

23 Mitigation Measure NOI-2 states:

24 Prior to and during construction, decommissioning, and ground disturbing activities,  
25 the Applicant shall provide at least 2 weeks' advance notice of construction and  
26 decommissioning. Notices shall be mailed directly to land owners and residents  
27 within 2,400 feet of the Project boundary, and signs shall be a minimum size of 4  
28 feet high by 6 feet wide and posted at the solar facility in areas accessible to the



1 public. Notices shall announce when and where construction would occur; provide  
2 tips on reducing noise intrusion (e.g., closing windows facing the planned  
3 construction); and provide contact information for the local public liaison for any  
4 noise complaints.

5 *Timing/Implementation: Prior to and during construction*

6 *Enforcement/Monitoring: Riverside County*

7 Mitigation Measure NOI-3 states:

8 The Applicant would implement a Hearing Conservation Program and Personal  
9 Protective Equipment Program that would provide personal protective devices for  
10 specific jobs that would produce excessive noise levels. The Applicant shall comply  
11 with the Occupational Safety and Health Administration's (OSHA) regulations on  
12 occupational noise exposure.

13 *Timing/Implementation: Prior to and during construction*

14 *Enforcement/Monitoring: Riverside County*

15 Rationale: Implementation of the above Mitigation Measures would reduce the  
16 Project's impacts to less than significant by placing restrictions on construction  
17 activity and implementation of a Hearing Conservation Program. Further,  
18 construction would be prohibited within 0.25 mile of residents between the hours of  
19 6:00 p.m. and 6:00 a.m. during the months of June through September and the hours  
20 of 6:00 p.m. and 7:00 a.m. during the months of October through May. Notices would  
21 also be mailed directly to land owners and residents within 2,400 feet of the Project  
22 Area to announce when and where construction would occur; provide tips on  
23 reducing noise intrusion (e.g., closing windows facing the planned construction); and  
24 provide contact information for the local public liaison for any noise complaints.

25 ***Impact: Increase in Ambient Noise Levels***

26 ***Threshold: Construction of the Project would not create a substantial temporary or periodic***  
27 ***increase in ambient noise levels in the Project vicinity above levels existing without the***  
28 ***Project.***

1           1.    Project Impact(s):

2           Project construction temporarily would increase ambient noise levels in the Project  
3           vicinity above existing levels. Impacts would be considered significant (DEIR pp.  
4           3.11-21).

5           2.    Mitigation:

6           The Mitigation Measures identified below would reduce the Project's potential  
7           impacts on noise to a less-than-significant level. The Mitigation Measure reflects  
8           changes or alterations that the County has required, or incorporated into, the Project  
9           that would avoid or substantially lessen the potentially significant impact as  
10          identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

11          Mitigation Measure: Implementation of Mitigation Measures NOI-1 through NOI-3  
12          in the Mitigation Monitoring and Reporting Program would reduce this impact to a  
13          less-than-significant level. These Mitigation Measures are also stated above.

14          Rationale: Implementation of the above Mitigation Measures would reduce the  
15          Project's impacts to less than significant by placing restrictions on construction  
16          activity and implementation of a Hearing Conservation Program and Personal  
17          Protective Equipment Program. Further, construction would be prohibited within  
18          0.25 mile of residents between the hours of 6:00 p.m. and 6:00 a.m. during the  
19          months of June through September and the hours of 6:00 p.m. and 7:00 a.m. during  
20          the months of October through May. Notices would also be mailed directly to land  
21          owners and residents within 2,400 feet of the Project area to announce when and  
22          where construction would occur; provide tips on reducing noise intrusion (e.g.,  
23          closing windows facing the planned construction); and provide contact information  
24          for the local public liaison for any noise complaints.

25          ***Impact:*** *Located Within an Airport Land Use Plan*

26          ***Threshold:*** *The Project would not be located within an airport land use plan, which could*  
27          *result in the exposure of people working in the Project area to excessive noise levels*

1           1.     Project Impact(s):

2           Construction, operation, and maintenance personnel working close to the Blythe  
3           Municipal Airport may be exposed to elevated noise levels from aircraft. This impact  
4           would be significant (DEIR pp. 3.11-22).

5           2.     Mitigation:

6           The Mitigation Measure reflects changes or alterations that the County has required,  
7           or incorporated into, the Project that would avoid or substantially lessen the  
8           potentially significant impact as identified in the EIR (CEQA Guidelines Section  
9           15091(a)(1)).

10          Mitigation Measure: Implementation of Mitigation Measures NOI-3 in the  
11          Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
12          than-significant level. This Mitigation Measure is also stated above.

13          Rationale: Implementation of the above Mitigation Measure would reduce the  
14          Project's impacts to less than significant by requiring the preparation of a Hearing  
15          Conservation Program and Personal Protective Equipment Program. The programs  
16          would be designed to protect construction, operation, and maintenance personnel  
17          from occupational exposure to excessive noise levels while at work through  
18          administrative policies and procedures, engineering controls, monitoring, selection  
19          and use of personal protective equipment, training, and recordkeeping.

20         **H.     Paleontological Resources**

21           *Impact: Unique Paleontological Resource*

22           *Threshold: The Project would not directly or indirectly destroy a unique paleontological*  
23           *resource or site or unique geologic feature.*

24           1.     Project Impact(s):

25           Construction activities that may affect paleontological resources include excavation,  
26           heavy equipment usage and movement, drilling, and trenching for utilities. Grading  
27           for access roads could also directly impact paleontological resources. Alluvial  
28           deposits of the Palo Verde Mesa (geologic unit Qpv), known to contain significant

1 paleontological resources in other parts of Southern California in proximity to the  
2 Project area, underlies the majority of the proposed solar facility and is considered  
3 to be of high paleontological sensitivity under the SPV classification and has a PFYC  
4 Classification of 4a (high) (DEIR pp. 3.12-14 to 3.12-16).

5 2. Mitigation:

6 The Mitigation Measures identified below would reduce the Project's potential  
7 impacts on paleontological resources to a less-than-significant level. The Mitigation  
8 Measure reflects changes or alterations that the County has required, or incorporated  
9 into, the Project that would avoid or substantially lessen the potentially significant  
10 impact as identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

11 Mitigation Measure: Implementation of Mitigation Measures PALEO-1 through  
12 PALEO-3 in the Mitigation Monitoring and Reporting Program would reduce this  
13 impact to a less-than-significant level (DEIR pp. 3.12-17 to 3.12-18).

14 Mitigation Measure PALEO-1 states:

15 Prior to issuing any grading or excavation permits for activities within any area of  
16 the Project area, and prior to any Project-related ground-disturbing activities of that  
17 area, the Applicant shall implement procedures to monitor, avoid, and/or recover  
18 unique paleontological resources discovered during ground-disturbing activities.  
19 These procedures, the Paleontological Resources Monitoring and Mitigation Plan  
20 (PRMMP), shall be developed by a qualified vertebrate paleontologist and submitted  
21 for approval by the County of Riverside for private lands, and the BLM for BLM-  
22 managed lands. The PRMMP shall specify how Mitigation Measures Paleontology-  
23 1, Paleontology-2, and Paleontology-3 shall be implemented. This PRMMP shall be  
24 consistent with the provisions of CEQA, as well as with regulations currently  
25 implemented by the County of Riverside, the BLM and the proposed guidelines of  
26 the SVP. The PRMMP shall include, but not be limited to:

- 27 1. A requirement that, during excavations in areas underlain by geologic units  
28 identified as having a high paleontologic sensitivity under Society of

1 Vertebrate Paleontology guidelines (or a PFYC rating of 3b or higher) and  
2 likely to contain paleontologic resources, a qualified vertebrate  
3 paleontologist, who is a Registered Professional Geologist, shall direct the  
4 paleontologic monitoring by a qualified paleontologic monitor. Areas of  
5 concern include all previously undisturbed paleontologic sensitive sediments  
6 of the fossiliferous Pleistocene alluvial deposits of the Palo Verde Mesa and  
7 alluvial deposits of the McCoy Wash area.

- 8 2. A requirement that paleontologic monitors be equipped to salvage fossils as  
9 unearthed to avoid construction delays and to remove samples of sediments  
10 likely to contain the remains of small fossil invertebrates and vertebrates.  
11 Monitors shall be empowered to temporarily halt or divert equipment to allow  
12 removal of abundant or large specimens.
- 13 3. Identification of the processes for preparation of recovered specimens to a  
14 point of identification. If the paleontologic monitor determines that the  
15 resource is unique, it shall be prepared for permanent preservation, including  
16 washing of sediments to recover small invertebrates and vertebrates.
- 17 4. A requirement that a report be prepared documenting all finds with  
18 permanent retrievable paleontologic storage for curation of specimens. The  
19 paleontologist should have a written repository agreement in hand prior to  
20 the initiation of mitigation activities. Mitigation of adverse impacts to unique  
21 paleontologic resources is not complete until such curation into an established  
22 museum repository has been fully completed and documented.
- 23 5. A requirement that a report be prepared documenting all finds with an  
24 appended itemized inventory of specimens. The report and inventory, when  
25 submitted to the County with respect to private lands, and to the BLM with  
26 respect to BLM-managed lands, along with confirmation of the curation of  
27 recovered unique paleontological specimens into an established, accredited  
28

1 museum repository, would signify completion of the PRMMP to mitigate  
2 impacts to paleontologic resources.

3 *Timing/Implementation: Prior issuance of grading or building permits*

4 *Enforcement/Monitoring: Riverside County, BLM*

5 *Mitigation Measure PALEO-2 states:*

6 Prior to issuance of the first grading permit, a worker training program shall be  
7 prepared and include information on the recognition of the types of paleontological  
8 resources that could be encountered within the Project area and referral of finds to  
9 the paleontologic monitor if they are found. This information shall be presented to  
10 Project construction personnel and Project operation and maintenance personnel by  
11 a qualified professional paleontologist.

12 *Timing/Implementation: Prior issuance of first grading permit*

13 *Enforcement/Monitoring: Riverside County*

14 *Mitigation Measure PALEO-3 states:*

15 If construction or other Project personnel discover any potential fossils during  
16 construction, operation and maintenance, or decommissioning, the fossils shall be  
17 left undisturbed and the paleontological monitor shall be notified immediately and  
18 shall then take appropriate actions to evaluate the find in accordance with the  
19 PRMMP.

20 *Timing/Implementation: During construction, operation, and maintenance*

21 *Enforcement/Monitoring: Riverside County*

22 *Rationale:* Implementation of the above Mitigation Measures would reduce the  
23 Project's impacts to less than significant by requiring the presence of a  
24 paleontological monitor on-site during construction to ensure compliance with the  
25 Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP  
26 includes procedures to monitor, avoid, and/or recover unique paleontological  
27 resources discovered during ground-disturbing activities. Such procedures include  
28 requirements for excavation in areas underlain by geologic units identified as having

1 a high paleontologic sensitivity under Society of Vertebrate Paleontology guidelines  
2 and requirement for a report to be prepared documenting all finds with permanent  
3 retrievable paleontological storage for curation of specimens.

4 **I. Transportation and Traffic**

5 *Impact: Conflict with Applicable Plan, Ordinance, or Policy*

6 *Threshold: The Project would not conflict with an applicable plan, ordinance, or policy*  
7 *establishing measures of effectiveness for the performance of the circulation system.*

8 1. Project Impact(s):

9 Significant impacts would occur during Project construction and decommissioning  
10 at Intersection 3 (Neighbours Boulevard and Hobson Way), which would operate at  
11 an unacceptable LOS D during the AM peak hour (DEIR pp. 3.16-16 to 3.16-19).

12 2. Mitigation:

13 The Mitigation Measures identified below would reduce the Project's impacts  
14 associated with increased roadway hazards to a less-than-significant level. The  
15 Mitigation Measures reflect changes or alterations that the County has required, or  
16 incorporated into, the Project that would avoid or substantially lessen the potentially  
17 significant impact as identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

18 Mitigation Measure: Implementation of Mitigation Measure TRA-1 and TRA-2 in  
19 the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
20 than-significant level (DEIR pp. 3.16-33).

21 Mitigation Measure TRA-1 states:

22 A construction phase Traffic Management Plan would be prepared in consultation  
23 with Caltrans and Riverside County for the roadway network potentially affected by  
24 construction activities at the Project area and off-site gen-tie line facilities. In order  
25 to achieve acceptable LOS, the Traffic Management Plan would include a plan to  
26 split the workforce and stagger arrival times during peak construction periods along  
27 with a traffic LOS and queue monitoring program, as determined necessary by the  
28 County's Transportation Department staff. The plan would be based upon the

1 analysis set forth in this EIR. Carpooling shall also be required of contractor  
2 employees during the construction phase to help achieve acceptable LOS levels. In  
3 addition to the above-mentioned measures, other approaches could be considered to  
4 reduce peak hour traffic, such as requiring contractors to arrange employee busing  
5 and/or employee participation in park and ride.

6 *Timing/Implementation: During construction and Decommissioning*

7 *Enforcement/Monitoring: Riverside County, Caltrans*

8 Mitigation Measure TRA-2 states:

9 The contractor would conduct construction activities in accordance with Caltrans'  
10 applicable limitations on vehicle sizes and weights, Construction Excavation Permits  
11 obtained from Riverside County, Encroachment Permits from Caltrans, and permits  
12 and licenses from the California Highway Patrol and Caltrans for the transport of  
13 hazardous substances.

14 *Timing/Implementation: During construction and Decommissioning*

15 *Enforcement/Monitoring: Riverside County, Caltrans*

16 Rationale: Implementation of the above Mitigation Measures would reduce the  
17 Project's impacts to less than significant by requiring the implementation of a  
18 construction phase Traffic Management Plan to achieve an acceptable LOS through  
19 splitting workforce arrival times, carpooling and other measures and requiring  
20 compliance with County and Caltrans transportation permits and standards.

21 ***Impact: Conflict with Congestion Management Program***

22 ***Threshold: The Project would not conflict with an applicable congestion management***  
23 ***program.***

24 1. Project Impact(s):

25 During Project construction, Intersection 3 (Neighbours Boulevard and Hobson  
26 Way) would operate at an unacceptable LOS D during the a.m. peak hours.  
27 Significant impacts to Intersection 3 would occur however during the a.m. peak hours  
28 (DEIR pp. 3.16-19 to 3.16-20).



1                   2.     Mitigation:

2                   The Mitigation Measures identified below would reduce the Project's potential  
3                   impacts on traffic to a less-than-significant level. The Mitigation Measure reflects  
4                   changes or alterations that the County has required, or incorporated into, the Project  
5                   that would avoid or substantially lessen the potentially significant impact as  
6                   identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

7                   Mitigation Measure: Implementation of Mitigation Measures TRA-1 and TRA-2 in  
8                   the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
9                   than-significant level. These Mitigation Measures are also stated above.

10                  Rationale: Implementation of the above Mitigation Measures would reduce the  
11                  Project's impacts to less than significant by requiring the preparation of a  
12                  Construction Traffic Plan. The Construction Traffic Plan would include a plan to  
13                  split the workforce and stagger arrival times during peak construction periods along  
14                  with a traffic LOS and queue monitoring program, as determined necessary by the  
15                  County's Transportation Department staff. Carpooling would also be required of  
16                  contractor employees during the construction phase to help achieve acceptable LOS.  
17                  In addition, this mitigation would require compliance with County and Caltrans  
18                  transportation permits and standards.

19                  ***Impact:*** *Change in Air Traffic Patterns*

20                  ***Threshold:*** *The Project would not result in a change in air traffic patterns, including either*  
21                  *an increase in traffic levels or a change in location that results in substantial safety risks;*  
22                  *result in a change in air traffic levels or a change in location and result in substantial safety*  
23                  *risks.*

24                  1.     Project Impact(s):

25                  The Project would be adjacent to the Blythe Municipal Airport and may create  
26                  potential glare impacts and obstructions. Although solar panels are designed to  
27                  absorb the sunlight, the panels have the potential to cause glare/ reflection impacts  
28                  to the Blythe Municipal Airport (DEIR pp. 3.16-20 to 3.16-21).

1                   2.     Mitigation:

2                   The Mitigation Measures identified below would reduce the Project's potential  
3                   impacts on air traffic patterns to a less-than-significant level. The Mitigation  
4                   Measures reflect changes or alterations that the County has required, or incorporated  
5                   into the project, that would avoid or substantially lessen the potentially significant  
6                   impact as identified in the EIR (CEQA Guidelines Section 15091(a)(1)).

7                   Mitigation Measure: Implementation of Mitigation Measures HAZ-2 and HAZ-3 in  
8                   the Mitigation Monitoring and Reporting Program would reduce this impact to a less-  
9                   than-significant level. These Mitigation Measures are also stated under Section E.  
10                  Hazards and Hazardous Materials.

11                  Rationale: Implementation of the above Mitigation Measures would reduce the  
12                  Project's impact with regard to glare to less than significant by requiring the  
13                  Applicant to submit all required plans and proposals to the RCALUC and the FAA  
14                  for review. Through appropriate review of these respective agencies, any additional  
15                  restrictions or design changes would be implemented to ensure a less than significant  
16                  impact.

17                  ***Impact: Increase Hazards Due to a Design Feature***

18                  ***Threshold: The Project would not substantially increase hazards due to a design feature***  
19                  ***(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).***

20                  1.     Project Impact(s):

21                  During construction and decommissioning activities, there would be work related to  
22                  gen-tie and transmission lines that would occur within existing roadways. Traffic  
23                  safety hazards could occur due to: (1) conflicts where construction vehicles access a  
24                  public ROW from the Project area; (2) conflicts where road width is narrowed; or  
25                  (3) increased truck traffic in general (and their slower speeds and wider turning radii)  
26                  during construction, operation, maintenance, and decommissioning (DEIR pp.3.16-21  
27                  to 3.16-22).

1                   2.     Mitigation:

2                   Implementation of Mitigation Measures TRA-1 and TRA-2 Mitigation Monitoring  
3                   and Reporting Program would reduce this impact to a less-than-significant level.  
4                   These Mitigation Measures are also stated above.

5                   Rationale: Implementation of the above Mitigation Measures would minimize  
6                   potential adverse traffic safety hazards on adjacent roadways due to Project related  
7                   activities and vehicle trips through the implementation of a Traffic Management  
8                   Plan. The Traffic Management Plan would include a plan to split the workforce and  
9                   stagger arrival times during peak construction periods along with a traffic LOS and  
10                  queue monitoring program, as determined necessary by the County's Transportation  
11                  Department staff. The plan would be based upon the analysis set forth in this EIR.  
12                  Carpooling shall also be required of contractor employees during the construction  
13                  phase to help achieve acceptable LOS levels. In addition to the above-mentioned  
14                  measures, other approaches could be considered to reduce peak hour traffic, such as  
15                  requiring contractors to arrange employee busing and/or employee participation in  
16                  park and ride.

17                  **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with  
18                  CEQA's requirements, the impacts of the Project together with all other pending or approved projects within  
19                  the affected area for each resources area, and finds that:

20                  A.     Aesthetics

21                  Cumulative Impact Finding: Not cumulatively considerable

22                  As described in Draft EIR Section 3.1, the incremental effects of the proposed Project, in  
23                  combination with the impacts of other cumulative projects in the geographic scope for  
24                  aesthetics, would contribute to the potential for significant aesthetic impacts. However, due  
25                  to the flat topography of the Project site and surrounding area, which is predominantly  
26                  removed from public views within an area surrounded by existing agricultural land, the  
27                  Project would not be highly visible from surrounding public viewpoints. Further, the Project  
28                  would be within a disturbed area on the eastern edge of the Palo Verde Mesa. The solar

1 facility would be surrounded by other industrial uses (Blythe Airport, the Blythe Energy  
2 Center, and an existing PV project). The gen-tie line would be co-located with other existing  
3 and planned transmission lines and within the federally designated utility corridors  
4 (Corridors J and K and Section 368 Federal Energy Corridor 30-52). The PVMSP would not  
5 be located in a designated scenic vista, nor has the County of Riverside General Plan  
6 designated the Project area as an important visual resource. No visible historic structures or  
7 significant scenic resources exist within the visual resources study area. Therefore, when  
8 considered in addition to the anticipated impacts of other projects in the cumulative scenario,  
9 the PVMSP's incremental contribution to cumulative aesthetics impacts associated with  
10 construction, operation and maintenance of the Project would not be cumulatively  
11 considerable (less than significant) (DEIR pp. 3.1-43 to 3.1-45).

12 **B. Agriculture and Forestry Resources**

13 **Cumulative Impact Finding:** Not cumulatively considerable

14 As described in Draft EIR Section 3.2, there are approximately 32 total projects within the  
15 cumulative geographic scope, some of which would result in the permanent conversion of  
16 agricultural land or Farmland to a non-agricultural uses. The conversion of agricultural  
17 lands, and specifically Farmland, in Riverside County from these projects would be  
18 considered a cumulatively significant impact. The construction and operation of the PVMSP  
19 would result in the utilization of 322 acres of Important Farmland on the Palo Verde Mesa  
20 for non-agricultural use, and the construction and operation of the gen-tie line would result  
21 in the utilization of an additional 28 acres of Important Farmland for non-agricultural use.  
22 Implementation of the proposed Project, in combination with the Blythe Mesa Solar Project,  
23 and residential developments within the City of Blythe could include land zoned for  
24 agricultural uses that would be utilized for non-agricultural uses. However, with the issuance  
25 of a CUP, developments under the cumulative scenario would be allowed uses within  
26 Agricultural zones and would be consistent with zoning. In addition, although the Project  
27 would convert 322 acres of Farmland to non-agricultural uses, the project will not contribute  
28 to the permanent conversion of Prime Farmland, as it will not scrape the surface or damage

1 the viability of soils. The solar arrays would be placed above ground and after the Project is  
2 decommissioned, the site will be available to be returned to agricultural uses. Further, with  
3 implementation of Mitigation Measures AG-1, the Project's impacts to agricultural  
4 resources would be reduced to less than significant. Therefore, when considered in addition  
5 to the anticipated impacts of other projects in the cumulative scenario, the proposed Project's  
6 incremental contribution to agricultural impacts would not be cumulatively considerable  
7 (DEIR pp. 3.2-19 to 3.2-20).

8 **C. Air Quality**

9 **Cumulative Impact Finding:** Not cumulatively considerable

10 As described in Draft EIR Section 3.3, cumulative air quality impacts could occur when  
11 overlapping construction schedules of multiple projects conflict with an applicable air  
12 quality plan, exposes a large number of people to objectionable odors, or if the Project results  
13 in a net increase of any criteria pollutant for which the project region is non-attainment under  
14 an applicable federal or state ambient air quality standard. The Project's contribution to  
15 overall cumulative construction emissions (*Impacts AIR-1, AIR-2, and AIR-3*), including all  
16 activities within the MDAB as identified in the emissions budget, is small and not  
17 cumulatively considerable. PVMSP would implement BMPs to reduce emissions from  
18 construction; however, impact analysis for PVMSP already shows that emissions are less  
19 than significant and would not be capable of contributing in a cumulatively considerable  
20 manner.

21 The proposed Project results in a health risk of 0.55 per million and a non-cancer risk of  
22 0.008. Risk from the proposed Project is based on the construction PM emissions generated  
23 by the grading and development of a 3,400-acre site over a 3 year period. The Blythe Airport  
24 Solar I Project would generate PM emissions from the grading and development of a 640-  
25 acer site and the Blythe Energy Project II would result in emissions from the grading and  
26 development of a 76-acre site. Because these two projects are significantly smaller than the  
27 proposed Project, the intensity and extent of construction activity would be anticipated to be  
28 less than the proposed Project, and therefore the risk related to these projects would also be

1 anticipated to be less. Even if the development of these two projects resulted in identical  
2 levels of risk as the proposed Project, the combined cancer risk would be 1.65 per million  
3 and the combined non-cancer risk would be 0.024. The combined risk would be less than  
4 the 10 in a million cancer risk and 1 non-cancer risk used to evaluate the project level  
5 impacts. Therefore, it is likely that these projects cumulatively would not expose any  
6 sensitive receptors to substantial TAC concentrations (Impacts AIR-4, AIR-6, and AIR-7).  
7 Therefore, the incremental contribution of the Project to cumulative effects is not  
8 cumulatively considerable (DEIR pp. 3.3-29 to 3.3-32).

9 **D. Biological Resources**

10 **Cumulative Impact Finding:** Not cumulatively considerable

11 As described in Draft EIR Section 3.4, as the number of solar projects and urbanization  
12 pressures increase in the region, the intensity of cumulative impacts to biological resources  
13 within the region is increasing. When the direct and indirect impacts of the proposed Project  
14 are considered with the ongoing impacts of past projects and anticipated impacts of other  
15 present and reasonably foreseeable probable future projects in the geographic scope for  
16 biological resource impacts, over 72,000 acres of solar projects and 159 miles of  
17 transmission lines would contribute to the cumulative impacts to biological resources. The  
18 Project's incremental impact to wildlife habitat and vegetation communities would not be  
19 cumulatively considerable because, unlike most of the solar projects on the cumulative  
20 project list, the PVMSP is not proposed primarily on open space. Further, the Project's  
21 incremental contribution to potential significant cumulative effects on burrowing owl, avian  
22 impacts, golden eagle, Mojave fringe-toed lizard, Le Conte's Thrasher, loggerhead shrike,  
23 American badger and Desert kit fox, and desert tortoise would not be cumulatively  
24 considerable because the majority of the impacted area (i.e., agricultural fields) would not  
25 materially affect the scope, nature or extent of the cumulative impact to these species (DEIR  
26 pp. 3.4-50 to 3.4-57).

27 **E. Cultural Resources**

28 **Cumulative Impact Finding:** Not cumulatively considerable

1 As described in Draft EIR Section 3.5, cultural resources are non-renewable; any loss or  
2 physical damage to these resources is permanent. They would be subject to direct impacts  
3 primarily during Project construction; however, impacts could occur during any ground-  
4 disturbing activities during operation and maintenance and decommissioning. The Palo  
5 Verde Valley and Palo Verde Mesa contain a significant archaeological and historical record  
6 that, in many cases, has not been well documented or recorded. As discussed above, there is  
7 the potential for ongoing and future development projects in the vicinity to disturb  
8 landscapes that may contain known or unknown cultural resources. Many of these resources  
9 could provide information that would contribute to the understanding of regional research  
10 themes, and could qualify as historical resources or unique archaeological resources. While  
11 it is not possible based on available data to fully quantify how many cultural resources have  
12 been or could be impacted by past, present, and reasonably foreseeable projects, it is likely  
13 that the cumulative loss of cultural resources as a result of these projects could result in a  
14 loss of important information necessary to a full understanding of regional history. In  
15 addition, past, present, and reasonably foreseeable projects within the geographic area of  
16 analysis could impact prehistoric and historic landscapes and resources of special  
17 importance to Native American groups. Past, present, and reasonably foreseeable projects  
18 would affect approximately 25,000 acres within the geographic area of analysis. When added  
19 to the cumulative scenario, the effects of the PVMSP would contribute incrementally to these  
20 cumulative impacts on historical resources. This incremental contribution to direct and  
21 indirect cumulative impacts to historical resources is relatively minor and would not be  
22 cumulatively considerable (DEIR pp. 3.5-31 to 3.5-34).

23 **F. Geology, Soils, and Mineral Resources**

24 **Cumulative Impact Finding:** Not cumulatively considerable

25 As described in Draft EIR Section 3.6, the Project area, as well as those of other projects in  
26 the region, would be located in a seismically active region, and people and structures could  
27 be exposed to seismic ground shaking and subsequent seismic-related ground failure. A  
28 seismic event on any one of these faults could potentially result in effects that are observed

1 at the Project area or any of the cumulative project sites. The Project, as well as other current  
2 and future development projects in the cumulative scenario, would be required to comply  
3 with applicable State and local requirements including, but not limited to, the NPDES  
4 General Construction Permit, the CBC, the County of Riverside Municipal Code, and the  
5 City of Blythe Municipal Code. The Project would be subject to the same regulatory  
6 requirements and therefore the incremental contribution of the Project to cumulative  
7 geotechnical and soils impacts would not be cumulatively considerable. In addition, while  
8 impacts from erosion or loss of top soil for other cumulative projects in the geographic scope  
9 may require site-specific analysis to determine the underlying permeability, slope angle and  
10 length, extent of groundcover, and human influence on the sites; all projects in the  
11 cumulative setting would be required to adhere to similar erosion control requirements of a  
12 Drainage, Erosion, and Sedimentation Control Plan (BMP-1), as would the proposed Project.  
13 Compliance with appropriate BMPs and regulatory requirements would minimize potential  
14 impacts related to expansive soil during construction and decommissioning of the proposed  
15 Project. The Project's incremental contribution to cumulative geology, soil, and mineral  
16 related impacts from construction and decommissioning would not be cumulatively  
17 considerable with implementation of Mitigation Measures GEO-1 through GEO-3 and  
18 HYD-1 through HYD-4.

19 Impacts to mineral resources would not be considered cumulatively significant within the  
20 geographic scope and the Project would not have a cumulatively considerable contribution  
21 for the following reasons: 1) deposits of similar age and lithology that are likewise potential  
22 sources of sand and gravel are estimated to underlie a large portion of eastern Riverside  
23 County; 2) there is no information to indicate that the sand and gravel underlying the site are  
24 unique, of higher quality, or any more marketable than other similar deposits that are  
25 widespread throughout eastern Riverside County; 3) there is an existing producer of sand  
26 and gravel within ten miles of the Blythe Landfill, which likely would be able to serve local  
27 future demand for sand and gravel; 4) following the decommissioning of the Project, the  
28



1 land occupied by the Project would again be made available for applications to the BLM for  
2 exploration or production of aggregate construction materials (DEIR pp. 3.6-22 to 3.6-24).

3 **G. Greenhouse Gas Emissions**

4 **Cumulative Impact Finding:** Not cumulatively considerable

5 As described in Draft EIR Section 3.7, by their nature, GHG emissions impacts are  
6 cumulative, as GHG emissions are aggregated across the global atmosphere and  
7 cumulatively contribute to climate change. The proposed Project would contribute  
8 approximately 404 metric tons of CO<sub>2</sub>e annually, which would not contribute to a  
9 cumulative GHG impact. Lower levels of GHG emissions would be anticipated during  
10 decommissioning due to the decreased level of activity, as well as technological and  
11 regulatory advances designed to reduce CO<sub>2</sub> emissions that would be implemented over the  
12 life of the Project. Construction, operation, maintenance, and decommissioning of the  
13 PVMSP would also avoid the GHG emissions associated with the current on-site agricultural  
14 activities, which would be more intensive than those associated with the proposed Project.  
15 Since GHG emissions are aggregated across the global atmosphere and cumulatively  
16 contribute to climate change, it is not possible to determine the specific impact on global  
17 climate change from GHG emissions associated with the proposed Project presented, or in  
18 conjunction with the identified cumulative projects. Implementation of the proposed  
19 PVMSP would likely lead to a net reduction in GHG emissions in the State overall, and thus  
20 a net benefit to global climate change, by displacing GHG emissions from non-renewable  
21 power sources. summary, it is likely that the PVMSP would have a net benefit on GHG  
22 emissions; therefore, the PVMSP would not result in cumulatively considerable impact to  
23 global climate change when considered with other closely related past, present, and  
24 reasonably foreseeable probable future projects (DEIR pp. 3.7-14 to 3.7-15).

25 **H. Hazards and Hazardous Materials**

26 **Cumulative Impact Finding:** Not cumulatively considerable

27 As described in Draft EIR Section 3.8, compliance with existing BMPs and agency  
28 regulations that address the handling of hazardous materials would ensure that the Project

1 would not create a significant hazard to the public or the environment related to the handling  
2 or accidental release of hazardous materials. Past, present, and reasonably foreseeable future  
3 projects are also subject to existing agency regulations that address the handling and  
4 accidental release of hazardous materials; therefore, existing regulations would ensure that  
5 the combined effects to hazards and hazardous materials from the cumulative projects within  
6 the geographic scope of analysis would not be considered cumulatively significant. Further,  
7 when considered in addition to the anticipated impacts of other projects in the cumulative  
8 scenario, the Project's incremental contribution to impacts in terms of hazard to the public  
9 or environment related to the handling or accidental release of hazardous materials (Impacts  
10 3.8-1 and 3.8-2) would not be cumulatively considerable. Potential fire hazards associated  
11 with the proposed project facilities would be required to comply with applicable Riverside  
12 County and City of Blythe requirements relating to fire hazards. In addition, projects in the  
13 cumulative scenario would similarly be required to comply with fire hazard policies and  
14 therefore, the related projects impacts would not be considered cumulatively significant, and  
15 the PVMSP's incremental contribution related to impacts associated with fire hazards would  
16 not be cumulatively considerable

17 Reflection and glare from solar projects in close proximity to the Blythe Municipal Airport  
18 may contribute to reflection and glare impacts to pilots flying in and out of the Blythe  
19 Municipal Airport (Impacts 3.8-3 and 3.8-6). This impact would not be considered  
20 cumulatively significant. It is anticipated that the Blythe Solar Power Project and Desert  
21 Quartzite Solar Project would not result in glare patterns that could intersect the approach  
22 slopes associated with the Blythe Municipal Airport at the same time as the PVMSP. In  
23 addition, the Project's contribution would be reduced through implementation of Mitigation  
24 Measure HAZ-2 (DEIR pp. 3.8-39 to 3.8-41).

25 **I. Hydrology and Water Quality**

26 **Cumulative Impact Finding:** Not cumulatively considerable

27 As described in Draft EIR Section 3.9, cumulative impacts to hydrology and water quality  
28 include the impacts of the Project together with those likely to occur as a result of other

1 existing, proposed, and reasonably foreseeable projects. The Project would be located within  
2 an undefined Hydrologic Sub-Area (HSA 715.40) of the Palo Verde Hydrologic Area. There  
3 are approximately 30 planned projects that are also within the Palo Verde Hydrologic Area,  
4 which have the potential to contribute to cumulative hydrologic and water quality impacts  
5 in the geographic scope. These related projects generally consist of solar, wind energy, and  
6 electrical facilities projects, with some commercial and residential development. These  
7 projects could also contribute to increased runoff due to increases in impervious surfaces.  
8 However, all reasonably foreseeable future projects in the subwatershed would be required  
9 to implement similar measures as the proposed project when obtaining the required permits  
10 that implement compliance with the RWQCB NPDES requirements. These NPDES  
11 requirements were developed to reduce the cumulative impacts to water quality, and to  
12 ensure that the incremental effects of individual projects do not cause a substantial  
13 cumulative impact related to water quality. Therefore, the combined effects to water quality  
14 from the cumulative projects within the geographic scope would not be considered  
15 significant (DEIR pp. 3.9-27 to 3.9-28).

16 **J. Land Use**

17 **Cumulative Impact Finding:** Not cumulatively considerable

18 As described in Draft EIR Section 3.10, the anticipated impacts of the Project in conjunction  
19 with cumulative development in the area of the Project could change the existing zoning,  
20 land uses and increase urbanization, resulting in the loss of open space, which the General  
21 Plan strives to preserve. Potential land use impacts require evaluation on a case-by-case basis  
22 because of the interactive effects of a specific development and its surrounding land use  
23 environment. The Project would not divide a community and would be consistent with the  
24 goals and policies of the RCGP, and other applicable local land use plans, policies, and  
25 regulations. In addition, with approval of all discretionary requests, the Project would be an  
26 allowable use that would not conflict with the land use or zoning classifications for the site.  
27 Therefore, the Project's incremental contribution to impacts to land use would not be  
28 cumulatively considerable (DEIR pp. 3.10-24 to 3.10-25).

1           **K.    Noise**

2           **Cumulative Impact Finding:** Not cumulatively considerable

3           As described in Draft EIR Section 3.11, cumulative noise impacts could occur when  
4           overlapping construction schedules of multiple projects create a temporary or permanent  
5           increase in ambient noise levels or expose persons to or generate excessive ground-borne  
6           vibration or ground-borne noise levels, resulting in cumulatively considerable noise impacts  
7           to sensitive receptors. The following projects were identified as reasonably foreseeable and  
8           could be constructed and operated simultaneously with the Project: Blythe Mesa Solar  
9           Project, Blythe Airport Solar I Project, Blythe Energy Project II, Desert Quartzite, Sonoran  
10          West SEGS, McCoy Solar Project, Desert Southwest 500 kV Transmission Line, and  
11          Devers-Palo Verde #2 500 kV Transmission Line. All of these projects were constructed at  
12          the same time, the combined effects to noise from the cumulative projects within the  
13          geographic scope of analysis would be considered significant. However, it is important to  
14          note that the other cumulative projects would be at a greater distance from the existing  
15          sensitive receptors that would experience negligible noise levels from construction,  
16          operation, maintenance, and decommissioning of the Project. Additionally, the primary  
17          noise sources in the Project area are traffic from I-10 and airplane noise from the Blythe  
18          Municipal Airport. Therefore, it is unlikely that the Project's incremental contribution to  
19          noise levels in the cumulative scenario would be cumulatively considerable or would result  
20          in a combined noise level that would cause an adverse effect (see Impacts NOI-1 through  
21          NOI-4 and NOI-6). Implementation of Mitigation Measures NOI-1 through NOI-3 would  
22          reduce potential noise impacts of the Project to less than significant. Noise levels during  
23          operations would not be cumulatively considerable. Given the relatively passive use of the  
24          site after construction, noise levels during decommissioning would be similar to those  
25          projected during Project construction, since it is anticipated that the equipment used during  
26          decommissioning would be similar to that used during construction (DEIR pp. 3.11-24 to  
27          25).

1           **L.     Paleontological Resources**

2                   **Cumulative Impact Finding:** Not cumulatively considerable

3           As described in Draft EIR Section 3.12, paleontological resources are non-renewable and  
4           any loss or physical damage to these resources is permanent. There is a potential for  
5           paleontological resources on the PVMSP solar facility site and gen-tie line to be impacted  
6           during ground disturbing activities associated with the proposed Project (Impact PALEO-  
7           1). However, with the implementation of Mitigation Measures PALEO-1 through PALEO-  
8           3, paleontological resource impacts would be reduced to a less than significant level. The  
9           proposed Project, as well as other development projects, would be required to provide  
10          mitigation for any impacts to paleontological resources in accordance with provisions of  
11          CEQA, as well as with regulations currently implemented by the County of Riverside and  
12          the proposed guidelines of the SVP. Therefore, the PVMSP's incremental contribution to  
13          cumulative impacts for paleontological resource would not be cumulatively considerable  
14          based on the degree of protection afforded by these requirements (DEIR pp. 3.12-16 to 3.12-  
15          17).

16           **M.     Population and Housing**

17                   **Cumulative Impact Finding:** Not cumulatively considerable

18          As described in Draft EIR Section 3.13, short-term impacts to population and housing would  
19          occur during the construction and decommissioning periods when overlapping construction  
20          schedules of multiple projects create a demand for workers that cannot be met by the local  
21          labor force. Under the conservative assumption that peak construction periods overlap for  
22          all reasonably foreseeable projects there would be an increased demand for temporary  
23          housing units in the cumulative area. With the addition of local communities within an hour  
24          commute, there are a total of 3,835 vacant units, of which 2,197 vacant units are for seasonal,  
25          recreational, or occasional use. In addition, fourteen hotels and motels were identified with  
26          a total of 789 rooms within an hour drive to the Project area. Available housing supply in  
27          the study area would far exceed conservative estimates of cumulative demand. There is an  
28          ample supply of housing units to accommodate workers drawn from outside the one-hour

1 commute area. Therefore, cumulative impacts in the cumulative scenario on housing are  
2 projected to be less than significant. The PVMSP would contribute an additional peak month  
3 labor need of 500 workers. Given the availability of housing units, the incremental effects  
4 of the Project, when considered together with other past, present, and reasonably foreseeable  
5 future projects, would not be cumulatively considerable (DEIR pp. 3.13-13 to 3.13-14).

6 **N. Public Services and Utilities**

7 **Cumulative Impact Finding:** Not cumulatively considerable

8 As described in Draft EIR Section 3.14, the Project and other projects in the cumulative  
9 scenario would increase demand for public services and utilities in eastern Riverside County  
10 due to increases in workers within the area during construction; this could result in a  
11 significant cumulative impact to public services and utilities. Construction of present and  
12 reasonably foreseeable future projects may overlap with construction of the Project in the  
13 context of existing demands on services caused by past projects.

14 The greatest potential for fires and fire hazards would exist at these sites during construction  
15 because the on-site workforce would be at its peak, which would create human presence-  
16 related hazards, including in connection with the variety of equipment used that could create  
17 sparks or other potential fire hazards. The combined effects of the increased cumulative  
18 demand for fire, law enforcement, and emergency medical services from the cumulative  
19 projects within the geographic scope of analysis could be cumulatively significant. However,  
20 the incremental effects of the Project would not be cumulatively considerable because,  
21 following the implementation of Project-specific BMPs and payment of the development  
22 impact fee (the amount of which is intended to offset Project-related impacts), the residual  
23 Project-related demand for fire, law enforcement, and emergency medical services from  
24 construction would not exceed established service ratios or require new or physically altered  
25 facilities, the construction of which could cause environmental impacts.

26 The temporary placement of construction workers within existing housing units, motel and  
27 hotel rooms, RV parks, and campsites would not result in adverse impacts to schools and  
28

1 libraries, since these facilities have already been accounted for in existing plans for public  
2 services and utilities.

3 A Water Supply Assessment conducted for the Project determined that adequate water  
4 supplies exist to serve the Project's non-potable water demand, whether the Project is served  
5 through surface diversions (as is currently done for the agricultural operations) or served  
6 through groundwater extraction, which is not anticipated. If necessary, the Project would  
7 utilize on-site groundwater that does not also supply other projects and would treat  
8 wastewater on site. Therefore, there is no potential for the Project to cause or contribute to  
9 cumulative impacts to water or wastewater systems (DEIR pp. 3.14-21 to 3.14-24).

10 **O. Recreation**

11 **Cumulative Impact Finding:** Not cumulatively considerable

12 As described in Draft EIR Section 3.15, during construction and decommissioning activities,  
13 the cumulative projects would introduce a substantial amount of workers to the area. Any  
14 simultaneous activities could temporarily increase the population that may utilize existing  
15 neighborhood or regional parks or other recreational facilities in the study area. Increased  
16 demand for recreation resources and the displacement of dispersed recreation from the other  
17 projects' development footprints could reduce the availability of short-term recreational uses  
18 for other visitors to the area. However, the effects related to displacing dispersed recreation  
19 would be minor due to the low observed recreation on the Project area and the temporary  
20 nature of construction. Any increase in use of recreational facilities is anticipated to be  
21 temporary and only used during construction and decommissioning. The combined effects  
22 to recreation from the cumulative projects within the geographic scope of analysis would not  
23 be considered significant. Further, when added to the cumulative scenario described above,  
24 the effects of the proposed Project's incremental contribution to recreation impacts from  
25 construction and decommissioning would not be considered cumulatively considerable.

26 Labor needs for operation and maintenance of the reasonably foreseeable future projects in  
27 conjunction with the proposed Project are substantially less than construction and  
28 decommissioning labor needs; therefore, the cumulative impact of operations is not

1 anticipated to be significant, and the proposed Project's incremental contribution to  
2 recreational impacts from operations would not be cumulatively considerable (DEIR pp.  
3 3.15-14 to 3.15-15).

4 **P. Traffic and Transportation**

5 **Cumulative Impact Finding: Not cumulatively considerable**

6 As described in Draft EIR Section 3.16, should the peak construction schedules of the  
7 cumulative projects listed in Table 3.16-5 overlap, construction traffic from these projects  
8 would result in increased traffic within several miles or more along I-10 and regional  
9 roadways. The Project's construction phases would produce the highest amount of traffic;  
10 the operational traffic would be similar to existing conditions. The worst-case scenario  
11 would involve concurrent peak construction of all the cumulative projects. The Project  
12 would be a considerable contributor to significant cumulative traffic impacts at the following  
13 four intersections: Intersection 2 (Neighbours Boulevard and Riverside Drive); Intersection  
14 3 (Neighbours Boulevard and Hobson Way); Intersection 4 (Neighbours Boulevard and I-  
15 10 Westbound Ramps); and Intersection 5 (Neighbours Boulevard and I-10 Eastbound  
16 Ramps). The Project's incremental contributions to the cumulative scenario would therefore  
17 be cumulatively considerable (significant) during the temporary construction period.

18 Based on the short-term nature of construction, any increase in vehicle trips and  
19 transportation-related impacts would be temporary. However, during that time, the Project  
20 could result in a cumulatively considerable contribution to traffic impacts to the surrounding  
21 road network. Implementation of BMP-4, BMP-14, and BMP-15 and Mitigation Measure  
22 TRA-1 through TRA-3 would reduce the Project's construction-related contribution to  
23 cumulative traffic impacts to a less-than-cumulatively considerable level.

24 Project operation would result in a nominal increase in traffic and would generate  
25 substantially less traffic than construction activities and the cumulative projects that would  
26 utilize the same intersections would similarly have a limited workforce for operations. No  
27 adverse impacts would occur due to traffic generated during the operation phase of the  
28 Project.



1 Decommissioning impacts from the Project would have similar impacts as construction. It  
2 is very unlikely that decommissioning of all cumulative projects would occur at the same  
3 time; however, it is assumed that decommissioning impacts from the cumulative projects  
4 would be similar to construction, but would be less intense and of a shorter duration (Impacts  
5 TRA-1, TRA-2 and TRA-3). Based on the short-term nature of decommissioning, any  
6 increase in vehicle trips and transportation-related impacts would be temporary. However,  
7 during that time, the Project could result in a cumulatively considerable contribution to  
8 traffic impacts to the surrounding road network. Implementation of BMP-4, BMP-14, and  
9 BMP-15 and Mitigation Measure TRA-1 through TRA-3 would reduce the Project's  
10 decommissioning-related contribution to cumulative traffic impacts to a less-than-  
11 cumulatively considerable level (DEIR pp. 3.16-23 to 3.16-33).

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
13 alternatives identified in the Draft EIR in light of the environmental impacts which cannot be avoided or  
14 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,  
15 as failing to reduce or avoid the Project's significant impacts or as infeasible for the reasons hereinafter  
16 stated:

- 17 A. Pursuant to Public Resources Code Section 21002 and State CEQA Guidelines section  
18 15126.6(a), an EIR must assess a reasonable range of alternatives to the project actions or  
19 location. Section 15126.6(a) places special emphasis on focusing the discussion on  
20 alternatives which provide opportunities for eliminating any significant adverse  
21 environmental impacts, or reducing them to a level of insignificance, even if the alternative  
22 would impede to some degree the attainment of the project objectives, or would be more  
23 costly. In this regard, the EIR must identify an environmentally superior alternative among  
24 the other alternatives. As with cumulative impacts, the discussion of alternatives is governed  
25 by the "rule of reason." The EIR need not consider an alternative whose effect cannot be  
26 reasonably ascertained, or does not contribute to an informed decision-making and public  
27 participation process. The range of alternatives is defined by those alternatives, which could  
28 feasibly attain the objectives of the project. As directed by State CEQA Guidelines section

1 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish  
2 most of the basic objectives of the Project.

3 However, when significant impacts can be mitigated by the adoption of Mitigation  
4 Measures, the lead agency has no obligation to consider the feasibility of alternatives with  
5 respect to that impact in its findings, even if the alternative would mitigate the impact to a  
6 greater degree than the proposed Project. (Public Resources Code Section 21002; Kings  
7 County Farm Bureau v. City of Hanford (1990) 221 Cal.App.3d 692, 730-731; Laurel  
8 Heights Improvement Association v. Regents of the University of California (1988) 47  
9 Cal.3d 376, 400-403; Laurel Hills Homeowners Association v. City Council (1978) 83  
10 Cal.App.3d 515, 521.) The County has adopted Mitigation Measures to avoid or  
11 substantially lessen the potentially significant environmental impacts identified in the EIR.

12 B. The following objectives (as described in the DEIR Chapter 2, *Project Description*) have  
13 been established for the Project:

- 14 • Construct a solar energy facility to facilitate meeting State and federal renewable  
15 energy standards and goals.
- 16 • Assist with State and federal greenhouse gas (GHG) emissions reduction objectives  
17 to the maximum extent possible.
- 18 • Locate the Project facilities as near as possible to electrical transmission facilities  
19 with anticipated capacity and a reserved California Independent System Operator  
20 (CAISO) interconnection position.
- 21 • Site the Project in an area with excellent solar energy resources in order to maximize  
22 productivity from the PV panels.
- 23 • To the extent feasible, site the Project on disturbed land with compatible topography  
24 and in a manner that minimizes environmental impacts.
- 25 • Use a proven and available solar PV technology.

26 There are two types of alternatives evaluated in the EIR. First are the alternatives that were  
27 considered but rejected from further consideration. Reasons for elimination included failure  
28 to meet basic project objectives, infeasibility, or inability to avoid significant environmental

1 impacts (CEQA Guidelines Section 15126.6(c)), as well as conflicts with land use plans,  
2 policies, or regulations; lack of reasonable access to an alternative site; or remote or  
3 speculative implementation. Those alternatives were:

- 4 • Solar Thermal Power Tower Technology
- 5 • Distributed Solar Photovoltaic Alternative
- 6 • Conservation and Energy Demand Reduction
- 7 • Alternate Site on BLM-managed Lands
- 8 • Palo Verde Valley Floor Alternative
- 9 • Wind Generated Power Alternative

10 Second are the alternatives that were considered in detail. Those alternatives are:

- 11 • No Project Alternative
- 12 • Reduced Acreage Alternative

13 These Project objectives were defined consistent with the development proposal for this  
14 location and consistent with the need to provide extraordinary benefits.

15 As directed in State CEQA Guidelines section 15126.6(a), and EIR shall include alternatives  
16 to the project that could avoid or substantially reduce one or more of the significant effects.

17 Because not all significant effects can be substantially reduced to a less-than-significant  
18 level, either by adoption of Mitigation Measures, proposed Best Management Practices,  
19 existing regulations, or by standard conditions of approval, the following section considers  
20 the feasibility of the Project alternatives as compared to the proposed Project. As explained  
21 below, these findings described and reject, for reasons documented in the Final EIR and  
22 summarized below, each one of the Project alternatives. The evidence supporting these  
23 findings is presented in Chapter 5, Alternatives, of the Draft EIR and elsewhere in the  
24 administrative record as whole.

### 25 **C. Alternative 1-No Project Alternative**

- 26 1. Alternative 1, the No Project Alternative, would avoid impacts from the construction,  
27 operation, maintenance, and decommissioning of the Project. Although this  
28 alternative would result in no Project-related impacts to any resource area, it also

1 would not realize the beneficial impacts of the Project relating to long-term air  
2 quality emissions, greenhouse gas emissions, and water usage.

3 2. Under the No Project Alternative, the existing land uses (agriculture) on the Project  
4 site would continue. Current, ongoing operation and maintenance activities  
5 associated with the agricultural use of the Project Site would continue. Existing  
6 roadways would also continue in their current capacities. All current zoning and land  
7 use designations (Controlled Development and Light Agriculture) would be  
8 maintained. However, the No Project Alternative, does not have the potential to meet  
9 any of the Project objectives. The No Project Alternative would not include the  
10 benefit of assisting with State and federal greenhouse gas (GHG) emission reduction  
11 objectives. In addition, the No Project Alternative would not help facilitate meeting  
12 State and federal renewable energy standards and goals, including Senate Bill 350  
13 which requires retail sellers and publicly owned utilities to procure 50 percent of  
14 their electricity from eligible renewable energy resources by 2030.

15 3. The Board of Supervisors rejects Alternative 1, the No Project Alternative on the  
16 following ground, which individually provides sufficient justification for rejection  
17 of this alternative: (1) Alternative 1 Fails to meet any of the Project objectives.  
18 Therefore, Alternative 1 is eliminated from further consideration.

19 **D. Alternative 2—Reduced Project Alternative**

20 1. The Reduced Project Alternative would avoid development on 316 acres of this  
21 Important Farmland; however, the overhead gen-tie line corridor needed to connect  
22 the solar facility to the Colorado River Substation would impact approximately 34  
23 acres of Important Farmland (33 acres of Prime Farmland and 1 acre of Unique  
24 Farmland). The Reduced Project Alternative would produce approximately 388 MW.  
25 Similar to the proposed Project, Alternative 2 would include the construction of a  
26 solar facility, electrical collection system (combiners, inverters, and transformers),  
27 34.5 kV underground distribution system, 230 kV gen-tie to the Colorado River  
28 Substation, O&M building, and Project substations; however, these Project

1 components could be reduced in number or size. It is anticipated that the daily  
2 construction workforce and truck deliveries (truck traffic) would be similar to the  
3 proposed Project, but would occur over a shorter duration for Alternative 2.  
4 Alternative 2 also would require a CUP from the County and right-of-way (ROW)  
5 grant from the BLM. The gen-tie line corridor for Alternative 2 still would require  
6 the utilization of 34 acres of Important Farmland for non-agricultural uses for 30  
7 years in the unincorporated area of Riverside County. Impacts to agriculture would  
8 reduce from 350 acres of Important Farmland (Project) to 34 acres with  
9 implementation of Alternative 2. Similar to the Project, implementation of Mitigation  
10 Measure AG-1 would reduce impacts to less than significant.

11 2. Alternative 2, the Reduced Project Alternative, has the potential to meet the Project  
12 objectives of constructing a solar energy facility to meet renewable energy standards  
13 and goals, which would assist with GHG reduction objectives; however, it would  
14 contribute less to meeting the RPS goals and GHG reduction than the Project. Given  
15 the importance of attainment of renewable energy mandates and objectives, a  
16 reduction in the Project's solar energy production would be less effective in meeting  
17 the Project objective of supporting renewable energy goals than the proposed 450  
18 MW facility. The Reduced Project Alternative would reduce most impacts associated  
19 with the Project, but all impacts of the Project could be reduced to less-than-  
20 significant levels through Mitigation Measures. Long-term air quality and GHG  
21 emissions would be greater with the Reduced Project Alternative compared to the  
22 Project as it would not offset as many emissions generated by fossil-fuel-based  
23 sources of energy as compared to the Project, and the Reduced Project Alternative  
24 would contribute comparatively less to meeting the RPS goals and GHG reduction  
25 than the Project.

26 3. The Board of Supervisors rejects Alternative 2, the Reduced Project Alternative on  
27 the following ground, which individually provides sufficient justification for  
28 rejection of this alternative: (1) because the alternative would be less effective at

1 meeting the basic Project objectives, as compared to the Project (CEQA Guidelines  
2 Section 15126.6(c)(i)). Therefore, Alternative 2 is eliminated from further  
3 consideration.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA  
5 Guidelines section 15093, balanced the “economic, legal, social, technological, and other benefits” of the  
6 Project, against the unavoidable adverse environmental effects described herein, and has determined that  
7 each and every one of the following benefits individually outweigh and render acceptable each and every  
8 one of those environmental effects:

- 9 A. The project will generate approximately 300-500 jobs during peak construction, and 12  
10 fulltime jobs during operations.
- 11 B. The project will use a proven and available solar photovoltaic technology that provides  
12 efficient solar energy to the State. Solar photovoltaic systems are a common technology used  
13 on homes and school rooftops.
- 14 C. The project will construct a solar energy facility to facilitate meeting State and federal  
15 renewable energy standards and goals. Senate Bill 350 requires retail sellers and publicly  
16 owned utilities to procure 50 percent of their electricity from eligible renewable energy  
17 resources by 2030.
- 18 D. The project will decrease the State’s reliance on fossil fuels as a primary source of energy,  
19 reducing the State’s overall GHG emissions related to the production of electric power.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines  
21 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to  
22 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to  
23 growth, taxes, community serve facilities, or encourages other activities which cause significant  
24 environmental effect. This discussion is as follows:

25 Implementation of the Project would involve the construction, operation and maintenance, and  
26 decommissioning of a solar PV plant with a capacity of up to 450 MW. After completion of construction,  
27 operation of the solar facility would require 12 full-time personnel. As noted in the discussion of population  
28 and housing impacts in Section 3.13 of the EIR, construction of the solar facility and connection to the

1 230kV gen-tie line is anticipated to occur over a 3-year period, of which peak construction would occur  
2 over 2 years and require up to approximately 500 daily workers to be present on the site. After the  
3 completion of construction, operation of the solar facility would require 12 full-time personnel. This  
4 population increase during construction would be temporary and is not projected to create a need for  
5 additional housing. The Project is located in the unincorporated area of Riverside County with a small part  
6 in the city of Blythe, and does not involve the development of a residential component that would result in  
7 direct population growth in the area. Additionally, the Project would not involve the development of new  
8 roadways, water systems, or sewer systems other than those designed specifically to serve the Project.  
9 Infrastructure improvements to serve the Project would be limited and would not be available to serve  
10 surrounding areas. As such, the Project would not induce substantial population growth in the area. The  
11 Project's solar facility would produce electricity and would connect to the regional electric grid via Southern  
12 California Edison's Colorado River Substation.

13 The County finds that the Project would not induce growth for the following reasons:

- 14 1. The additional energy would be used to ease the burdens of meeting existing energy demands  
15 within and beyond the area of the Project;
- 16 2. The energy would be used to support already-projected growth;
- 17 3. The energy produced would be used to offset the use of fossil fuels to meet California's  
18 Renewable Portfolio Standard and Executive Order S-14-08; and
- 19 4. The factors affecting growth are so multifarious that any potential connection between  
20 additional energy production and growth would necessarily be too speculative and tenuous  
21 to merit extensive analysis.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that through imposition of conditions  
23 of approval, Project design features, BMPs, and Mitigation Measures, the Project would be consistent with  
24 Land Use Policies of the "Agriculture" and Rural Community: Estate Density Residential" land use  
25 designations, and the Project is consistent with these land use designations. The Board adopts the discussion  
26 of General Plan consistency contained in the EIR and in staff reports. Some of the salient General Plan  
27 policies discussed in the document are as follows:  
28

- 1 a. Provide a broad range of land uses, including a range of residential, commercial, business,  
2 industry, open space, recreation and public facility uses (General Plan Policy LU 2.1.c).
- 3 b. Ensure that development does not exceed the ability to adequately provide supporting  
4 infrastructure and services, such as libraries, recreational facilities, educational and day care  
5 centers, transportation systems, and fire/police/medical services (General Plan Policy LU  
6 5.1).
- 7 c. Require land uses to develop in accordance with the Riverside County General Plan (RCGP)  
8 and area plans to ensure compatibility and minimize impacts (General Plan Policy LU 7.1).
- 9 d. Public facilities shall also be allowed in any other land use designation except for the Open  
10 Space – Conservation and Open Space – Conservation Habitat land use designations. For  
11 purposes of this policy, a public facility shall include all facilities operated by the federal  
12 government, the State of California, the County of Riverside, any special district governed  
13 by the County of Riverside or any city, and all facilities operated by any combination of  
14 these agencies (General Plan Policy LU 7.2).
- 15 e. Accommodate the development of a balance of land uses that maintain and enhance the  
16 County’s fiscal viability, economic diversity and environmental integrity (General Plan LU  
17 8.1).
- 18 f. Provide for permanent preservation of open space lands that contain important natural  
19 resources, cultural resources, hazards, water features, watercourses including arroyos and  
20 canyons, and scenic and recreational values (General Plan Policy LU 9.1).
- 21 g. Require that development protect environmental resources by compliance with the  
22 Multipurpose Open Space Element of the RCGP and federal and state regulations such as  
23 CEQA, NEPA, the Clean Air Act, and the Clean Water Act (General Plan Policy LU 9.2).
- 24 h. Require that new development contribute their fair share to fund infrastructure and public  
25 facilities such as police and fire facilities (General Plan Policy LU 10.1).
- 26 i. Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the  
27 traveling public (General Plan Policy LU 14.1).
- 28



- 1 j. Require new or relocated electric or communication distribution lines, which would be  
2 visible from Designated and Eligible State and County Scenic Highways, to be placed  
3 underground (General Plan Policy LU 14.5).
- 4 k. Permit and encourage solar energy systems as an accessory use to any residential,  
5 commercial, industrial, mining, agricultural or public use (General Plan Policy LU 17.1).
- 6 l. Permit and encourage, in an environmentally and fiscally responsible manner, the  
7 development of renewable energy resources and related infrastructure, including but not  
8 limited to, the development of solar power plants in the County of Riverside (General Plan  
9 Policy LU 17.1).
- 10 m. Enforce the state Solar Shade Control Act, which promotes all feasible means of energy  
11 conservation and all feasible uses of alternative energy supply sources (General Plan Policy  
12 OS 11.1).
- 13 n. Support and encourage voluntary efforts to provide active and passive solar access  
14 opportunities in new developments (General Plan Policy OS 11.2).
- 15 o. Permit and encourage the use of passive solar devices and other state-of-the-art energy  
16 resources (General Plan Policy OS 11.3).
- 17 p. Encourage site-planning and building design that maximizes solar energy use/potential in  
18 future development applications (General Plan Policy OS 11.4).

19 The Project is being pursued in accordance with land use amendments recently adopted by Riverside  
20 County. These include General Plan Amendment (GPA) 1080, which added Land Use Policy LU-  
21 17.2, stating: "Permit and encourage, in an environmentally and fiscally responsible manner, the  
22 development of renewable energy resources and related infrastructure, including but not limited to,  
23 the development of solar power plants in the County of Riverside." In connection with GPA 1080,  
24 Riverside also enacted Ordinance No. 348.4705, which amended the zoning code to allow a solar  
25 power plant on a lot 10 acres or larger in certain zoning districts,<sup>2</sup> upon issuance of a use permit  
26 [DEIR p. 1-13].

27  
28 <sup>2</sup> The zoning classifications are: General Commercial (C-1/C-P), Commercial Tourist (C-T), Scenic  
Highway Commercial (C-P-S), Rural Commercial (C-R), Industrial Park (I-P), Manufacturing Servicing

1 Here substantial evidence in the record—including the following—demonstrates that the Project is  
2 consistent with the County’s General Plan Policies:

- 3 • The Project would be a conditionally permitted use within the Agriculture (AG), Estate  
4 Density Residential-Rural Community (EDR-RC), and Open Space Rural (OS-RUR) use  
5 designations with approval of a CUP and completion of an environmental review.
- 6 • In addition, a Public Use Permit (PUP) would be obtained through the Land Use Application  
7 process with the Riverside County Planning Department. A PUP is required for the portions  
8 of the proposed gen-tie line that would traverse County Roads (Buck Boulevard and Hobson  
9 Way).
- 10 • The proposed Project would be a conditionally permitted use under the W-2-10 (solar facility  
11 and gen-tie line), W-2-5 (gen-tie line), and A-1-10 (solar facility and gen-tie line) zones as  
12 described in the Palo Verde Valley Area Plan. No conflicts with the Riverside County  
13 Zoning Ordinance would occur.
- 14 • I-10 has been identified by the County of Riverside as eligible for designation as a scenic  
15 corridor; however it is not a State or County Designated scenic highway. The Project would  
16 not be located in a designated scenic vista and neither the Riverside County General Plan  
17 nor the Palo Verde Valley Area Plan has designated the Project area as an important visual  
18 resource. No scenic vistas were identified in the visual resources study area, therefore no  
19 impacts would occur. Impacts to views from I-10, which has been identified by the County  
20 of Riverside as eligible for designation as a scenic corridor, are addressed in Impact AES-1  
21 (Scenic Vistas) and are summarized in this resolution.
- 22 • The Project is located within the Riverside County General Plan’s (RCGP) Agriculture (AG)  
23 and Estate Density Residential Rural Community (EDR-RC) land use designations. The  
24 County’s General Plan Policies do not forbid development. The Project is a conditionally  
25 permitted use under the W-2-10, W-2-5 and A-1-10 zones. It would be authorized pursuant  
26

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27 Commercial (M-SC), Medium Manufacturing (M-M), Heavy Manufacturing (M-H), Mineral Resources (M-R),  
28 Mineral Resource and Related Manufacturing (M-R-A), Light Agriculture (A-1), Light Agriculture with Poultry  
(A-P), Heavy Agriculture (A-2), Agriculture-Dairy (A-D), Controlled Development (W-2), Regulated Development  
Areas (R-D), Natural Assets (N-A), Waterways and Watercourses (W-1), and Wind Energy Resource Zone (W-E).

1 to the approval of a CUP in compliance with Riverside County Board of Supervisor's Policy  
2 B-29. The majority of the planning area within the Palo Verde Valley is devoted to  
3 agriculture and is regulated through the Riverside County Palo Verde Valley Area Plan,  
4 which provides for agricultural land use designations along with residential densities and  
5 uses. The plan applies an Agriculture land use designation to the proposed solar facility site,  
6 with parcels currently zoned W-2-10 (Controlled Development Areas [10 Acre Min.]) and  
7 A-1-10 (Light Agriculture). The Palo Verde Valley Area Plan applies an Agricultural land  
8 use designation to private parcels crossed by the gen-tie corridor, with parcels zoned as W-  
9 2-5 (Controlled Development Areas [5-Acre Min.]), W-2-10 (Controlled Development  
10 Areas [10-Acre Min.]), and A-1-10 (Light Agriculture). Within the city of Blythe, the  
11 proposed gen-tie line would traverse private parcels zoned Service Industrial and  
12 Agriculture. On BLM-managed lands, the gen-tie line would be located within a designated  
13 utility corridor and within the jurisdiction of the CDCA Plan. With implementation of the  
14 Project, land zoned for agricultural uses would be subjected to solar uses allowed as  
15 conditional uses in such zones.

- 16 • In October 2012, the Riverside County ALUC found the Project to be consistent with the  
17 Airport Land Use Plan. Since the Project is within the Blythe Municipal Airport's Airport  
18 Influence Area (AIA), it is required to adhere to FAA Part 77 review. Part 77 FAA review  
19 includes a review of projects for the potential for incompatible land uses that are proposed  
20 within the area of influence. Incompatible land uses can include wastewater ponds,  
21 municipal flood control channels and drainage basins, sanitary landfills, solid waste transfer  
22 stations, electrical power substations, water storage tanks, golf courses, and other bird  
23 attractants. Incompatible land uses can be denied or require modifications See Section 3.8,  
24 *Hazards and Hazardous Materials*, for more information. See also Section 3.4, *Biological*  
25 *Resources*, for discussion of impacts to birds.

26 Accordingly, as confirmed by substantial evidence in the record and as stated in the EIR prepared  
27 and circulated for the Project, the Project is consistent with the County's "Agriculture" and "Rural  
28 Community Estate Density Residential" land use designations of the Riverside County General

1 Plan. The design features of the Project, as well as applicable laws, ordinances, regulations, and  
2 standards, and the use of industry standard operating procedures would avoid or reduce impacts  
3 related to construction and operation of the Project.

4 The Project is consistent with and will further the overall objectives and policies of the General Plan  
5 as a whole. The County has adopted County-wide policies that are specific to solar resources, such  
6 as those provided by the Project. General Plan Policy LU 17.2 states: "Permit and encourage in an  
7 environmentally and fiscally responsible manner, the development of renewable energy resources  
8 and related infrastructure, including but not limited to the development of solar power plants in the  
9 County of Riverside." The Project is consistent with the General Plan's encouragement of the  
10 development of solar plants.

11 Additionally, General Plan Policy LU 9.2 states: "Require that development protect environmental  
12 resources by compliance with the Multipurpose Open Space Element of the General Plan and  
13 Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act."

14 The Project has undergone comprehensive CEQA, NEPA and related environmental review as part  
15 of the County's consideration of the Project. Moreover, construction of the Project (a solar power  
16 plant) will reduce the region's reliance on electricity generated by fossil fuels as well as the  
17 pollutants that fossil fuel dependent generation creates. Accordingly, the Project is consistent with  
18 the County's "Sustainability and Global Environmental Stewardship" vision statement and furthers  
19 this mission, as well.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that that EIR No. 532 also discusses,  
21 pursuant to State CEQA Guidelines section 15126(c), significant irreversible environmental changes and  
22 provides in Draft EIR Chapter 4, Other CEQA Considerations, the following:

- 23
- 24 A. An analysis of proposed energy consumption for the Project.
  - 25 B. The following summary of findings relating to energy use and efficiency was provided in  
26 the analysis in Draft EIR pp. 4-9. The energy consumed during each Project phase would be  
27 greater than the baseline value used at the site. However, energy used during each phase of  
28 the Project would be necessary to implement the Project, and none of the proposed energy-

1 consuming activities associated with each phase would be a wasteful, inefficient, or  
2 unnecessary use of energy. After the first phase of the Project is operational, and throughout  
3 operation, the Project would be a net renewable electricity producer, and would have a  
4 beneficial effect during peak electricity demand periods, particularly on warm, sunny days  
5 when demand for air-conditioning increases and Project output is at its highest. Additionally,  
6 decommissioning would restore the site to baseline conditions. The Project would not have  
7 a significant impact with respect to fuel and electrical energy requirements or on local or  
8 regional energy supplies.

9 C. Accordingly, pursuant to State CEQA Guidelines Appendix F, this Project will not result in  
10 the wasteful or inefficient use or consumption of energy.  
11

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the proposed Project is consistent  
13 with the Riverside County General Plan and the Palo Verde Valley Area Plan.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
15 EIR No. 532 in evaluating the proposed Project, and has determined that EIR No. 542 is an accurate and  
16 objective statement that complies with the California Environmental Quality Act and reflects the County's  
17 independent judgment, and that EIR No. 532 is incorporated herein by this reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it CERTIFIES the EIR and  
19 ADOPTS the Mitigation Monitoring and Reporting Plan attached as Attachment A hereto. To the extent  
20 that there are any inconsistencies between the Mitigation Measures as set forth in EIR No. 532, and those  
21 set forth in the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting  
22 Program shall control.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents  
24 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
25 Department and that such documents are located at 4080 Lemon Street, Riverside, California.  
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28

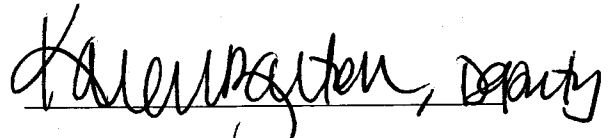
1 STATE OF CALIFORNIA  
2 COUNTY OF RIVERSIDE

3  
4 I, Kecia Harper-Ihem, Clerk of the Board of Supervisors of the County of Riverside, do hereby certify that  
5 the foregoing Resolution Number 2017-168 was duly and regularly adopted by the Board of Supervisors of the  
6 County of Riverside at a regularly scheduled meeting thereof held on the 29<sup>th</sup> day of August, 2017 by the  
7 following vote:

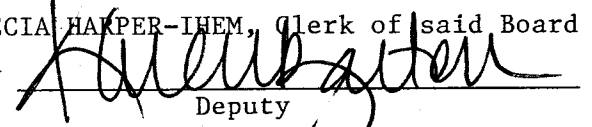
8  
9  
10 AYES: Jeffries, Washington, Perez and Ashley

11  
12 NOES: None

13  
14 ABSENT: Tavaglione

15  
16  
17  
18   
19 Kecia Harper-Ihem, Clerk of the Board

20  
21 The foregoing is certified to be a true copy of a resolution duly  
22 adopted by said Board of Supervisors on the date therein set forth.

23 By   
24 Deputy  
25  
26  
27  
28

**EXHIBIT "A"**

**MITIGATION MONITORING AND REPORTING PROGRAM**

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# APPENDIX D

## Mitigation Monitoring and Reporting Program

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### Introduction

The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Pub. Res. Code §21081.6(a)(1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the agency determines to carry out a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

This document describes a preliminary MMRP for ensuring the effective implementation of the mitigation measures and Applicant-proposed Best Management Practices (BMP) that are identified in the EIR for Riverside County's approval of Renewable Resources Group Inc.'s Conditional Use Permit (CUP) and Public Use Permit (PUP) applications and related documents, including Development Agreement (DA), to construct, operate, maintain, and decommission the Project. Current versions as of the publication of the Final EIR of all mitigation measures identified in the Draft EIR are presented in Table D-1, which is provided at the end of this MMRP.

The MMRP is a working guide to facilitate not only the implementation of mitigation measures by the Applicant, but also the monitoring, compliance, and reporting activities of the County and any monitors it may designate. If the Final EIR is certified and the Project is approved, this MMRP would be updated to reflect the final (approved) mitigation measures and thereafter would serve as a self-contained general reference for the MMRP adopted by the County for the Project.

If the County approves the Applicant's CUP and PUP applications and enters into a DA for the Project, the Applicant would be responsible for implementation of any mitigation measures and other commitments governing the construction, operation, maintenance, and decommissioning of the Project. The County would act as the lead agency for monitoring compliance with all mitigation measures required by this EIR. All approvals and permits obtained by the Applicant would be submitted to the County for mitigation compliance prior to commencing the activity for which the permits and approvals were obtained.



The MMRP describes implementation and monitoring procedural guidance, responsibilities, and timing for each mitigation measure and BMP identified in the EIR, including:

- Environmental Impact**
- BMP/Mitigation Measures**
- Monitoring Method**
- Responsible Monitoring Party**
- Monitoring Phase**
- Verification Approval Party**
- Date Mitigation Measure Verified or Implemented**
- Completion Requirement**

The responsibilities of mitigation implementation, monitoring and reporting extend to several County departments. The manager or department lead of the identified unit or department will be directly responsible for ensuring the Applicant complies with the mitigation. The Planning Department is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities.

**TABLE D-1  
MITIGATION MEASURES PROPOSED IN THIS FINAL EIR**

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
<b>Best Management Practices</b>							
<b>Hydrology and Water Quality</b>	<p><b>BMP-1: Drainage, Erosion, and Sedimentation Control Plan.</b> As part of the County of Riverside's Conditional Use Permit (CUP) requirements, a Drainage, Erosion, and Sedimentation Control Plan would be developed for the Project. The project shall implement Site design and Source control BMPs according to County Standards. The plan would address the drainage, erosion, and sediment control requirements to support all activities associated with construction, operation, maintenance, and decommissioning of the Project. For example, any stockpiles created would be kept on site, with an upslope barrier in place to divert runoff. Stockpiles would be sprayed with water, covered with tarpaulins, and/or treated with appropriate dust suppressants, especially in preparation for high wind or storm conditions. Certified weed-free straw bale barriers would be installed to control sediment in runoff water; straw bale barriers would be installed only where sediment-laden water can pond, thus allowing the sediment to settle out. Topsoil from the site would be stripped, stockpiled, and stabilized before excavating earth for facility construction. Topsoil would be segregated and spread on freshly disturbed areas to reduce color contrast and aid rapid revegetation. The Drainage, Erosion, and Sedimentation Control Plan shall also include site design and source control BMPs that minimize the potential for erosion and off-site sedimentation.</p>	<p>The Riverside County Planning Department shall verify that the Drainage, Erosion, and Sedimentation Control Plan is in accordance with County Standards.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the Drainage, Erosion, and Sedimentation Control Plan have been implemented.</p>	Riverside County Planning Department	Prior to and during construction	Riverside County Planning Department		
<b>Hydrology and Water Quality</b>	<p><b>BMP-2: Stormwater Pollution Prevention Plan.</b> In compliance with requirements of the National Pollutant Discharge Elimination System (NPDES) permit, a Stormwater Pollution Prevention Plan (SWPPP) would be developed and prepared for the Project to ensure that protection of water quality and soil resources is consistent with County and State regulations. The plan would identify site surface water runoff patterns and include measures that prevent excessive and unnatural soil deposition and erosion throughout and downslope of the Project area and Project-related construction areas, and would also include measures for non-stormwater discharge and waste management. The SWPPP would cover all activities associated with the construction of the Project, including clearing, grading, and other ground disturbance such as stockpiling or excavation erosion control. The plan would prevent off-site migration of contaminated stormwater, changes in pre-Project storm hydrographs, or increased soil erosion.</p>	<p>The Riverside County Planning Department shall verify that the Stormwater Pollution Prevention Plan (SWPPP) is in accordance with County Standards.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the SWPPP have been implemented.</p>	Riverside County Planning Department	Prior to and during clearing, grading and construction	Riverside County Planning Department		
<b>Air Quality</b>	<p><b>BMP-3: Fugitive Dust Abatement Plan.</b> As required by the Mojave Desert Air Quality Management District Rule 403, a Fugitive Dust Abatement Plan would be prepared to address fugitive dust emissions during Project construction, operation, maintenance, and decommissioning. The plan would include measures to minimize fugitive dust emissions from wrecking, excavation, grading, clearing of land, and solid waste disposal operations, and would take every reasonable precaution to prevent visible particulate matter from being deposited upon public roadways as a direct result of operations. During construction, all unpaved roads, disturbed areas (e.g., areas of scraping, excavation, backfilling, grading, and compacting), and loose materials generated during Project construction activities would be watered as frequently as necessary to minimize fugitive dust generation. However, the amount of water will be minimized each time to prevent temporarily ponding water.</p>	<p>The Mojave Desert Air Quality Management District shall verify that the Fugitive Dust Abatement Plan is in accordance with the Mojave Desert Air Quality Management District Rule 403.</p> <p>The Riverside County Planning Department shall verify that the Dust</p>	Mojave Desert Air Quality Management District Riverside County Planning Department	Prior to and during construction, operation, maintenance, and decommissioning	Riverside County Planning Department		

Appendix D  
Mitigation Monitoring and Reporting Program

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p>that may occur as a result of the fugitive dust plan. In water-deprived locations, water spraying would be limited to active disturbance areas only, and non-water-based dust control measures would be implemented in areas with intermittent use or use that is not heavy, such as stockpiles or access roads. The dust suppression measures would consider the sensitivity of wildlife to the windborne dispersal of fugitive dust containing dust suppressants and the potential impact on future reclamation. The Fugitive Dust Abatement Plan shall be submitted to the Mojave Air Quality Management District prior to earth-moving activity for review.</p> <p>The Dust Abatement Plan includes three specific measures (BMP 3.1 through BMP 3.3) as listed below:</p> <p><b>BMP-3.1:</b> The following signage shall be erected not later than the commencement of construction. A minimum 48 inch high by 96 inch wide sign containing the following shall be located within 50 feet of each Project site entrance, meeting the specified minimum text height, black text on white background, on one inch A/C laminated plywood board, with the lower edge between six and seven feet above grade, with the contact name of a responsible official for the site and a local or toll-free number that is accessible 24 hours per day:</p> <p style="padding-left: 40px;">"[Site Name] {four inch text}</p> <p style="padding-left: 40px;">[Project Name/Project Number] {four inch text}</p> <p style="padding-left: 40px;">IF YOU SEE DUST COMING FROM {four inch text}</p> <p style="padding-left: 40px;">THIS PROJECT CALL: {four inch text}</p> <p style="padding-left: 40px;">[Contact Name], PHONE NUMBER XXX-XXXX {six inch text}</p> <p style="padding-left: 40px;">If you do not receive a response, Please Call {three inch text}</p> <p style="padding-left: 40px;">The MDAQMD at 1-800-635-4617 {three inch text}"</p> <p><b>BMP-3.2:</b> For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization, durable polymeric soil stabilizers, or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.</p> <p><b>BMP-3.3:</b> All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation</p>	<p>Abatement Plan is in accordance with County Standards.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the Dust Abatement Plan have been implemented.</p>					

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	prohibiting wind fencing.						
<b>Hazards and Hazardous Materials</b>	<b>BMP-4: Fire Management and Protection Plan.</b> As required by existing law (Title 8 California Code of Regulations (CCR) Section 3221), a Fire Management and Protection Plan would be developed in consultation with the Riverside County Fire Department to identify potential hazards and accident scenarios that would exist at the facility during construction, operation, maintenance, and decommissioning of the Project. The Plan would include the identification of the following: potential fire hazards and ignition sources; proper handling and storage of potential fire hazards; control of potential ignition sources; persons responsible for equipment and systems maintenance; location of portable fire extinguishers; automatic sprinkler systems maintenance; location of portable fire extinguishers; automatic sprinkler fire suppression system; water-spray fire system; coordination with local fire department; and recordkeeping requirements.	The Riverside County Fire Department shall verify that the Fire Management and Protection Plan has identified: potential fire hazards and ignition sources; proper handling and storage of potential fire hazards; control of potential ignition sources; persons responsible for equipment and systems maintenance; location of portable fire extinguishers; automatic sprinkler fire suppression system; water-spray fire system; coordination with local fire department; and recordkeeping requirements.	Riverside County Fire Department	Prior to and during construction, maintenance and decommissioning	Riverside County Fire Department		
<b>Hazards and Hazardous Materials</b>	<b>BMP-5: Emergency Action Plan.</b> As required by Title 8 CCR Section 3220, the Project would develop a site-specific operations phase Emergency Action Plan. The operations Emergency Action Plan would address potential emergency situations requiring emergency response and/or planned evacuation. The plan would describe accident scenarios, evacuation routes, alarm systems, points of contact, assembly areas, responsibilities, and other actions to be taken in the event of an emergency. In particular, the plan would describe arrangements with local emergency response agencies.	The Riverside County Fire Department shall verify that measures detailed in the Fire Management and Protection Plan have been implemented.	Riverside County Planning Department	Prior to and during construction, maintenance and decommissioning	Riverside County Planning Department		
<b>Aesthetics and Biological Resources</b>	<b>BMP-6: Lighting Plan.</b> A lighting plan would be prepared that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities will not exceed the minimum number of lights and brightness required for safety and security and will not cause excessive reflected glare. Motion-sensitive lighting would be installed at the Project site access points and would be calibrated to avoid activation by small animals,	The Riverside County Planning Department shall verify that measures detailed in the Dust Abatement Plan have been implemented.	Riverside County Planning Department	Prior to and during construction and operations	Riverside County Planning Department		

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Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p><b>BMP-7: Trash Abatement Plan.</b> A Trash Abatement Plan shall be developed that focuses on containing trash and food in closed and secure sealable containers, with lids that latch, and removing them periodically to reduce their attractiveness to opportunistic species, such as common ravens, coyotes, and feral dogs, that could serve as predators of native wildlife and special-status animals. The Plan would also establish a regular litter pick-up procedure within and around the perimeter of the Project area, and removal of construction-related trash containers from the Project area when construction is complete.</p>	<p>Planning Department shall verify that measures detailed in the Lighting Plan have been implemented.</p> <p>The Riverside County Planning Department shall verify that the Trash Abatement Plan is in accordance with County standards.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the Trash Abatement Plan have been implemented.</p>	Riverside County Planning Department	Prior to and during construction and operations	Riverside County Planning Department		
<b>Hazards and Hazardous Materials</b>	<p><b>BMP-8: Cleanup and restoration.</b> Upon completion of construction activities, all unused materials and equipment shall be removed from the Project area. All construction equipment and refuse including, but not limited to, wrapping material, cables, cords, wire, boxes, rope, broken equipment parts, twine, strapping, buckets, and metal or plastic containers shall be removed from the site and disposed of properly after completion of construction. Any unused or leftover hazardous products shall be properly disposed of off-site.</p>	<p>The Riverside County Planning Department shall verify that all unused materials and equipment are removed from the Project area.</p>	Riverside County Planning Department	Upon completion of construction	Riverside County Planning Department		
<b>Hazards and Hazardous Materials</b>	<p><b>BMP-9: Hazardous materials.</b> As required by the Clean Air Act, Section 401 of the Clean Water Act, the Toxic Substance Control Act, and the Hazardous Materials Transportation Act, all vehicles and equipment must be in proper working condition to ensure that there is no potential for fugitive emissions or accidental release of motor oil, fuel, antifreeze, hydraulic fluid, grease, or other hazardous materials. Equipment must be checked for leaks prior to operation and repaired as necessary. Refueling of equipment must take place on existing paved roads, where possible, and not within or adjacent to drainages. Hazardous spills must be cleaned up immediately. Contaminated soil would be disposed of at an approved offsite landfill, and spills reported to the permitting agencies. Service/maintenance vehicles should carry appropriate equipment and materials to isolate and remediate leaks or spills, and an on-site spill containment kit for fueling, maintenance, and construction will be available.</p> <p>Cleaning of construction vehicles at commercial car washes should be considered rather than washing vehicles on the Project area so that dirt, grease, and detergents are treated effectively at existing facilities designed to handle those types of wastes.</p> <p><b>Broken PV Module Detection and Handling Plan.</b> Before photovoltaic (PV) panels containing cadmium telluride (CdTe) may be used on the Project site, the Applicant shall prepare and receive County approval of a Broken PV Module</p>	<p>The project developer and Riverside County will verify all vehicles and equipment are in proper working condition, equipment is checked for leaks prior to operation and repaired as necessary, and refueling of equipment takes place on existing paved roads, where possible, and not within or adjacent to drainages.</p> <p>The Riverside County Planning Department shall verify that the Broken PV Module Detection and Handling Plan is in accordance with County Standards.</p> <p>The Riverside County</p>	Project Developer Riverside County Planning Department	Prior to and during construction	Project Developer Riverside County Planning Department		

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p><b>BMP/Mitigation Measures</b></p> <p>Detection and Handling Plan. The plan shall describe the Applicant's plan for identifying, handling and disposing of PV modules that may break, chip, or crack at some point during the Project's life cycle to ensure the safe handling, storage, transport, and recycling and/or disposal of the modules and related electrical components in a manner that is compliant with applicable law and protective of human health and the environment. The plan shall be submitted to the County for review and approval prior to commencement of construction activities and prior to delivery of Cd-free-containing PV panels to the Project site and shall be distributed to all construction crew members and temporary and permanent employees prior to construction and operation of the Project. All available data from the panel manufacturer(s) regarding materials used and safety procedures and/or concerns shall be appended to the plan to assist the County with identifying potential hazards and abatement measures.</p>	<p>Planning Department shall verify that measures detailed in the Broken PV Module Detection and Handling Plan have been implemented.</p>					
<b>Biological Resources</b>	<p><b>BMP-10: Integrated Weed Management Plan.</b> In compliance with the Federal Noxious Weed Act and the Plant Protection Act, a Project-specific integrated weed management plan for the control of noxious weeds and invasive plant species would be prepared. The plan would identify presence, location, and abundance of weed species in the Project area and surrounding area adjacent to the Project, as well as identify suppression and containment measures to prevent the spread of weed species and introduction of weed species. Prevention techniques would include: limiting disturbance areas during construction to the minimum required to perform work; limiting ingress and egress to defined routes; maintaining vehicle wash and inspection stations; and closely monitoring the types of materials brought on site to minimize the potential for weed introduction. During operations, noxious and invasive weed management will be incorporated as a part of mandatory site training for groundskeepers and maintenance personnel. Training will include weed identification and the impacts on agriculture, wildlife, and fire frequencies. Training will also cover the importance of preventing the spread of noxious weeds and of controlling the proliferation of existing weeds.</p>	<p>The Riverside County Planning Department shall verify Project-specific integrated weed management plan is in compliance with the Federal Noxious Weed Act and the Plant Protection Act.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the Project-specific integrated weed management plan have been implemented.</p>	Riverside County Planning Department	Prior to and during construction and operations	Riverside County Planning Department		
<b>Aesthetics, Biological Resources, and Hydrology and Water Quality</b>	<p><b>BMP-11: Project structures, gen-tie line, and building surfaces.</b> Project facilities would be sited to ensure that there is adequate space (i.e., setbacks of no less than 100 feet) between solar facilities and natural washes. These setbacks would preserve and maintain the natural washes' hydrological functions. The color and finish of Project structure, panels, and building surfaces that are visible to the public will be designed to ensure minimal visual intrusion, contrast, and glare. Grouped structures will be painted the same color to reduce visual complexity and color contrast. Materials, coatings, or paints having little or no reflectivity will be used wherever possible.</p>	<p>The Riverside County Planning Department shall verify there is adequate space (i.e., setbacks of no less than 100 feet) between solar facilities and natural washes.</p> <p>The Riverside County Planning Department shall verify the color and finish of Project structure, panels, and building surfaces that are visible to the public will be designed to ensure minimal</p>	Riverside County Planning Department	Prior to, during and after construction	Riverside County Planning Department		

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<b>Biological Resources</b>	<b>BMP-12: Gen-tie lines.</b> Gen-tie line support structures and other facility structures shall be designed in compliance with current standards and practices to discourage their use by raptors for perching or nesting (e.g., by use of anti-perching devices). This design would also reduce the potential for increased predation of special-status species, such as the desert tortoise. Mechanisms to visually warn birds (permanent markers or bird flight diverters) shall be placed on gen-tie lines consistent with APLIC guidelines at regular intervals to prevent birds from colliding with the lines (APLIC 2006 and 2012; and USFWS 2010). To the extent practicable, the use of guy wires shall be avoided because they pose a collision hazard for birds and bats. Necessary guy wires shall be clearly marked with bird flight diverters to reduce the probability of collision. Shield wires shall be marked with devices that have been scientifically tested and found to significantly reduce the potential for bird collisions. Gen-tie lines shall utilize non-specular conductors and non-reflective coatings on insulators.	visual intrusion, contrast, and glare.  The Riverside County Planning Department shall verify that gen-tie line support structures and other facility structures are designed in compliance with current standards.  The Riverside County Planning Department shall verify that construction of gen-tie line support structures have been constructed as approved.	Riverside County Planning Department	Prior to and during construction and operations	Riverside County Planning Department		
<b>Biological Resources</b>	<b>BMP-13: Ground and surface disturbance.</b> Construction boundaries would be clearly delineated to minimize areas of ground and surface disturbance. Ground-disturbing activities shall be minimized, especially during the rainy season. Construction-related activities (such as vehicle and foot traffic) would avoid areas with intact biological soil crusts. For cases in which impacts cannot be avoided, soil crusts would be salvaged and restored on the basis of recommendations by the County of Riverside and BLM once construction has been completed. Existing rocks, vegetation, and drainage patterns shall be preserved. No paint or permanent discoloring agents shall be applied to rocks or vegetation (to indicate surveyor construction activity limits or for any other purpose). All stakes and flagging shall be removed from the construction area and disposed of in an approved facility. Brush-beating, mowing, or use of protective surface matting rather than removing vegetation shall be employed. Clearing and disturbing of sensitive areas (e.g., steep slopes and natural drainages) and other areas shall be avoided outside the construction zone. Surface disturbance would be minimized by utilizing undulating surface disturbance edges; stripping, salvaging, and replacing topsoil; using contoured grading; controlling erosion; using dust suppression techniques; and restoring exposed soils to their original contour and vegetation.	The Riverside County Planning Department shall verify that soil crusts are salvaged and restored on the basis of recommendations by the County of Riverside and BLM.  The Riverside County Planning Department shall verify that existing rocks, vegetation, and drainage patterns are preserved.	Riverside County Planning Department	Upon completion of construction.	Riverside County Planning Department		
<b>Air Quality, Biological Resources, and Traffic and Transportation</b>	<b>BMP-14: Travel and traffic.</b> Vehicular traffic on site shall be confined to existing or designated travel routes and designated work areas. Access to the construction site and staging areas shall be limited to authorized vehicles and only through the designated roads. The extent of habitat disturbance during construction shall be reduced by keeping vehicles on access roads and minimizing foot and vehicle traffic through undisturbed areas. Travel shall be limited to stabilized roads. Road maintenance activities shall avoid blading existing forbs and grasses in ditches and adjacent to roads. Abandoned roads and roads no longer needed shall be subsoiled to increase infiltration and reduce soil compaction, then recontoured and revegetated.  Construction traffic shall avoid unpaved surfaces to the extent practical (to reduce the risk of compaction) and reduce speed to lessen fugitive dust emissions. On	The Project developer and Riverside County shall ensure vehicular traffic on site is confined to existing or designated travel routes and designated work areas.  The Project developer and Riverside County shall ensure speed limits are enforced and carpooling is	Project Developer	During construction	Project Developer		

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Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p><b>BMP/Mitigation Measures</b></p> <p>unpaved or unstabilized surfaces within the construction site, speed limits (e.g., 20 mph) shall be posted with visible signs and enforced to minimize airborne fugitive dust. Project vehicle speeds shall be limited in areas occupied by special-status animal species. Traffic shall stop to allow wildlife to cross roads. Shuttle vans or carpools shall be used where feasible to reduce the amount of traffic on access roads. Workers shall be trained to comply with the speed limit, use good engineering practices, minimize the drop height of materials, and minimize the number and extent of disturbed areas. The Project developer shall enforce these requirements.</p>	<p>used when feasible.</p>					
<p><b>Air Quality and Biological Resources</b></p>	<p><b>BMP-15: New access roads and parking lots.</b> New access roads shall be designed and constructed to the appropriate road design standards, such as those described in BLM Manual 9113 or County standards, whichever is applicable. New access roads shall be designed to follow natural land contours in the Project area and avoid existing desert washes. The specifications and codes developed by the U.S. Department of Transportation (DOT) and County of Riverside Transportation Department are also to be taken into account. Primary access roads and parking lots shall be surfaced with aggregate that is hard enough that vehicles cannot crush it and thus cause dust or compacted soil conditions. Paving may also be used on access roads and parking lots. Alternatively, chemical dust suppressants or durable polymeric soil stabilizers would be used on these locations.</p>	<p>The Riverside County Planning Department shall verify that all new access roads and parking lots comply with County Standards.</p>	<p>Riverside County Planning Department</p>	<p>Prior to and during construction</p>	<p>Riverside County Planning Department</p>		
<p><b>Air Quality</b></p>	<p><b>BMP-16: Diesel engines.</b> All diesel engines used in the facility would be fueled only with ultra-low sulfur diesel with a sulfur content of 15 parts per million (ppm) or less. The Project would require use of construction diesel engines with a rating of 50 horsepower (hp) or higher that meet, at a minimum, the Tier 3 California Emission Standards for Off-Road Compression Ignition Engines, as specified in the California Code of Regulations, Title 13, Section 2423(b)(1), unless such engines are not available. If a Tier 3 engine is not available for off-road equipment larger than 100 hp, a Tier 2 engine, or an engine equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides (NO<sub>x</sub>) and diesel particulate matter (DPM) to no more than Tier 2 levels, may be used; however, document to the County shall be provided discussing attempts to utilize Tier 3 vehicles. Regulatory agencies may determine that use of such devices is not practical when:</p> <ul style="list-style-type: none"> <li>• There is no available retrofit control device verified by either the California Air Resources Board (CARB) or the U.S. Environmental Protection Agency (EPA) to control engines in question to Tier 2 equivalent emission levels and the retrofitted or Tier 1 engines use the highest level of available control technology.</li> <li>• The construction equipment is intended to be on site for five days or less.</li> <li>• It can be demonstrated there is a good faith effort to comply with the recommendation and that compliance is not practical.</li> </ul> <p>The idling time of diesel equipment would be limited to no more than 10 minutes, unless idling must be maintained for proper operation (e.g., drilling, hoisting, and trenching).</p>	<p>The Project developer and Riverside County shall verify all diesel engines used in the facility are fueled only with ultra-low sulfur diesel with a sulfur content of 15 parts per million (ppm) or less, and idling time of diesel equipment is limited to no more than 10 minutes.</p>	<p>Project Developer</p>	<p>During construction</p>	<p>Project Developer</p>		



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Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
<b>Air Quality</b>	<b>BMP-17: High wind conditions.</b> In compliance with MDAQMD Rule 403 criteria, all soil-disturbing activities and travel on unpaved roads must be suspended during periods of high winds. A 25 mph wind speed has been determined on the basis of soil properties identified during site characterization. Monitoring of the wind speed would be required at the site during construction, operation, maintenance, and decommissioning.	The Project developer and Riverside County shall verify that all soil-disturbing activities and travel on unpaved roads are suspended during periods of high winds (25mph or greater).	Project Developer	During construction, operation, maintenance, and decommissioning	Project Developer		
<b>Noise</b>	<b>BMP-18: Noise.</b> The Project would minimize construction- and operation-related noise levels within 0.25 miles to sensitive receptors to minimize impacts to nearby residents. To minimize noise sensitive receptors, as well as wildlife, all construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project area.	The Riverside County Planning Department shall verify that all construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers, consistent with the manufacturer's standard.	Riverside County Planning Department	During construction and operations	Riverside County Planning Department		
<b>Biological Resources</b>	<b>BMP-19: Plants and wildlife.</b> In compliance with the California Department of Fish and Game Codes, while on the Project property, workers or visitors would be prohibited from: feeding wildlife; moving live, injured, or dead wildlife off roads, right-of-ways (ROWS), or the Project area; bringing domestic pets to the Project area; collecting native plants; and harassing wildlife. Areas where wildlife could hide or be trapped (e.g., open trenches, sheds, pits, uncovered basins, and laydown areas) would be covered. If the trenches or excavations cannot be covered, a ramp that will sufficiently allow wildlife to escape shall be placed into the trench or excavated area, or exclusion fencing (i.e., silt fencing) shall be installed around the trench or excavation to prevent entrapment of wildlife. Open trenches, or other excavations that could entrap wildlife, shall be inspected by the qualified biologists daily and immediately before backfilling. For example, an uncovered pipe that has been placed in a trench should be capped at the end of each workday to prevent animals from entering the pipe. If a special-status species is discovered inside a component, that component must not be moved, and the qualified biologist shall determine the appropriate course of action. As open trenches could impede the seasonal movements of large game animals and alter their distribution, they would be backfilled as quickly as possible. Open trenches could also entrap smaller animals; therefore, escape ramps would be installed along open trench segments at distances identified in the applicable land use plan or by the best available information and science. If traffic is being unreasonably delayed by wildlife in roads, personnel would contact the Project biologist, who will take any necessary action.  Any vehicle-wildlife collisions would be immediately reported to the Project biologist. Observations of potential wildlife problems, including wildlife mortality, would be immediately reported to the County or other appropriate agency authorized officer.	The California Department of Fish and Game and Riverside County Designated Biologist shall verify that the Project is in compliance with the California Department of Fish and Game Codes.	California Department of Fish and Game	During construction, operation, maintenance, and decommissioning	California Department of Fish and Game		
<b>Public Services and Utilities</b>	<b>BMP-20: Waste Recycling Plan.</b> Prior to issuance of a grading and building permit, A Waste Recycling Plan shall be submitted to the Riverside County Department of Waste Resources for approval. The plan shall identify: materials	The Riverside County Department of Waste	Riverside County	Prior to issuance of	Riverside County		

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	<p>(i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development; projected amounts of materials; measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers; and the target recycling or reduction rate. During Project construction, the construction site shall have, at a minimum, two bins: one for waste disposal and the other for recycling of construction and demolition materials. An accurate record keeping system of recycling construction and demolition recyclable materials and solid waste disposal shall also be established.</p> <p>Site design and Source Control BMPs shall be implemented according to County Standards.</p>	<p>Resources shall verify that the Waste Recycling Plan is in accordance with County Standards.</p> <p>The Riverside County Planning Department shall verify that measures detailed in the Waste Recycling Plan have been implemented.</p>	Department of Waste Resources	grading and building permits	Department of Waste Resources		
<b>Agriculture and Forestry Resources</b>							
<p><b>Impact AG-1:</b> The Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use.</p>	<p><b>Mitigation Measure AG-1:</b> Prior to issuance of a grading permit, the Applicant shall provide written evidence of completion of at least one of the following measures to mitigate the impact to agricultural resources caused by conversion of land subject to the grading permit to non-agricultural uses. Important Farmlands of Statewide Importance, and Unique Farmlands as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency that is in effect as of the date of approval of the Project.</p> <ol style="list-style-type: none"> <li>Acquire and record agricultural conservation easement(s) meeting the following criteria: <ol style="list-style-type: none"> <li>Two acres placed under conservation easement for each net acre of Important Farmland converted to non-agricultural uses during the life of the Project. A plot plan shall be submitted substantiating the net acreage calculation, which shall be consistent with the definition of "Net Acreage" in County Policy B-29<sup>1</sup>.</li> <li>Land subject to the conservation easement shall be located in Riverside County and must be of the same or higher State of California Department of Conservation farmland classification (Prime Farmland or Farmland of Statewide Importance) as the land that has been converted to non-agricultural uses.</li> <li>The conservation easement must be held by a third party having the capacity to hold such an easement and in an easement form acceptable to Riverside County.</li> <li>The Applicant must provide to the easement holder an endowment sufficient to generate funds for ongoing monitoring and enforcement of the easement.</li> </ol> </li> <li>Purchase of credits from an established agricultural land mitigation bank in an amount sufficient to achieve a level of protection at least equivalent to</li> </ol>	<p>Provide evidence of completion of mitigation to agricultural resources</p> <p>Acquire and record agricultural conservation easements</p>	Riverside County Planning Department	Prior to issuance of a grading permit	Riverside County Planning Department		

<sup>1</sup> The County of Riverside's Board of Supervisor's Policy B-29 defines "Net Acreage" as all areas involved in the production of power including, but not limited to, the power block, solar collection equipment, areas contiguous to solar collection equipment, transformers, transmission lines and/or piping, transmission facilities (on and off-site), service roads regardless of surface type – including service roads between panels or collectors, structures, and fencing surrounding all such areas. Net acreage shall not include off-site access roads or areas specifically set aside either as environmentally sensitive or designated as open space, and shall not include the fencing of such set aside areas.

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	<p>Section 1 of Mitigation Measure AG-1 above;</p> <p>3. Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California in an amount sufficient to achieve a level of protection at least equivalent to Section 1 of Mitigation Measure AG-1 above; or</p> <p>4. Participation in any agricultural land mitigation program adopted by Riverside County that provides equal or more effective mitigation than the measures listed above.</p>						
Contribution Toward Cumulative Agriculture Impacts	Implement Mitigation Measure AG-1.	See AG-1.	See AG-1.	See AG-1.	See AG-1.		
<b>Biological Resources</b>							
Impact BIO-1: The Project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.	<p><b>Mitigation Measure BIO-1:</b> The Lead Biologist shall monitor the work area bi-weekly during ground disturbing construction activities. The Lead Biologist shall conduct monitoring for any area subject to disturbance from construction activities that may impact biological resources. The Lead Biologist's duties include minimizing impacts to special-status species, native vegetation, wildlife habitat, and unique resources. Where appropriate, the inspector will flag the boundaries of biologically sensitive areas and monitor any construction activities in these areas to ensure that ground disturbance activities and impacts occur within designated limits. The Lead Biologist will also be responsible for ensuring the BMP's shall be employed to prevent loss of habitat caused by Project-related impacts (e.g., grading or clearing for new roads) within the gen-tie line corridor. The resume of the proposed Lead Biologist will be provided to the County (as appropriate) for concurrence prior to onset of ground-disturbing activities. The Lead Biologist will have demonstrated expertise with the biological resources within the Project area.</p>	<p>The Riverside County Planning Department shall verify that the Lead Biologist has flagged the boundaries of biologically sensitive areas and has employed BMP's to prevent loss of habitat caused by Project-related impacts.</p>	Riverside County Planning Department	Prior to grading and during construction	Riverside County Planning Department		
	<p><b>Mitigation Measure BIO-2:</b> Pre-construction surveys shall be conducted for State and federally listed Threatened and Endangered, Proposed, Petitioned, and Candidate plants in a 250-foot radius around all areas subject to ground-disturbing activity including, but not limited to, tower pad preparation and construction areas, solar facilities, pulling and tensioning sites, assembly yards, and areas subject to grading for new access roads. The surveys shall be conducted during the appropriate blooming period(s) by an authorized plant ecologist/biologist according to protocols established by the USFWS, CDFW, BLM, and California Native Plant Society (CNPS). Measures shall be taken to avoid and minimize impacts to special-status plant species that are found to be present during the preconstruction surveys. This includes avoiding unnecessary or unauthorized trespass by workers and equipment, staging and storage of equipment and materials, refueling activities, and littering or dumping debris in areas known to contain special-status plant species that are not within the designated construction footprint.</p>	<p>The Riverside County Planning Department shall verify that all pre-construction surveys have been conducted by a qualified biologist during appropriate blooming period.</p>	Riverside County Planning Department	Prior to grading	Riverside County Planning Department		
	<p><b>Mitigation Measure BIO-3</b> In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for</p>	The Riverside County	Riverside	Prior to and	Riverside		

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	<p><b>BMP/Mitigation Measures</b></p> <p>American badger no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by badgers. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the badger dens shall be fitted with the one-way trap doors to encourage badgers to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow badgers the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens. Alternatively, a designated biologist authorized by CDFW, shall trap and remove badgers from occupied dens and move them off-site into appropriate habitat.</p>	<p>Planning Department shall verify that all pre-construction surveys for American badger were conducted no more than 30 days prior to initiation of construction activities. If active dens are present, the measures as provided in Chapter 4 of the EIR shall be implemented.</p>	<p>County Planning Department, designated biologist.</p>	<p>during construction</p>	<p>County Planning Department and CDFW.</p>		
	<p><b>Mitigation Measure BIO-4:</b> In areas identified as suitable habitat during the 2011 and 2012 surveys, biological monitors shall conduct pre-construction surveys for kit fox no more than 30 days prior to initiation of construction activities. Surveys shall also consider the potential presence of dens within 100 feet of the Project boundary (including utility corridors and access roads) and shall be performed for each phase of construction. The methodologies for pre-construction kit fox surveys shall be included in the BRMIMP, as prescribed by Mitigation Measure BIO-10. If dens are detected each den shall then be further classified as inactive, potentially active, or definitely active. Inactive dens that would be directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by kit fox. Potential dens that would be directly impacted by construction activities shall be monitored by the Biological Monitor for three consecutive nights using a tracking medium such as diatomaceous medium or fire clay and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand. If tracks are observed, the kit fox dens shall be fitted with the one-way trap doors to encourage kit fox to move off-site. After 48 hours post-installation, the den shall be excavated and collapsed, following the same protocol as with inactive western burrowing owl burrows. These dens shall be collapsed prior to construction of the desert tortoise fence, to allow kit fox the opportunity to move off-site without impediment. If an active natal den is detected on the site, the CDFW shall be contacted within 24 hours. The course of action would depend on the age of the pups, location of the den site, status of the perimeter site fence, and the pending construction activities proposed near the den. A 500-foot no disturbance buffer shall be maintained around all active dens until CDFW provides direction on how to proceed. Habitat-based mitigation or other</p>	<p>The Riverside County Planning Department shall verify that all pre-construction surveys were conducted. If the presence for the Desert kit fox is identified, the measures as provided in Chapter 4 of the EIR shall be implemented.</p>	<p>Riverside County Planning Department, designated biologist.</p>	<p>Prior to and during construction</p>	<p>Riverside County Planning Department and CDFW.</p>		

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	<p>appropriate mitigation as discussed previously for desert tortoise and western burrowing owl shall provide mitigation for impacts to non-listed special-status species that inhabit overlapping suitable habitat. The following measures are required to reduce the likelihood of distemper transmission:</p> <ul style="list-style-type: none"> <li>No pets shall be allowed on the site prior to or during construction;</li> <li>Any kit fox hazing activities that include the use of animal repellents such as coyote urine must be cleared through the CDFW prior to use; and</li> <li>Any documented kit fox mortality shall be reported to the CDFW within 24 hours of identification. If a dead kit fox is observed, it shall be retained and protected from scavengers until the CDFW determines if the collection of necropsy samples is justified.</li> </ul>						
	<p><b>Mitigation Measure BIO-5: Desert Tortoise Protection.</b></p> <p>(1) <b>Qualified Biologist:</b> In the following measures, a "qualified biologist" is defined as a person with appropriate education, training, and experience to conduct tortoise surveys, monitor Project activities, provide worker education programs, and supervise or perform other implementing actions. The person must demonstrate an acceptable knowledge of tortoise biology, desert tortoise impact minimization techniques, habitat requirements, sign identification techniques, and survey procedures. Evidence of such knowledge may include work as a compliance monitor on a project in desert tortoise habitat, work on desert tortoise trend plot or transect surveys, conducting surveys for desert tortoise, or other research or field work on desert tortoise. Attendance at a training course endorsed by the agencies (e.g., Desert Tortoise Council tortoise training workshop) is a supporting qualification. All qualified biologists must be approved by the USFWS, CDFW, and the Riverside Environmental Programs Department (EPD) prior to starting any work on site. The names and qualifications of proposed qualified biologists shall be provided to USFWS, CDFW, and EPD for approval at least 30 days prior to the biologists implementing desert tortoise protection measures described herein.</p> <p>A qualified biologist will be on-site during all construction. The qualified biologist shall conduct a pre-construction clearance survey of the Project area, watch for tortoises wandering into the construction areas, check under vehicles, and examine excavations and other potential pitfalls for entrapped animals. The qualified biologist will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the Field Contact Representative (FCR) (described below). The qualified biologist shall have the authority to halt all Project activities that are in violation of these measures or that may result in the take of a tortoise. The qualified biologist shall have a copy of the conservation measures prescribed by USFWS for the gen-tie line through the section 7 consultation process previously issued informal consultation letter issued for the Blythe Solar Project (FWS-ERIV-12B0299-1210497) for construction of the shared gen-tie line when work is being conducted on-site. The qualified biologist is not authorized to handle or relocate desert tortoises as part of this project without proper authorization from USFWS and CDFW.</p>	<p>1) The Riverside County Planning Department shall verify that a qualified biologist demonstrates an acceptable knowledge of tortoise biology, desert tortoise impact minimization techniques, habitat requirements, sign identification techniques, and survey procedures. The Riverside County Planning Department shall verify that a qualified biologist is on-site during all construction. The Riverside County Planning Department shall verify the compliance with desert tortoise protective measures and for coordination with the Field Contact Representative (FCR). The Riverside County Planning Department shall verify the qualified biologist has a copy of this letter when work is being conducted on the site.</p>	<p>1) Riverside County Planning Department designated biologist.</p>	<p>1) Prior to grading and during construction.</p>	<p>1) Riverside County Planning Department and USFWS.</p>		

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	<p><b>BMP/Mitigation Measures</b></p> <p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p>(2) <b>Preconstruction Clearance Survey:</b> The qualified biologist shall conduct a preconstruction clearance survey of the Project area. Transects for clearance surveys will be spaced 15 feet apart. Clearance will be considered complete after two successive surveys have been conducted without finding any desert tortoises. Clearance surveys must be conducted during the active season for desert tortoises (April through May or September through October). The qualified biologist is not authorized to handle or relocate desert tortoises as a part of this Project without proper authorization from USFWS and CDFW. If a tortoise or tortoise burrow is located during clearance surveys, the USFWS and CDFW will be contacted for direction on how to proceed.</p>	<p>2) The Riverside County Planning Department shall verify that a preconstruction clearance survey has been conducted by the qualified biologist during the active season for desert tortoises (April through May or September through October).</p>	<p>2) Riverside County Planning Department, designated biologist.</p>	<p>2) Prior to grading.</p>	<p>2) Riverside County Planning Department and USFWS.</p>		
	<p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p>(3) <b>Field Contact Representative:</b> The Project Applicant will designate a FCR who will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the USFWS and CDFW. The FCR will have the authority to halt all Project activities that are not in compliance with the conservation measures prescribed by USFWS for the <u>gentle tie line</u> through the section 7 consultation process measures in the previously issued Informal consultation letter (FWS-ERIV-12BQ299-1210497). The FCR will have a copy of these conservation measures with this letter when work is being conducted on the site. The FCR may be an agent for the company, the site manager, any other Project employee, a biological monitor, or other contracted biologist. Neither the FCR nor any other project proponent may bar or limit any communications between any Natural Resource Agency or The County of Riverside Environmental Programs Division and any project biologist, biological monitor or contracted biologist. Any incident occurring during the Project activities that is considered by the qualified biologist to be in non-compliance with these measures will be documented immediately by the qualified biologist. The FCR will ensure that appropriate corrective action is taken. Corrective actions will be documented by the qualified biologist. The following incidents will require immediate cessation of the Project activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.</p>	<p>3) The Riverside County Planning Department shall verify that the FCR is responsible for overseeing compliance with desert tortoise protective measures and for coordination with the USFWS. The Riverside County Planning Department shall verify that the FCR will have a copy of this letter when work is being conducted on the site.</p>	<p>3) Riverside County Planning Department.</p>	<p>3) Prior to grading and construction.</p>	<p>3) Riverside County Planning Department and USFWS.</p>		
	<p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p>(4) <b>Worker Training:</b> Prior to the onset of construction activities, a desert tortoise education program will be presented by the FCR or qualified biologist to all personnel who will be present on work areas within the Project area. Following the onset of construction, any new employee will be required to formally complete the tortoise education program prior to working on-site. At a minimum, the tortoise education program will cover the following topics:</p> <ul style="list-style-type: none"> <li>• A detailed description of the desert tortoise, including color photographs;</li> <li>• The distribution and general behavior of the desert tortoise;</li> <li>• Sensitivity of the species to human activities;</li> </ul>	<p>4) The Riverside County Planning Department shall verify that all employees of the Applicants and their contractors who work on have participated in a tortoise education program.</p>	<p>4) The Riverside County Planning Department.</p>	<p>4) Prior to grading and construction.</p>	<p>4) Riverside County Planning Department</p>		

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	<ul style="list-style-type: none"> <li>The protection the desert tortoise receives the FESA and CESA Act, including prohibitions and penalties incurred for violation of the FESA and CESA Act;</li> <li>The protective measures being implemented to conserve the desert tortoise during construction activities; and</li> <li>Procedures and a point of contact if a desert tortoise is observed on-site.</li> </ul>						
	<p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p><b>(5) Site Fencing:</b> Desert tortoise exclusion fencing will be installed around the Project area, and will remain in place for the life of the Project. The fence will adhere to USFWS design guidelines, available at: <a href="http://www.fws.gov/venturaispecies_information/protocols/guidelines/docs/dt/dt-Exclusion-Fence_2005.pdf">http://www.fws.gov/venturaispecies_information/protocols/guidelines/docs/dt/dt-Exclusion-Fence_2005.pdf</a>. The qualified biologist will conduct a clearance survey before the tortoise fence is enclosed to ensure no tortoises are on the Project area. If a tortoise is found, all construction activity will halt and the USFWS and CDFW contacted for direction on how to proceed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain the integrity of the tortoise barrier. Fencing around the Project area will include a desert tortoise exclusion gate. This gate will remain closed at all times, except when vehicles are entering or leaving the Project area. If it is deemed necessary to leave the gate open for extended periods of time (e.g., during high traffic periods), the gate may be left open as long as a qualified biologist is present to monitor for tortoise activity in the vicinity. Sites with potential hazards to desert tortoise (e.g., auger holes, steep-sided depressions) that are outside of the desert tortoise exclusion fencing will be fenced by installing exclusionary fencing, or not left unfilled overnight.</p>	<p>5) The Riverside County Planning Department authorized biologist shall verify that work area boundaries are delineated with flagging or fencing to minimize surface disturbance associated with vehicle straying.</p>	<p>5) The Riverside County Planning Department authorized biologist.</p>	<p>5) During construction, decommissioning, and ground disturbing activities.</p>	<p>5) Riverside County Planning Department</p>		
	<p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p><b>(6) Refuse Disposal:</b> All trash and food items shall be promptly contained within closed, raven-proof containers. These will be regularly removed from the Project area to reduce the attractiveness of the area to common ravens and other desert predators. The FCR will be responsible for ensuring that trash is removed regularly from the site such that containers do not overflow, and that the trash containers are kept securely closed when not in use.</p>	<p>6) The Riverside County Planning Department authorized biologist shall verify that that trash is removed regularly from the site such that containers do not overflow, and that the trash containers are kept securely closed when not in use.</p>	<p>6) The Riverside County Planning Department authorized biologist.</p>	<p>6) During construction, decommissioning, and ground disturbing activities.</p>	<p>6) Riverside County Planning Department</p>		
	<p><b>Mitigation Measure BIO-5 (Continued)</b></p> <p><b>(7) Tortoises under vehicles:</b> The underneath of vehicles parked outside of desert tortoise exclusion fencing will be inspected immediately prior to the vehicle being moved. If a tortoise is found beneath a vehicle, the vehicle will not be moved until the desert tortoise leaves of its own accord. <b>(8) Tortoises on roads:</b> If a tortoise is observed on or near the road accessing the Project area, vehicular traffic will stop and the tortoise will be allowed to move off the road on its own.</p> <p><b>(8) Tortoise Observations:</b> No handling of desert tortoise or burrow excavation is allowed as part of the proposed action, unless authorized by USFWS and CDFW. If a tortoise is observed on or near the road accessing the Project area, vehicular</p>	<p>7, 8, and 9) The Riverside County Planning Department shall contact the BLM and USFWS and an appropriate course of action shall be determined to avoid or mitigate impacts.</p>	<p>7, 8, and 9) The Riverside County Planning Department authorized biologist.</p>	<p>7, 8, and 9) During construction, decommissioning, and ground disturbing activities.</p>	<p>7, 8, and 9) Riverside County Planning Department, BLM and USFWS.</p>		

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	<p><u>Traffic will stop and the tortoise will be allowed to move off the road on its own.</u> If a tortoise is observed outside of exclusion fencing, construction will stop and the tortoise shall be allowed to move out of the area on its own. If a tortoise or tortoise burrow is observed within the exclusion fencing, all construction will stop, and the USFWS and CDFW contacted for direction on how to proceed.</p> <p>The following activities are not authorized and will require immediate cessation of the construction activities causing the incident: (1) location of a desert tortoise within the exclusion fencing; (2) imminent threat of injury or death to a desert tortoise; (3) unauthorized handling of a desert tortoise, regardless of intent; (4) operation of construction equipment or vehicles outside a project area cleared of desert tortoise, except on designated roads; and (5) conducting any construction activity without a biological monitor where one is required.</p> <p>(9) <b>Dead or Injured Specimens:</b> Upon locating a dead or injured tortoise, the Applicant or agent is to immediately notify the Palm Springs Fish and Wildlife Office by telephone within three days of the finding. Written notification must be made within five days of the finding, both to the appropriate USFWS field office and to the USFWS' Division of Law Enforcement. The information provided must include the date and time of the finding or incident (if known), location of the carcass or injured animal, a photograph, cause of death, if known, and other pertinent information.</p>						
	<p><b>Mitigation Measure BIO-6: Burrowing Owl Protection:</b></p> <p>A Draft Burrowing Owl Monitoring and Mitigation Plan (Plan) has been developed to describe monitoring, reporting, and management of the burrowing owl during the construction, O&amp;M, and decommissioning of the proposed Project, as required by CDFW and County of Riverside. It has been prepared following the 2012 CDFW Staff Report on Burrowing Owl Mitigation (CDFW, 2012), and describes a multi-tiered approach to prevent or reduce impacts during construction and operation of the Project. Below is a general summary of the Plan requirements:</p> <ul style="list-style-type: none"> <li>Pre-construction surveys will be conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) no less than 1430 days prior to construction site grading.</li> <li>Time lapses between project phases/activities could trigger the need for subsequent take avoidance surveys, as stated in Appendix D of the CDFW 2012 survey guidelines. The approved Biologist will determine when subsequent surveys are needed.</li> <li>Should any of the pre-construction surveys yield positive results for the presence of burrowing owl or active burrows within the Project area, the approved Biologist will coordinate with the Construction Contractor to implement avoidance and set-back distances. Disturbance of owls or occupied burrows during the breeding season (February 1 through August 31) will not be permitted and to minimize disturbance, use of down-hole cameras to inspect burrows will be used only after one way doors and visual monitoring have taken place.</li> <li>If suitable burrows are observed and documented during the preconstruction surveys within the Project footprint and determined to be inactive, these burrows will be excavated and filled in under the supervision of the</li> </ul>	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted throughout the Project area and laydown areas for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) 30 days prior to construction. If active burrows are present, the measures as provided in Chapter 4 of the EIR shall be implemented.</p>	<p>Riverside County Planning Department designated biologist.</p>	<p>Prior to and during construction</p>	<p>Riverside County Planning Department, BLM, and CDFW.</p>		



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	<p>approved Biologists(s) prior to clearing and grading:</p> <ul style="list-style-type: none"> <li>To compensate for impacts to burrowing owls in activity areas on the northern part of the Project, 146 acres of habitat have been identified adjacent to the Project area. A letter agreeing to dedicate the existing compensation lands must be approved by CDFW and the County prior to ground disturbance. Land used for compensation must be of equal value or better than the land impacted. Ownership of compensation lands will be transferred prior to any surface disturbance to one of the following: the County, or an entity acceptable to the County or CDFW that can effectively manage listed species and their habitats.</li> <li>The Plan provides detailed methods and guidance for passive relocation of burrowing owls occurring within the Project disturbance area, and</li> <li>The Plan describes monitoring and management of the passive relocation, including a three-year monitoring program.</li> </ul>						
	<p><b>Mitigation Measure BIO-7:</b> If Project construction activities cannot occur completely outside the bird breeding season, then pre-construction surveys for active nests shall be conducted by a qualified biologist within 1,200 days before the initiation of construction that would occur between February-January 1 and August September 15-30. The qualified biologist will hold a current Memorandum of Understanding with the County of Riverside to conduct nesting bird surveys. If breeding birds with active nests are found, a biological monitor shall establish a species-specific buffer around the nests for construction activities, 250 feet or 1,200 feet for raptor nests. Extent of protection will be based on proposed management activities, human activities existing at the onset of nesting initiation, species, topography, vegetative cover, and other factors. When appropriate, a no-disturbance buffer around active nest sites will be required from nest-site selection to fledging. If for any reason a bird nest must be removed during the nesting season, written documentation providing concurrence from the USFWS and CDFW authorizing the nest relocation shall be obtained. All nest removals shall occur after the nest is demonstrated to be inactive by a qualified biologist and have been shown to not result in take as defined by the Migratory Bird Treaty Act (MBTA). A Bird and Bat Conservation Strategy (BBCS) will be developed for this Project and include additional protections for avian species. The BBCS would be based on specific recommendations from the USFWS and CDFW, and would provide:</p> <ul style="list-style-type: none"> <li>a statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws;</li> <li>documentation of conservation measures PVMSMP would implement through design and operations to avoid and reduce bird and bat fatalities at both solar generation facilities as well as the associated gen-tie line, including consideration of bird height and wingspan requirements and use of flight diverters, perch and nest discouraging material, etc.;</li> <li>consistent, practical and up-to-date direction to PVMSMP staff on how to avoid, reduce, and monitor bird and bat fatalities;</li> <li>establishment of accepted processes to monitor and mitigate bird and bat fatalities; establishment of accepted fatality thresholds that, if surpassed, would trigger adaptive changes to management and mitigation</li> </ul>	<p>The Riverside County Planning Department shall verify that pre-construction surveys were conducted. If breeding birds with active nests are found, the measures as provided in Chapter 4 of the EIR shall be implemented.</p>	<p>Riverside County Planning Department, designated biologist.</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department and CDFW.</p>		

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p>management;</p> <ul style="list-style-type: none"> <li>an adaptive management framework to be applied, if thresholds are surpassed; and</li> <li>A three year post-construction monitoring study.</li> </ul> <p>The BBCS will be submitted to USFWS and CDFW for review at least 60 days prior to construction. The BBCS would be considered a "living document" that articulates the Applicant's commitment to develop and implement a program to increase avian and bat safety and reduce risk. As progress is made through the program or challenges are encountered, the BBCS may be reviewed, modified, and updated. The initial goals of this BBCS are to:</p> <ul style="list-style-type: none"> <li>provide a framework to facilitate compliance with federal law protecting avian species and a means to document compliance for regulators and the interested public;</li> <li>allow the Agent to manage risk to protected bird and bat species in an organized and cost-effective manner;</li> <li>establish a mechanism for communication between BMSP managers and natural resource regulators (primarily USFWS and CDFW);</li> <li>foster a sense of stewardship with BMSP owners, managers, and field engineers; and articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and the importance of their protection.</li> <li>articulate and cultivate a culture of wildlife awareness (specifically birds and bats) and importance of their protection.</li> </ul>						
	<p><b>Mitigation Measure BIO-8:</b> To mitigate for permanent habitat loss and direct impacts to Mojave fringe-toed lizards the Applicant shall provide compensatory mitigation at a 3:1 ratio, which may include compensation lands purchased in fee or in easement in whole or in part, for impacts to stabilized or partially stabilized desert dune habitat (i.e., dune, sand ramp, or fine-sandy wash habitat). Suitable Mojave fringe-toed lizard habitat is located throughout the gen-tie line corridor and potential habitat was detected on approximately three percent of the Project area (creosote bush scrub habitat). If compensation lands are acquired, the Applicant shall provide funding for the acquisition in fee title or in easement, initial habitat improvements and long-term maintenance and management of the compensation lands. A letter agreeing to dedicate the existing compensation lands must be approved by BLM, USFWS, CDFW and the County prior to ground disturbance. Ownership of compensation lands will be transferred prior to any surface disturbance to one of the following: the County, or an entity acceptable to the agencies that can effectively manage listed species and their habitats.</p>	<p>The Riverside County Planning Department shall verify if compensation lands are acquired, the Applicant shall provide funding for the acquisition in fee title or in easement, initial habitat improvements and long-term maintenance and management of the compensation lands.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department</p>		
	<p><b>Mitigation Measure BIO-10:</b> A Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP) will be developed to summarize all of the various biological mitigation, monitoring, and compliance measures and include measures from the various biological plans and permits developed for PVMSIP. The BRMIMP shall include the following:</p> <ol style="list-style-type: none"> <li>All biological resources mitigation, monitoring, and compliance measures outlined in this EIR;</li> </ol>	<p>The Riverside County Planning Department shall verify that a BRMIMP is developed.</p>	<p>Riverside County Planning Department, designated biologist.</p>	<p>Prior to and during construction.</p>	<p>Riverside County Planning Department</p>		

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	<p>2. All biological resource mitigation, monitoring and compliance measures required in federal agency terms and conditions, such as conservation measures prescribed by USFWS for the gen-tie line through the section 7 consultation process these provided in the USFWS concurrence letter that the Project is not likely to incidentally take or otherwise adversely affect federally listed species (FWS-ERIV-12B0200-12le497);</p> <p>3. All biological resource mitigation, monitoring and compliance measures outlined in the Burrowing Owl Mitigation and Monitoring Plan and the Bird and Bat Conservation Strategy (the full biological plans will be included in the attachments to the BRMIMP);</p> <p>4. All locations on a map, at an approved scale, of sensitive biological resource areas subject to disturbance and areas requiring temporary protection and avoidance during construction and operation;</p> <p>5. Duration for each type of monitoring and a description of monitoring methodologies and frequency;</p> <p>6. Performance standards to be used to help decide if/when proposed mitigation is or is not successful; and</p> <p>7. A process for proposing plan modifications to appropriate agencies for review and approval. The BRMIMP document shall be provided at least 6090 days prior to start of any Project-related ground disturbing activities to the USFWS, CDFW, and County for review and approval. Implementation of BRMIMP measures will be reported in the monthly compliance reports by the Lead Biologist (i.e., survey results, construction activities that were monitored, species observed).</p>						
Impact BIO-3: The Project could have a substantial adverse effect on federal protected wetlands, as defined by Section 404 of the CWA, or State-protected jurisdictional areas not subject to regulation under Section 404 of the CWA through direct removal, filling, hydrological interruption, or other means.	Implement Mitigation Measures HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.		
Mitigation Measure BIO-9: Impacts to areas under jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), and CDFW shall be avoided as necessary to reduce impacts to less than significant levels. A formal jurisdictional delineation of regulated waters and wetlands shall be conducted on the Project site prior to construction to verify avoidance of such resources. Where avoidance of jurisdictional areas is not necessary to reduce impacts to less than significant levels, including emergency repairs, and access/spur roads within the ephemeral channel, the applicant shall provide the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat along with adequate buffers to protect the function	The Riverside County Planning Department shall verify that the applicant has provided the necessary mitigation required as part of wetland permitting. This will include creation, restoration, and/or preservation of suitable jurisdictional habitat	Riverside County Planning Department designated biologist.	Prior to and during construction.	Riverside County Planning Department			

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	and values of jurisdictional area mitigation. The location(s) of the mitigation will be determined in consultation with the Applicant and the responsible agency(s) as part of the permitting process.	along with adequate buffers to protect the function and values of jurisdictional area mitigation, where avoidance of jurisdictional areas is not feasible.					
<b>Impact BIO-5:</b> The Project could conflict with local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.	Implement Mitigation Measures BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.		
<b>Impact BIO-6:</b> The Project could substantially reduce the habitat of fish and wildlife species; cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.	Implement Mitigation Measures BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.		
<b>Contribution Toward Cumulative Biological Resources Impacts</b>	Implement Mitigation Measures BIO-1 through BIO-10 and HYD -1 through HYD -4	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.	See BIO-1 through BIO-10.		
<b>Cultural Resources</b>							
<b>Impact CUL-1:</b> The Project could cause a substantial adverse change in the significance of a historical or archaeological resource, as defined in CEQA Guidelines Section 15064.5.	Implement Mitigation Measures HYD-1 through HYD-4	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.		
	<b>Mitigation Measure CUL-1:</b> Prior to any ground disturbances within the Project area, the Applicant shall, for a period of at least 60 days, make a good faith effort to enter into a contract with and retain monitors designated by Tribal representatives. These monitors shall be known as the Tribal Participants for this	The Riverside County Planning Department shall verify that the Applicant has retained a monitor	Riverside County Planning Department.	Prior to issuance of the first grading	Riverside County Planning Department		

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	<p><b>BMP:</b> The developer shall notify the appropriate Tribe of all new phases of development. The Tribal Participants shall be required on-site during all construction-related ground disturbing activities. The developer shall submit the signed contract between the appropriate Tribe and the developer. The Project Archaeologist shall include in the report any concerns or comments the Tribal Participant has regarding the Project and shall include as an appendix any written correspondence or reports prepared by the Tribal Participant.</p>	designated by the designated by the Tribal representatives or other County-designated Tribe.		permit.			
	<p><b>Mitigation Measure CUL-2:</b> The County advocates avoidance as the preferred choice, and development of a discovery plan (see CUL-3) shall occur prior to Project construction. If, during ground disturbance activities associated with construction, operation and maintenance, or decommissioning, potentially significant archaeological sites are discovered that were not identified and evaluated in the archaeological survey reports or EIR conducted prior to Project approval, the following procedures shall be followed.</p> <ol style="list-style-type: none"> <li>All ground disturbance activities within 100 feet of the discovered archaeological resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Tribal Participants, and the County to discuss the significance of the find.</li> <li>At the meeting, the significance of the discoveries shall be discussed in consultation with the Tribal Participants and the Project Archaeologist. The County shall determine the appropriate mitigation (documentation, evaluation, recovery, avoidance, etc.) by implementing CEQA Guidelines Section 15126.4(b) regarding mitigation related to impacts on historical resources and CEQA Guidelines Section 15064.5(c) and 21083.2(g) regarding archaeological resources. Mitigation shall comply with Mitigation Measure CUL-3.</li> <li>Further ground disturbance shall not resume within the area of the discovery until a meeting is convened with the aforementioned parties and a decision is made with the concurrence of the County as to the appropriate preservation or mitigation measures. The Applicant shall comply with the determinations of the County.</li> </ol>	<p>The Applicant shall notify the County within 24 hours if unknown historic or unique archaeological resources are encountered. The County shall verify that the Applicant has provided contingency funding sufficient to allow for implementation of avoidance measures or appropriate mitigation.</p>	Riverside County Planning Department.	During and post construction.	Riverside County Planning Department		
	<p><b>Mitigation Measure CUL-3:</b> Prior to obtaining the Project-related grading permit from the County, the Applicant shall have the Project Archaeologist prepare and submit for approval a Cultural Resources Management Plan (CRMP). The CRMP shall be submitted to the County for approval. The CRMP shall map all known significant or unevaluated cultural resources within the Project area, as described in this EIR. The CRMP shall detail how the one CRHR-eligible resource in the Project area (P-33-020946) and ten cultural resources (P-33-020942, P-33-020943, P-33-020944, P-33-020945, P-33-020946, P-33-020947, P-33-020948, P-33-020949, P-33-020950, P-33-020951) in the Project area that have not been evaluated for CRHR-eligibility are avoided by Project design, and how these 11 resources would be marked and protected as Environmentally Sensitive Areas during construction. The CRMP shall also map additional areas that are considered to be of high sensitivity for discovery of buried significant cultural resources.</p>	The Riverside County Planning Department shall verify that the Applicant submitted a CRMP for approval.	Riverside County Planning Department	Prior to grading.	Riverside County Planning Department		

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	<p><b>BMP/Mitigation Measures</b></p> <p>including burials, cremations, or sacred features. The CRMMP shall include protocol for collection and disposition of recorded archaeological isolates prior to Project construction, through coordination between the Applicant, County, and Tribal Participants. The CRMMP shall detail provisions for monitoring construction in these high-sensitivity areas. For all post-review discoveries, the CRMMP shall detail the methods, consultation procedures, and timelines for implementing Mitigation Measures CUL-2 and CUL-5, including procedures for halting construction, making appropriate notifications to agencies, officials, and Native American tribes, and assessing CRHR-eligibility. The CRMMP shall specify what actions shall be undertaken if, as a result of the process required by the CRMMP, it is determined that the Project would significantly impact previously unknown cultural resources. The actions to be taken shall comply with CEQA Guidelines Section 15126.4(b).</p> <p>The CRMMP shall be presented to all construction personnel, with Tribal Participants in attendance, in the form of a worker education program by the Project Archaeologist prior to commencement of groundbreaking. During subsequent safety meetings on the job site, the Project Archaeologist and/or their qualified representative shall inform all new construction personnel of the cultural resources issues associated with the Project.</p>						
	<p><b>Mitigation Measure CUL-4:</b> Prior to the final inspection of the first building permit, the Applicant shall prompt the Project Archaeologist to submit one (1) wet-signed hard copy and one (1) CD of a Cultural Resources Monitoring Report (CRMR) that complies with the current County Planning Department's requirements for Phase IV Cultural Resource Monitoring Reports. The report shall include documentation of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting, which shall include the County's attendance. The County shall review the report to determine adequate mitigation compliance. The accepted report shall be submitted to the County, California Historical Resources Information System Eastern Information Center, the Patton Memorial Museum, and Tribal Participants.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has submitted one (1) wet-signed hard copy and one (1) CD of a Phase IV Cultural Resources Monitoring Report</p>	<p>Riverside County Planning Department.</p>	<p>Prior to issuance of a building permit.</p>	<p>Riverside County Planning Department</p>		
<p><b>Impact CUL-2:</b> Implementation of the proposed project could result in the disturbance of human remains.</p>	<p><b>Mitigation Measure CUL-5:</b> If human remains are encountered during the course of construction, work in the immediate area shall be halted, a 100-foot diameter buffer established, and arrangements made to protect the remains in place until their disposition has been arranged according to this section. The treatment of human remains and associated and unassociated funerary objects discovered during any ground-disturbing activity shall comply with applicable State laws. This shall include immediate notification of the Riverside County coroner and, in the event of the coroner's determination that the human remains are Native American, notification of the California State Native American Heritage Commission (NAHC), who shall appoint a Most Likely Descendant (MLD) (California Public Resources Code [PRC] Section 5097.98). The Project Archaeologist, Applicant, County, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated and unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate</p>	<p>During construction and operational repair period, discovery of human remains shall result in work stoppage and notification of responsible parties, and subsequent actions shall be identified in the Cultural Resources Management Plan (CRMP) required by CUL-3.</p>	<p>Riverside County Planning Department Coroner.</p>	<p>During construction and operation.</p>	<p>Riverside County Planning Department Coroner, NAHC (as applicable).</p>		

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	excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated and unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, PRC Section 5097.98(b) shall be followed: "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance." Should any dispute arise, the County will request that the NAHC act to mediate the dispute. The site of any reburial of Native American human remains or cultural artifacts shall remain confidential, shall not be disclosed, and shall not be governed by public disclosure requirements of the California Public Records Act (California Government Code Section 6250). No construction activities will be allowed within 100 feet of the discovery site of human remains until a Notice to Proceed is provided by the County.						
<b>Impact CUL-3:</b> Implementation of the proposed project could result in the alteration or destruction of an historic or archaeological site.	Implement Mitigation Measures CUL-1 through CUL-4 and HYD-1 through HYD-4.	See CUL-1 through CUL-4 and HYD-1 through HYD-4.	See CUL-1 through CUL-4 and HYD-1 through HYD-4.	See CUL-1 through CUL-4 and HYD-1 through HYD-4.	See CUL-1 through CUL-4 and HYD-1 through HYD-4.		
<b>Contribution Toward Cumulative Cultural Resources Impacts</b>	Implement Mitigation Measures CUL-1 through CUL-4.	See CUL-1 through CUL-4.	See CUL-1 through CUL-4.	See CUL-1 through CUL-4.	See CUL-1 through CUL-4.		
<b>Geology and Soils</b>							
<b>Impact GEO-1b:</b> The Project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic ground shaking.	<b>Mitigation Measure GEO-1:</b> Prior to final design and construction, a site-specific subsurface geotechnical evaluation/report shall be prepared to evaluate the potential ground-shaking hazard, which would meet the requirements of the most recent version of the California Building Code. A state certified Project geologist shall ensure appropriate structural design and mitigation techniques achieve adequate protection according to industry standards and building code requirements.	The Riverside County Planning Department shall verify that the Applicant has conducted a subsurface geotechnical evaluation.	Riverside County Planning Department.	Prior to issuance of a grading or excavation permit.	Riverside County Planning Department		
	<b>Mitigation Measure GEO-2:</b> Should future data suggest the presence of active faulting at the Project area, a fault evaluation may be performed. Mitigation of potential fault rupture hazard would typically include locating improvements away from the trace of an active fault, designing structures for an acceptable amount of movement, or implementing systems to maintain safety and that allow for displacement that could be repaired.	The Riverside County Planning Department shall verify that the Applicant has conducted a fault evaluation may be performed, should future data suggest the presence of active faulting at the Project area.	Riverside County Planning Department.	Prior to issuance of a grading or excavation permit.	Riverside County Planning Department		

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<b>Impact GEO-1c:</b> The Project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving liquefaction.	Implementation of Mitigation Measures GEO-1, GEO-2.	See GEO-1 and GEO-2.	See GEO-1 and GEO-2.	See GEO-1 and GEO-2.	See GEO-1 and GEO-2.		
<b>Mitigation Measure GEO-3:</b> Based on the nature, location and severity of adverse soil conditions, the geotechnical study shall recommend appropriate and feasible design features necessary to reduce the potential for liquefiable, expansive, corrosive, or collapsible soils, as necessary, to adversely affect Project facilities. Such measures might include removal of loose soil layers to be replaced with compacted fill or specialized foundation design, including the use of deep foundation systems, to support structures in accordance with industry standards and building code requirements.	The Riverside County Planning Department shall verify that the final geotechnical study for Project site include appropriate and feasible design features necessary to reduce the potential for liquefiable, expansive, corrosive, or collapsible soils measures for soil stability during the design stages of the Project.	Riverside County Planning Department.	Riverside County Planning Department.	Prior to issuance of a grading or excavation permit.	Riverside County Planning Department		
<b>Impact GEO-2:</b> The Project would be susceptible to wind and water erosion which could result in substantial soil erosion or the loss of topsoil.	Implement Mitigation Measures HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.	See HYD-1 through HYD-4.		
<b>Impact GEO-3:</b> The Project could 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, subsidence, liquefaction, or collapse.	Implement Mitigation Measures GEO-1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.		
<b>Impact GEO-4:</b> The Project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to	Implement Mitigation Measures GEO-1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.	See GEO 1 through GEO-3.		



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life and property.							
<b>Impact GEO-5:</b> The Project could have soils that are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water or result in grading that affects or negates subsurface sewage disposal systems.	<b>Mitigation Measure GEO-4:</b> Removal of loose soil layers shall be replaced with compacted fill or specialized foundation design, including the use of deep foundation systems, to support structures. The septic system shall be placed in soils capable of adequately supporting the septic system as determined by the Project Geologist and in accordance with County requirements specified in the Department of Environmental Health Technical Guidance Manual.	The Applicants shall obtain a septic system permit from the Riverside County Department of Environmental Health Services.	The Riverside County Department of Environmental Health Services.	Prior to installation of the septic system on-site.	The Riverside County Department of Environmental Health Services.		
<b>Hazards and Hazardous Materials</b>							
<b>Impact HAZ-1:</b> The Project would create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.	<b>Mitigation Measure HAZ-1:</b> Prior to issuance of a grading permit, a Phase II soil investigation shall be prepared by a qualified environmental consultant to evaluate the potential presence of residual pesticides or herbicides from past agricultural land uses. The investigation shall be in accordance with the recommendations of the November 27, 2012 Kennedy Jenks Phase I report. Any soils found to contain residual contaminants in exceedance of regulatory action levels that are determined by the consultant to represent a potential hazard to construction workers or future workers and visitors shall be removed from the site in accordance with Riverside County Department of Environmental Health oversight.	The Riverside County Building and Safety Department shall verify that the Applicant has had a qualified environmental consultant prepare a Phase II soil investigation.	Riverside County Planning Department.	Prior to issuance of a grading or excavation permit.	Riverside County Planning Department		
<b>Mitigation Measure HAZ-2:</b> Worker Environmental Awareness Program. The Worker Environmental Awareness Program (WEAP) shall include a personal protective equipment (PPE) program, an Emergency Action Plan (EAP), and an Injury and Illness Prevention Program (IIPP) to address health and safety issues associated with normal and unusual (emergency) conditions. Construction-related safety programs and procedures shall include a respiratory protection program, among other things. Construction would be undertaken sequentially in accordance with a Construction Plan that shall include the final design documents, work plan, health and safety plans, permits, project schedule, and operation and maintenance manuals. Construction Plan documents shall relate at least to the following: 1. Environmental health and safety training (including, but not limited, to training on the hazards of Valley Fever, including the symptoms, proper work procedures, how to use PPE, and informing supervisor of suspected symptoms of work-related Valley Fever) 2. Site security measures 3. Site first aid training 4. Construction testing (non-destructive examination, hydro, etc.) requirements 5. Site fire protection and extinguisher maintenance, guidance, and		The Riverside County Planning Department shall verify that measures detailed in the WEAP have been implemented.	Riverside County Planning Department.	During construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department		

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	<p>documentation</p> <p>6. Furnishing and servicing of sanitary facilities records</p> <p>7. Trash collection and disposal schedule/records</p> <p>8. Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations</p>						
Impact HAZ-3: The Project is located within an airport land use plan and could result in a safety hazards for people residing or working in the project area.	Mitigation Measure HAZ-3: Prior to issuance of a grading or building permit, the Applicant shall submit all required plans and proposals to the Riverside County Airport Land Use Commission (RCALUC) and the Federal Aviation Administration (FAA) for Title 14 CFR Federal Aviation Regulations (FAR) Part 77 review. Commencement of construction shall not begin prior to final approval from RCALUC and FAA with any modifications required as part of the review incorporated into project design.	The Riverside County Planning Department shall verify that the Applicant has submitted all required plans and proposals to the RCALUC and FAA for review.	Riverside County Planning Department.	Prior to issuance of a grading or building permit.	Riverside County Planning Department		
Impact HAZ-5: The Project could 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.	Implement Mitigation Measure HAZ-2.	See HAZ-2.	See HAZ-2.	See HAZ-2.	See HAZ-2.		
Other Hazard Issues of Concern	Implement Mitigation Measure HAZ-2.	See HAZ-2.	See HAZ-2.	See HAZ-2.	See HAZ-2.		
Contribution Toward Cumulative Hazards and Hazardous Materials Impacts	Implement Mitigation Measures HAZ-1 through HAZ-3.	See HAZ-1 through HAZ-3.	See HAZ-1 through HAZ-3.	See HAZ-1 through HAZ-3.	See HAZ-1 through HAZ-3.		
Hydrology and Water Quality							
Impact HYD-1: The Project could violate water quality standard or waste discharge regulation.	Implement Mitigation Measure BIO-9.	See BIO-9.	See BIO-9.	See BIO-9.	See BIO-9.		
Mitigation Measure HYD-1: Existing drainage crossings shall be utilized at streams, washes, and irrigation channels to the full extent necessary to reduce impacts to less than significant levels. New access roads not required for ongoing operation and maintenance shall be permanently closed after construction using the most effective and least environmentally damaging methods appropriate to that specific area, with concurrence of the land manager (e.g., stockpiling and replacing							

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Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	topsoil, rock replacement) in a manner that most closely matches undisturbed conditions of the area to emulate natural drainage patterns.						
<b>Impact HYD-3:</b> The Project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.	Implement Mitigation Measures BIO-9 and HYD-1.	See BIO-9 and HYD-1.	See BIO-9 and HYD-1.	See BIO-9 and HYD-1.	See BIO-9 and HYD-1.		
	<b>Mitigation Measure HYD-2:</b> Roads would be built as near as possible to right angles to streams and washes. Culverts would be installed where necessary and sized in accordance with local county regulations. All construction and maintenance activities shall be conducted in a manner that would minimize disturbance to vegetation and drainage channels, including ephemeral stream banks. Culverts shall also be designed with minimum impacts to floodplains. Any encroachment into or modification of the floodplain shall only be permitted in accordance with the District's approval based on demonstrative evidence that no adverse effects would occur upstream or downstream of the site. In addition, road construction would include dust-control measures during construction especially in sensitive areas. All existing roads would be left in a condition equal to or better than their condition prior to the construction of the gen-tie line and other Project components.	The Riverside County Flood Control District shall verify that all construction and maintenance activities by the contractor have been conducted in a manner that would minimize disturbance to vegetation and drainage channels, including ephemeral stream banks.	Riverside County Flood Control District.	During construction and post construction.	Riverside County Flood Control District.		
	<b>Mitigation Measure HYD-3:</b> Stormwater drainage inside substations would be designed to minimize erosion and increase sediment control. Internal runoff would be released from the switching station by means of surface drainage structures designed to filter contaminants from water flow. Drainage from the property would be collected and controlled by surface improvements, as detailed in the Drainage, Erosion, and Sedimentation Control Plan (BMP-1).	The Riverside County Flood Control District shall verify that measures detailed in the SWPPP have been implemented and that stormwater drainage inside substations would be designed to minimize erosion and increase sediment control.	Riverside County Flood Control District.	Prior to and during construction.	Riverside County Flood Control District.		
	<b>Mitigation Measure HYD-4:</b> New impervious areas associated with temporary construction would be restored to existing conditions, including but not limited to revegetation, to the extent possible after completion of Project construction.	The Riverside County Flood Control District shall verify that new impervious areas associated with temporary construction have been restored to existing conditions.	Riverside County Flood Control District.	During post construction.	Riverside County Flood Control District.		

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Impact HYD-5: The Project could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Implement Mitigation Measures HYD-3 and HYD-4.	See HYD-3 and HYD-4.	See HYD-3 and HYD-4.	See HYD-3 and HYD-4.	See HYD-3 and HYD-4.		
	Mitigation Measure HYD-5: All new buildings (e.g., substation) shall be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground or 100 year water surface elevation, whichever is greater, based on a final Floodplain Delineation Study with supporting calculations in accordance with County requirements. The final Floodplain Delineation Study shall be approved by the County prior to issuance of a building permit. Slope protection may be required for buildings on fill. New buildings shall be located outside of the well-defined watercourses of the floodplains. Additionally, the solar panels shall have a minimum clearance of 24 inches above the highest adjacent ground when upright to ensure flows are not obstructed.	The Riverside County Flood Control District shall verify that all new buildings (e.g., substation) have been flood-proofed.	Riverside County Flood Control District.	Prior to construction.	Riverside County Flood Control District.		
Impact HYD-6: The Project could substantially degrade water quality.	Implement Mitigation Measures BIO-9 and HYD-1 through HYD-4.	See BIO-9 and HYD-1 through HYD-4.	See BIO-9 and HYD-1 through HYD-4.	See BIO-9 and HYD-1 through HYD-4.	See BIO-9 and HYD-1 through HYD-4.		
Impact HYD-7: The Project would place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Implement Mitigation Measure HYD-5.	See HYD-5.	See HYD-5.	See HYD-5.	See HYD-5.		
	Mitigation Measure HYD-6: No flow obstructing fences (chain link, block wall, etc.) shall be constructed along the north and west property lines, since these types of fences obstruct flows causing damage to adjacent properties. Fencing used in these areas shall contain openings of 3 inches high by 6 inches wide for first 18" from the bottom, and openings of 4 inches high by 6 inches wide for the next 8 inches and so forth. This fencing or equivalent shall be provided to allow the free flow of storm or flood runoff. No setback is required with the use of this fencing. A detail of this fencing shall be provided to the County of Riverside.	The Riverside County Planning Department Flood Control District shall verify that proper fencing has been implemented as required by Hydrology-6 of the EIR/EA. The Riverside County Planning Department shall verify the Applicant has provided Riverside County with fencing detail.	Riverside County Flood Control District.	Prior to construction.	Riverside County Flood Control District.		

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<b>Contribution Toward Cumulative Hydrology and Water Quality Impacts</b>	Implement Mitigation Measures BIO-9 and HYD-1 through HYD-6.	See BIO-9 and HYD-1 through HYD-6.	See BIO-9 and HYD-1 through HYD-6.	See BIO-9 and HYD-1 through HYD-6.	See BIO-9 and HYD-1 through HYD-6.		
<b>Noise</b>							
<b>Impact NOI-1:</b> Construction of the Project could result in 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.	<b>Mitigation Measure NOI-1:</b> Construction shall be prohibited in areas within 0.25 mile (1,320 feet) of residents, between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the project site during project construction. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties. During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. Where feasible, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	The Riverside County Planning Department shall verify that contractor construction activities do not occur within 0.25 mile (1,320 feet) of residents, from the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.	Riverside County Planning Department.	During construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department		
	<b>Mitigation Measure NOI-2:</b> Prior to and during construction, decommissioning, and ground disturbing activities, the applicant shall provide at least two weeks' advance notice of construction and decommissioning. Notices shall be mailed directly to land owners and residents within 2,400 feet of the Project boundary, and signs shall be a minimum size of 4 feet high by 6 feet wide and posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local public liaison for any noise complaints.	The Riverside County Planning Department shall verify that the Applicant has provided at least two weeks' advance notice of construction and decommissioning.	Riverside County Planning Department.	Prior to and during construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department		
	<b>Mitigation Measure NOI-3:</b> The applicant would implement a Hearing Conservation Program and Personal Protective Equipment Program that would provide personal protective devices for specific jobs that would produce excessive noise levels. The Applicant shall comply with the Occupational Safety and Health Administration's (OSHA) regulations on occupational noise exposure.	The Riverside County Planning Department shall verify that the Applicant has implemented a Hearing Conservation Program and Personal Protective Equipment Program.	Riverside County Planning Department.	Prior to and during construction, decommissioning, and ground disturbing activities.	Riverside County Planning Department		
<b>Impact NOI-2:</b> Construction of the Project could create a substantial temporary or periodic increase in ambient	Implement Mitigation Measure NOI-1 through NOI-3.	See NOI-1 through NOI-3.	See NOI-1 through NOI-3.	See NOI-1 through NOI-3.	See NOI-1 through NOI-3.		

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
noise levels in the Project vicinity above levels existing without the Project.							
Impact NOI-4: The Project would be located within an airport land use plan, which could result in the exposure of people working in the Project area to excessive noise levels.	Implement Mitigation Measure NOI-3.	See NOI-3.	See NOI-3.	See NOI-3.	See NOI-3.		
Paleontological Resources							
Impact PALEO-1: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<p><b>Mitigation Measure PALEO-1:</b> Prior to issuing any grading or excavation permits for activities within any area of the Project area, and prior to any Project-related ground-disturbing activities of that area, the Applicant shall implement procedures to monitor, avoid, and/or recover unique paleontological resources discovered during ground-disturbing activities. These procedures, the Paleontological Resources Monitoring and Mitigation Plan (PRMMP), shall be developed by a qualified vertebrate paleontologist and submitted for approval by the County of Riverside for private lands, and the BLM for BLM-managed lands. The PRMMP shall specify how mitigation measures Paleontology-1, Paleontology-2, and Paleontology-3 shall be implemented. This PRMMP shall be consistent with the provisions of CEQA, as well as with regulations currently implemented by the County of Riverside, the BLM and the proposed guidelines of the SVP. The PRMMP shall include, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. A requirement that, during excavations in areas underlain by geologic units identified as having a high paleontologic sensitivity under Society of Vertebrate Paleontology guidelines (or a PFYC rating of 3b or higher) and likely to contain paleontologic resources, a qualified vertebrate paleontologist, who is a Registered Professional Geologist, shall direct the paleontologic monitoring by a qualified paleontologic monitor. Areas of concern include all previously undisturbed paleontologic sensitive sediments of the Pleistocene/Paleocene Palo Verde Mesa Alluvium, alluvial deposits of the Palo Verde Mesa and alluvial deposits of the McCoy Wash area.</li> <li>2. A requirement that paleontologic monitors be equipped to salvage fossils as unearthed to avoid construction delays and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.</li> <li>3. Identification of the processes for preparation of recovered specimens to a point of identification. If the paleontologic monitor determines that the resource is unique, it shall be prepared for permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.</li> <li>4. A requirement that a report be prepared documenting all finds with permanent retrievable paleontologic storage for curation of specimens. The</li> </ol>	<p>The Riverside County Planning Department shall verify that the Applicant has developed a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) by a qualified vertebrate paleontologist for approval to be submitted for approval by the County of Riverside for private lands..</p>	Riverside County Planning Department.	Prior to issuing any grading or excavation permits.	Riverside County Planning Department		

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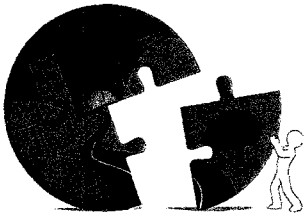
Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
	<p>paleontologist should have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to unique paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</p> <p>5. A requirement that a report be prepared documenting all finds with an appended itemized inventory of specimens. The report and inventory, when submitted to the County with respect to private lands, and to the BLM with respect to BLM-managed lands, along with confirmation of the curation of recovered unique paleontological specimens into an established, accredited museum repository, would signify completion of the PRMMP to mitigate impacts to paleontologic resources.</p>						
	<p><b>Mitigation Measure PALEO-2:</b> Prior to issuance of the first grading permit, a worker training program shall be prepared and include information on the recognition of the types of paleontological resources that could be encountered within the Project area and referral of finds to the paleontologic monitor if they are found. This information shall be presented to Project construction personnel and Project operation and maintenance personnel by a qualified professional paleontologist.</p>	<p>The Riverside County Planning Department shall verify that the Applicant has developed a worker training program, which includes information on the recognition of the types of paleontological resources that could be encountered within the Project area and referral of finds to the paleontologic monitor if they are found.</p>	<p>Riverside County Planning Department</p>	<p>Prior to issuance of the first grading permit.</p>	<p>Riverside County Planning Department</p>		
	<p><b>Mitigation Measure PALEO-3:</b> If construction or other Project personnel discover any potential fossils during construction, operation and maintenance, or decommissioning, the fossils shall be left undisturbed and the paleontologic monitor shall be notified immediately and shall then take appropriate actions to evaluate the find in accordance with the PRMMP.</p>	<p>During construction, operation and maintenance, or decommissioning discovery of fossils shall result in work stoppage and notification of responsible parties, and subsequent actions shall be identified in the find in accordance with the PRMMP.</p>	<p>Riverside County Planning Department</p>	<p>During construction, decommissioning, and ground disturbing activities.</p>	<p>Riverside County Planning Department</p>		
<p><b>Contribution Toward Cumulative Paleontological Impacts</b></p>	<p>Implement Mitigation Measures PALEO-1 through PALEO-3.</p>	<p>See PALEO-1 through PALEO-3.</p>	<p>See PALEO-1 through PALEO-3.</p>	<p>See PALEO-1 through PALEO-3.</p>	<p>See PALEO-1 through PALEO-3.</p>		
<p><b>Traffic and Transportation</b></p>							
<p><b>Impact TRA-1:</b> The Project could conflict with an applicable plan, ordinance, or policy establishing measures</p>	<p><b>Mitigation Measure TRA-1:</b> A construction phase Traffic Management Plan would be prepared in consultation with Caltrans and Riverside County for the roadway network, potentially affected by construction activities at the Project area and off-site gen-tie line facilities. In order to achieve acceptable LOS, the Traffic</p>	<p>The Riverside County Transportation Department and Caltrans shall verify that the Applicant has prepared a</p>	<p>Riverside County Planning Department</p>	<p>Prior to construction.</p>	<p>Riverside County Transportation</p>		

Environmental Impact/Resource Area	BMP/Mitigation Measures	Monitoring Method	Responsible Monitoring Party	Monitoring Phase	Verification Approval Party	Date Mitigation Measure Verified or Implemented	Completion Requirement
of effectiveness of the performance of the circulation system.	Management Plan would include a plan to split the workforce and stagger arrival times during peak construction periods along with a traffic LOS and queue monitoring program, as determined necessary by the County's Transportation Department staff. The plan would be based upon the analysis set forth in this EIR. Carpooling shall also be required of contractor employees during the construction phase to help achieve acceptable LOS levels. In addition to the above-mentioned measures, other approaches could be considered to reduce peak hour traffic, such as requiring contractors to arrange employee busing and/or employee participation in park and ride.	TMP.	and Caltrans.		Department and Caltrans.		
	<b>Mitigation Measure TRA-2:</b> The contractor would conduct construction activities in accordance with Caltrans' applicable limitations on vehicle sizes and weights. Construction Excavation Permits obtained from Riverside County, Encroachment Permits from Caltrans, and permits and licenses from the California Highway Patrol and Caltrans for the transport of hazardous substances.	The Riverside County Transportation Department and Caltrans shall verify the contractor has conducted construction activities in accordance with Caltrans' applicable limitations on vehicle sizes and weights.	Riverside County Transportation Department.	During construction, de-commissioning, and ground disturbing activities.	Riverside County Transportation Department and Caltrans.		
<b>Impact TRA-2:</b> The Project would not conflict with an applicable congestion management program.	Implement Mitigation Measures TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.		
<b>Impact TRA-3:</b> The Project could 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; results in a change in air traffic levels or a change in location and result in substantial safety risks.	Implement Mitigation Measures HAZ-2 and HAZ-3.	See HAZ-2 and HAZ-3.	See HAZ-2 and HAZ-3.	See HAZ-2 and HAZ-3.	See HAZ-2 and HAZ-3.		
<b>Impact TRA-4:</b> The Project would substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Implement Mitigation Measures TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1 and TRA-2.		
<b>Contribution Toward</b>	Implement Mitigation Measures TRA-1 and TRA-2.	See TRA-1 and TRA-2.	See TRA-1.	See TRA-1.	See TRA-1.		



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<p><b>Cumulative Traffic and Circulation Impacts</b></p>	<p><b>Mitigation Measure TRA-3:</b> Construction traffic coordination shall be required to address potential cumulative traffic issues associated with concurrent construction of several large projects with large workforces, approximately from 2015 through 2017. The Applicant shall coordinate construction traffic with applicable traffic management (e.g., Caltrans, Riverside County, and City of Blythe) as well as BLM representatives, as determined appropriate and necessary by the listed agencies. The Applicant shall also coordinate construction traffic with other proponents of renewable energy projects in the I-10 corridor. Cumulatively considerable projects shall be identified and the appropriate staggered arrival times or other approaches (such as busing, park and ride, or carpooling) will be prescribed to achieve an acceptable LOS</p>	<p>The Riverside County Planning Department, Caltrans, BLM, and City of Blythe shall verify that the Applicant has coordinated construction traffic.</p>	<p>Riverside County Planning Department.</p>	<p>During construction, decommissioning, and ground disturbing activities.</p>	<p>Riverside County Planning Department, Caltrans, BLM, and City of Blythe</p>		



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

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

Date: August 29, 2017

To: Board of Supervisors

From: Russell Brady, Contract Planner

**RE: Agenda Item 17.5 – CUP03684, PUP00916, DA00086**

Attached is one additional letter in favor of the project as well as one letter opposing the project. A memo is also included that responds to the comments included in the letter opposing the project.

The below condition is also recommended to clarify the effective status of the Conditional Use Permit contingent on the effective status of and compliance with the related Development Agreement.

### 10. EVERY.006 Use – Development Agreement

The use approved under Conditional Use Permit No. 3684 shall not be effective until Development Agreement No. 86 is effective. All use of Conditional Use Permit No. 3684 shall be done in strict compliance with the provisions of Development Agreement No. 86 and these conditions of approval.

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