

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

AND - EIR Mitigation Measures (cont.)

to the removal of any structures, perform a survey for lead based paint and asbestos containing materials. If found, all lead based paint must be removed from the property prior to construction/demolition activities with the potential to disturb painted surfaces and disposed of in accordance with all applicable laws. If the activities would not disturb painted surfaces, the entire structure with lead base paint must be disposed of in accordance with all applicable laws. If found, all asbestos containing materials must be disposed of in accordance with all applicable laws.

Planning. 3

AND - EIR Mitigation Measures

MM N-4: Noise Restrictions. The Project design and implementation shall include appropriate noise mitigation measures adequate to ensure that the operation of the Project will not cause the noise levels due to plant operation alone to exceed an average of 43 dBA Leq measured at or near an inhabited dwelling. No new pure-tone components shall be caused by the power inverters or transformers associated with the Project. No single piece of equipment shall be allowed to stand out as a source of noise that draws legitimate complaints.

The Project design in site plans shall avoid placing stationary sources of noise within 800 feet of an inhabited dwelling. If the final design of the Project includes any battery or flywheel, air conditioner, inverter, transformer, substation or switchyard within 800 feet of an inhabited dwelling, then the following adaptive management measures shall be required:

A. When the Project first achieves a sustained output of 85% or greater of rated capacity, the Project owner shall conduct a 25-hour community noise survey by monitoring levels at locations of any affected inhabited dwelling, or at a closer location acceptable to the County.

The measurement of power plant noise for the purposes of demonstrating compliance with this mitigation measure may alternatively be made at a location, acceptable to the County, closer to the plant (e.g., 100 feet from power inverters or transformers) and this measured level then mathematically extrapolated to determine the plant noise contribution at the affected dwelling.

B. If the results from the noise survey indicate that the power plant noise at the affected receptor site exceeds the above value during the above time period, mitigation measures shall be implemented to reduce noise to a level of compliance with this limit.

Planning. 3

AND - EIR Mitigation Measures

MM HWQ-3: Mitigation of Impacts to the Palo Verde Mesa (PVMGB) Groundwater Basin. If water for the Project is to be obtained from onsite wells, the Applicant shall develop a Colorado River Water Supply Plan (Plan) to monitor groundwater extractions and prevent, replace or mitigate Project impacts that deplete the PVMGB groundwater budget. The amount of PVMGB depletion requiring mitigation shall be equal to the amount of withdrawals from below the Colorado River Accounting Surface. The Plan shall identify measures that will be taken to replace water on an acre-foot to acre-foot basis, if the Project results in consumption of any water from within or below the Colorado River Accounting Surface, towards the purpose of ensuring that no allocated water from the Colorado River is consumed without entitlement to that water.

The Plan shall be submitted to the United States Bureau of Reclamation for review and

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Planning. 6 MM AES-3: Project Design (cont.)
 appearing forms to complement the characteristic landscape. Screen the structure from view by using natural land forms and vegetation. Reduce the line contrast created by straight edges.

Linear Alignments: Use existing topography to hide induced changes associated with roads, lines, and other linear features. Select alignments that follow landscape contours. Avoid fall-line cuts. Hug vegetation lines.

- Reclamation and Restoration: Reduce the amount of disturbed area and blend the disturbed areas into the characteristic landscape. Where feasible, replace soil, brush, rocks, and natural debris over disturbed area. Newly introduced plant species should be of a form, color, and texture that blends with the landscape.

(To extent feasible shall mean to the satisfaction of the Assistant TLMA Director, or their designated representative)

Planning. 7 REN ENG - FUTURE INTERFERENCE

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

Planning. 8 REN ENG - NO FINAL NO CONNECT

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor. A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

Planning. 9 REN ENG - REPLACE OR MODIFY

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

Planning. 10 REN ENG - UTILITY COORDINATION

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

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Planning-CUL

- Planning-CUL. 2 MM CUL-6 Discovery of Unanticipated Resources (cont.)
 Planning-CUL. 2 MM CUL-6 Discovery of Unanticipated Resources

In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities shall be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered or if feasible, preserved in place if requested by the tribe(s), and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

- Planning-CUL. 3 PDA06074r3 accepted

County Archaeological Report (PDA) No.6074r3 submitted for this project (CUP180001) was prepared by Applied Earthworks and is entitled: "Phase I Cultural Resource Inventory and Evaluation for the Athos Renewable Energy Project, Riverside County California", dated August 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on September 7, 2018.

Revised County Archaeological Report (PDA) No. 6074r3 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated December 2018. This report was received and accepted by the County Archaeologist on January 8, 2019.

These documents are herein incorporated as a part of the record for project.

- Planning-CUL. 4 PDA07028r1 accepted

Phase II Testing Plan for the Athos Renewable Energy Project, Riverside County, California accepted. 2/2019

Planning-GEO

- Planning-GEO. 1 GEO190005 ACCEPTED

County Geologic Report GEO No. 190005, submitted for the project (CUP180001/PUP180001), was prepared by Terracon Consultants, Inc. The report is titled; "Geotechnical Engineering Report, Athos Solar Facility, Desert Center, California," dated June 29, 2018. In addition, Terracon has submitted the following document:

"Response to County of Riverside Planning Department – Review Comments Letter, Athos Solar Facility, Desert Center, Riverside County, California, Terracon Project No. 60185052," dated February 25, 2019.

GEO190005 concluded:

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Planning-GEO

Planning-GEO. 1 GEO190005 ACCEPTED (cont.)

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. Based on a review of historic aerial photographs of the site and vicinity, no active faulting is judged to traverse any of the 10 solar facility sites.
3. Groundwater is estimated to be approximately 70 feet below existing ground surface.
4. Due to the depth of groundwater, liquefaction is not considered a hazard to the subject site.
5. Total and differential seismic settlement is estimated to be less than ¼ inch.
6. Based on blow counts and laboratory testing, the onsite soils are not considered prone to collapse or expansion.

GEO190005 recommended:

1. All areas to be graded should be stripped or cleaned of significant vegetation and other deleterious material, and either removed from the site for disposal, or used to revegetate landscaped areas or exposed slopes after completion of grading operations.
2. Due to the low bearing capacity of the near surface soils, shallow mat and spread footing foundations should be supported on engineered fill comprised of on-site soils. This will require excavation of at least 2 to 3 feet of surface soils.
3. The minimum depth of fill and over-excavation should be a minimum of 3 feet below existing grades or 1 foot below the bottom of the deepest foundations, whichever is greater.
4. Overexcavation depth should extend to a stable and unyielding bottom where dry densities of unprepared exposed soils is equal to or higher than 100 pcf.
5. When bottom of excavations pass the above criteria, they should be scarified, moisture conditioned, and compacted to the appropriate relative compaction.

GEO No. 190005 satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 190005 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190312

Transportation

Transportation. 1 APM T-1

APM T-1 (Applicant-proposed measures)

All designated public roadway easements directly impacted by the solar facility will remain open to the public during construction and operation as not to preclude access to nearby properties.

Transportation. 2 APM T-2

APM T-2 (Applicant-proposed measures)

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Transportation

Transportation. 2 APM T-2 (cont.)

If any designated vehicle routes are temporarily impacted by Project activities, the Applicant will develop alternative routes to allow for continued vehicular access. Traffic Safety Coordinator(s) will oversee the installation of proper signage to ensure safe public use of open routes and other recreation opportunities on public lands in the Project area.

Transportation. 3 COUNTY WEB SITE

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

Transportation. 4 ENCROACHMENT PERMIT

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

Transportation. 5 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 6 TRANSPORTATION INTRO

Based on comments from the applicant, it is understood that the applicant wishes to merge all sets of properties that are contiguous by either submittal of Tract Maps or Lot Mergers. Several existing publicly accepted roads have been proposed to be vacated including, Beekley Road, Little Bear Road, Moonbeam Road, Sidewinder Road and Buffalo Run Road. Additional roads within the project boundaries that will not be vacated include Loma Verde Road, Kiowa Road, Orion Road and Comanche Trail. Roads that are not vacated shall be left free and clear of all fences, equipment and other obstructions.

Loma Verde Road, Kiowa Road, Orion Road and Comanche Trail shall require street improvements including but not limited to: paved approaches at intersections to Rice Road, grading, compaction and placement of gravel to comply with fire equipment access requirements based on an approved soils report and geotechnical structural recommendations. Dedications of property shall be required adjacent to Rice Road, Orion Road and Comanche Trail for public road and utility purposes.

Waste Resources

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Waste Resources

- Waste Resources. 1 Waste Resources - Prior to decommissioning (cont.)
- Waste Resources. 1 Waste Resources - Prior to decommissioning

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

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50. Prior To Map Recordation

Fire

050 - Fire. 1 Prior to recordation Not Satisfied

Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

050 - Fire. 2 Prior to recordation Not Satisfied

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

050 - Fire. 3 Prior to recordation Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

050 - Fire. 4 Prior to recordation Not Satisfied

Solar Energy Generating Systems shall conform to Riverside County Technical Policy TP 15 002 for Fire Department Access

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Environmental assessment and/or remediation of the leaking AST shall be completed prior to any grading permit issuance. Please contact the Environmental Cleanup Program for more details at (951)955-8980.

060 - E Health. 2 Gen - Custom Not Satisfied

All abandoned wells must be properly destroyed under permit from Riverside County Department of Environmental Health prior to grading. Contact the Indio office at (760) 863-7570 for additional information.

Flood

060 - Flood. 1 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be constructed above the highest calculated water surface elevation per a District approved Hydrology and Hydraulics study. Any mobile home/premanufactured building shall be placed on a permanent foundation.

060 - Flood. 2 HWQ - Mitigation Measures Not Satisfied

MM HWQ-5: Flood Protection. Substations, the O&M Building, energy storage system, and all other Project buildings shall either be situated outside of the 100-year floodplain or sufficiently protected against dislodgement by flooding where placement outside the floodplain is not practical. Flood protection shall consist of elevating the structures on fill to at least the highest anticipated adjacent

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 HWQ - Mitigation Measures (cont.) Not Satisfied

flood level per County requirements. Solar panels shall be situated at least one foot above the highest anticipated local flood level per County requirements. All structures using posts or poles for foundations, including transmission poles or towers, shall be designed to protect against substantial scour from the 100-year flood event. The Project must comply with Riverside County Ordinance No. 458 for projects within a Special Flood Hazard Area or floodplain: electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities must be designed or located to prevent water from entering or accumulating within the components during flooding.

060 - Flood. 3 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 4 Submit ORD. 458 Special Flood Hazard Area Study Not Satisfied

CUP 180001 is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org/GIS.aspx>. The Developer must submit a floodplain analysis to determine potential impacts of the development to the SFHA. To provide for appropriate future administration of County Ordinance No. 458, the following items shall be submitted to the District for review and approval:

- a. A floodplain analysis (including digital files) consisting of hydrologic and hydraulic calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the purpose of revising the effective SFHA limits. See the District's Accepted Software Memorandum found at <http://rcflood.org/DevelopmentReview.aspx>.
- b. Exhibits showing the pre-development and post-development SFHA limits.
- c. Georeferenced shapefiles or CAD files of the pre-development and post-development SFHA limits.

All hydrologic and hydraulic models, maps, and mapping data must be submitted electronically to the District for review and approval.

060 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 Development Agreement Not Satisfied

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy). The applicant has proposed

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Development Agreement (cont.) Not Satisfied

entering into a Development Agreement (DA No. 1900001) with the County. Board of Supervisors Policy No. B-29 states, "[N]o approval required by Ordinance Nos. 348 or 460 shall be given for a solar power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." County staff has reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA No. 1900001 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA No. 190001 shall control.

No permits shall be issued until Development Agreement No. 1900001 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 2 Use - Mitigation Measure AES-2 Not Satisfied

MM AES-2: Surface Treatment of Project Structures and Buildings. To the extent commercially feasible, the Project owner shall treat the surfaces of all non-temporary large Project structures and buildings (O&M building, inverters, electrical enclosures, gen-tie poles and conductors) visible to the public such that (a) their colors minimize visual intrusion and contrast by blending with (matching) the existing characteristic landscape colors; (b) their colors and finishes do not create excessive glare; and (c) their colors and finishes are consistent with local policies and ordinances. The transmission line conductors shall be nonspecular and non-reflective, and the insulators shall be non-reflective and non-refractive.

Following consultation with the Riverside County Visual Resources specialist (for solar and gen-tie facilities on non-BLM lands) and the BLM Visual Resources specialist (for gen-tie facilities on BLM lands) and other representatives as deemed necessary, the Project owner shall submit for the County's (for solar and gen-tie facilities on non-BLM lands) and BLM's (for gen-tie facilities on BLM lands) review and approval, a specific Surface Treatment Plan that will satisfy these requirements. The consultation would be in-field at the agencies' election, or desktop review if preferred by the agencies. The treatment plan shall include:

- A. A description of the overall rationale for the proposed surface treatment, including the selection of the proposed color(s) and finishes based on the characteristic landscape. Colors will be fielded tested using the actual distances from the KOPs to the proposed structures, using the proposed colors painted on representative surfaces;
- B. A list of each major Project structure, building, tank, pipe, and wall; the transmission line towers and/or poles; and fencing, specifying the color(s) and finish proposed for each. Colors must be identified by vendor, name, and pantone number; or according to a universal designation system;
- C. One set of color brochures or color chips showing each proposed color and finish;
- D. A specific schedule for completion of the treatment; and
- E. A procedure to ensure proper treatment maintenance for the life of the Project. The Project owner shall not specify to the vendors the treatment of any buildings or structures treated during manufacture or perform the final treatment on any buildings or structures treated in the field, until the Project owner receives notification of approval of the treatment plan by Riverside County and the BLM (gen-tie only). Subsequent modifications to the treatment plan are prohibited without the County's and BLM's approval for components under their respective authorities; however, the project owner may consider the agencies' failure to respond to a request for review within 60 days an acceptance of the proposal.

(To extent feasible shall mean to the satisfaction of the Assistant TLMA Director, or their designated representative)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Use - Mitigation Measure AES-2 (cont.) Not Satisfied

060 - Planning. 3 Use - Mitigation Measure AES-4 Not Satisfied

MM AES-4: Retention of Roadside Vegetation. Retain SR-177 roadside vegetation along both directions of travel. Specifically, maintain a minimum 50-foot natural vegetation buffer as measured from the outer edge of the road shoulder along both northbound and southbound lanes for the purpose of providing visual screening of Project facilities and reducing visible contrast.

060 - Planning. 4 Use - Mitigation Measure Fugitive Dust Control Plan Not Satisfied

MM AQ-1: Fugitive Dust Control Plan. The Project owner shall prepare and implement a Fugitive Dust Control Plan to address fugitive dust emissions during Project construction, operation, maintenance, and decommissioning. The plan would include measures to minimize fugitive dust emissions from development of laydown and staging areas, site grading, vegetation management, and installing all Project facilities through post-construction cleanup. The Project owner would take every reasonable precaution to prevent all airborne fugitive dust plumes from leaving the Project site and to prevent visible particulate matter from being deposited upon public roadways. The plan would be subject to review and approval by the SCAQMD (Rule 403).

The following measures would be included within the plan:

- During construction, all unpaved roads, disturbed areas (e.g., areas of scraping, excavation, backfilling, grading, and compacting), and loose materials generated during construction activities shall be stabilized with a non-toxic soil stabilizer or soil weighting agent or watered two times daily or as frequently as necessary to minimize fugitive dust generation. Non-water-based soil stabilizers shall be as efficient as or more efficient for fugitive dust control than ARB-approved soil stabilizers and shall not increase any other environmental impacts, including loss of vegetation, adverse odors, or emissions of ozone precursor reactive organic gases (ROG) or volatile organic compounds (VOC).
- The main access roads through the site shall be either paved or stabilized using soil binders, or equivalent methods, to provide a stabilized surface that is similar for the purposes of dust control to paving, that may or may not include a crushed rock (gravel or similar material with fines removed) top layer, prior to initiating construction. Delivery, laydown, and staging areas for construction or O&M supplies shall be paved or treated prior to taking initial deliveries.
- Grading and earthwork activities, including vegetation removal, cut and fill movement, and soil compacting, shall be phased across the site to minimize the amount of exposed or disturbed area on any single day.
- No vehicle shall exceed 15 miles per hour on unpaved areas within the construction site, with the exception that vehicles may travel up to 25 miles per hour on stabilized unpaved roads as long as such speeds do not create visible dust emissions.
- Visible speed limit signs shall be posted at the construction site entrances.
- All construction equipment vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering paved roadways.
- All unpaved exits from the construction site shall be graveled or treated to prevent track-out onto public roadways.
- All paved roads within the construction site shall be swept daily or as needed (less during periods of precipitation) on days when construction activity occurs to prevent the accumulation of dirt and debris.
- At least the first 500 feet of any paved public roadway exiting the construction site or exiting other unpaved roads to access the construction site or staging areas shall be swept as needed when dirt or runoff resulting from the construction activities is visible on the paved public roadway.

060 - Planning. 5 Use - Mitigation Measure Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 Use - Mitigation Measure (cont.) Not Satisfied

MM HAZ-1: Soil Investigation. 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 contaminants as recommended in the Phase I report (see Appendix K). 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.

060 - Planning. 6 Use - Mitigation Measure Not Satisfied

MM AQ-4: Construction Activity Management Plan. The Project owner shall prepare and implement a construction activity or phasing plan that requires construction contractors to schedule the overlapping activities of on-road motor vehicles and off-road equipment to avoid excessive daily emissions. The activity management plan shall reflect the ultimate design of the solar facility and gen-tie line development timing, and shall reflect the anticipated make-up of the construction equipment fleet and workforce. The plan would need to reflect dust control practices (Mitigation Measure AQ-1), off-road equipment engine standards (Mitigation Measure AQ-2), and use of newer vehicles for vendor and hauling trucks (Mitigation Measure AQ-3). The plan shall be submitted to the County and accepted by the County prior to the County issuing final permits.

060 - Planning. 7 Use - Mitigation Measure Not Satisfied

MM AES-4: Retention of Roadside Vegetation. Retain SR-177 roadside vegetation along both directions of travel. Specifically, maintain a minimum 50-foot natural vegetation buffer as measured from the outer edge of the road shoulder along both northbound and southbound lanes for the purpose of providing visual screening of Project facilities and reducing visible contrast.

060 - Planning. 8 Use - Mitigation Monitoring Not Satisfied

*The permittee shall prepare and submit a written report to the Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and CEQ180007, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

Planning-CUL

060 - Planning-CUL. 1 MM CUL-1 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program.

060 - Planning-CUL. 2 MM CUL-13 Archival and field studies Not Satisfied

Prior to Grading the consultant shall complete archival research to determine context and association with major historical themes to complete evaluations for CA-RIV-9854H, -9857H, -20572, and AE-3752-064H.

060 - Planning-CUL. 3 MM CUL-2 Cultural Resource Monitoring Plan Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 MM CUL-2 Cultural Resource Monitoring Plan (cont.) Not Satisfied

Riverside Planning Department that a Cultural Resource Monitoring Plan has been developed with input from the consulting tribes, that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant (except for the Project's contribution to a significant cumulative impact to the PTNCL, which would remain significant after mitigation) as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed or DocuSigned (e-signature) copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections shall vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined by the Project Archaeologist.

The Cultural Resources Monitoring Plan shall include the following procedures:

Flag and Avoid- If resources within the transmission line corridor can be spanned rather than impacted, or in the event that new resources are discovered during construction where impacts can be reduced or avoided, the Project owner shall:

1. Ensure that a Cultural Resource Specialist (CRS), alternate CRS, or other supervisory cultural resource field staff establish the boundary of each site, add a 10 meter-wide buffer around the periphery of each site boundary, and flag the resulting space in a conspicuous manner;
2. Ensure that a CRS enforces avoidance of the flagged areas during construction; and
3. Ensure, after completion of construction, boundary markings around each site and buffer are removed so as not to attract vandals.

060 - Planning-CUL. 4 MM CUL-3 Archaeological Monitor Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that an adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections shall vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections shall be determined and directed by the Project Archaeologist.

060 - Planning-CUL. 5 MM CUL-4 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for at least one Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 6 MM CUL-5 Tribal Cultural Sensitivity Training Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 6 MM CUL-5 Tribal Cultural Sensitivity Training (cont.) Not Satisfied

Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training shall include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval. A record of attendance shall be available to the consulting tribes upon request.

060 - Planning-CUL. 7 MM CUL-9 Temporary Fencing Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) AE-3752-066H, P-33-018393/ CA-RIV-9481H and P-33-025150/ CA-RIV-12372H during any construction activities along the Gen-Tie lines. Prior to commencement of construction activities the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and Native American Monitor. The fencing can be removed only after construction activities have been completed.

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060 - Planning-EPD. 1 30-Day Burrowing Owl Preconstruction Surveys - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

060 - Planning-EPD. 2 BIO - Mitigation Measure Not Satisfied

MM BIO-5: Vegetation Resources Management Plan. The Applicant will prepare and implement a Vegetation Resources Management Plan, to be reviewed and approved by Riverside County. If the County does not respond to submittal of the draft Plan within 60 days, the Project owner may consider this a waiver of the County's authority to comment and the Plan may be considered approved. The goal will be to prevent further degradation of areas that may be temporarily disturbed by Project activities, but not to restore redisturbance habitat values (those impacts are mitigated through off-site compensation). The Vegetation Resources Management Plan will detail the methods to revegetate temporarily impacted sites; salvage cacti from the Project footprint; and long-term vegetation management within the solar facility during its operations.

- Revegetation of temporarily impacted sites. The Plan will specify methods to prevent or minimize further site degradation; stabilize soils; maximize the likelihood of vegetation recovery over time (for areas supporting native vegetation); and minimize soil erosion, dust generation, and weed invasions. The nature of revegetation will differ according to each site, its pre-disturbance condition, and the nature of the construction disturbance (e.g., drive and crush, vs. blading). The Plan will include: (a)

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060 - Planning-EPD. 2 BIO - Mitigation Measure (cont.) Not Satisfied

soil preparation measures, including locations of recontouring, decompacting, imprinting, or other treatments; (b) details for topsoil storage, as applicable; (c) plant material collection and acquisition guidelines, including guidelines for salvaging, storing, and handling plants from the Project site, as well as obtaining replacement plants from outside the Project area (plant materials will be limited to locally occurring native species from local sources); (d) a plan drawing or schematic depicting the temporary disturbance areas (drawing of "typical" gen-tie structure sites will be appropriate); (e) time of year that the planting or seeding will occur and the methodology of the planting; (f) a description of the irrigation, if used; (g) success criteria; and (h) a monitoring program to measure the success criteria, commensurate with the Plan's goals, (i) contingency measures for failed revegetation efforts not meeting success criteria. For temporary disturbance on BLM lands, any specific BLM requirements would supersede this measure.

- Cactus Salvage. In conformance with BLM policy, the Applicant will include salvaged or nursery stock yuccas (all species), and cacti (excluding cholla species, genus *Cylindropuntia*), in revegetation plans and implementation affecting BLM lands. The Plan will include methods to salvage and replant cacti and yucca, species found on the site; season for salvaging the plants; methods for salvage, storage, and re-planting them; locations for re-planting; and appropriate monitoring and success criteria for the salvage work.
- Operations Phase On-Site Vegetation Management: The Plan will include methods and scheduling for onsite vegetation management throughout the operations phase, describing mowing or other vegetation treatments to be implemented, disposal of mown material, and incorporating all applicable components of the Integrated Weed Management Plan, including any proposed herbicide usage.

060 - Planning-EPD. 3 BIO - Mitigation Measure Not Satisfied

MM BIO-1: Biological Monitoring. The Applicant will assign a Lead Biologist as the primary point of contact for the lead and resource agencies regarding biological resources mitigation and compliance. For desert tortoise protection measures (BIO-9, below), the Lead Biologist will serve as the Field Contact Representative (FCR). The Applicant will provide the resume of the proposed Lead Biologist 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. The Lead Biologist duties will vary during the construction, O&M, and decommissioning phases. In general, the duties will include, but will not be limited to those listed below:

- Regular, direct communication with representatives of Riverside County, and other agencies, as appropriate.
- Train and supervise additional Biological Monitors to ensure that all biological monitoring activities are completed properly and according to schedules. Monitoring will include inspections of any area or activity that may impact biological resources to ensure compliance with all mitigation measures for biological resources.
- Conduct or oversee Worker Environmental Awareness Program (WEAP) training (Mitigation Measure BIO-2).
- Conduct or oversee clearance surveys and monitoring duties as defined in all adopted mitigation measures.
- Halt any activities in any area if it is determined that the activity, if continued, would cause an unauthorized adverse impact to biological resources.

Clearly mark sensitive biological resource areas during construction, O&M, and decommissioning, and inspect these areas at appropriate intervals for compliance with regulatory terms and conditions.

- Conduct or oversee bi-weekly compliance inspections during ground disturbing construction

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060 - Planning-EPD. 3 BIO - Mitigation Measure (cont.) Not Satisfied

activities. Inspections will include delineating limits of disturbance, fence construction activities, pre-construction clearance surveys; and initial clearing, grubbing, and grading.

- Inspect or oversee daily inspection of active construction or O&M activity areas where animals may have become trapped. At the end of each work day, either inspect installation of structures that prevent entrapment or allow escape during periods of construction inactivity. Periodically inspect areas with high vehicle activity (e.g., parking lots) for animals in harm's way and relocate them if necessary.
- During the operations phase of the Project, conduct quarterly compliance inspections (fencing condition, trash management, wildlife mortality logs, etc.); conduct weed monitoring and control (according to the Integrated Weed Management Plan).
- Immediately notify the Applicant, County, and resource agencies (as applicable) in writing of dead or injured special-status species, or of any non-compliance with biological mitigation measures or permit conditions.
- During construction, provide weekly verbal or written updates to Riverside County, and, for any information pertinent to state or federal permits, to the BLM or resource agencies.
- During construction and O&M, prepare and submit monthly and annual compliance reports, respectively.

060 - Planning-EPD. 4 BIO - Mitigation Measure Not Satisfied

MM BIO-8: Wildlife Protection. The Applicant shall undertake the following measures during construction and O&M to avoid or minimize impacts to wildlife. Implementation of all measures shall be subject to review and approval by Riverside County.

- Wildlife avoidance. Wherever feasible, Project activities will avoid interference with wildlife (include grounddwelling species, birds, bats) by allowing animals to escape from a work site prior to disturbance; conducting pre-construction surveys and exclusion measures for certain species as specified in other measures; checking existing structures (homes, trailers, etc.) for animals such as bats, barn owls, skunks, or snakes that may be present, and safely excluding them prior to removing the structures.
- Minimize traffic impacts. The Applicant will specify and enforce maximum vehicle speed limits as specified in the Traffic Control Plan, to minimize risk of wildlife collisions and fugitive dust.
- Minimize lighting impacts. Night lighting, when in use, shall be designed, installed, and maintained to prevent side casting of light towards surrounding fish or wildlife habitat.
- Avoid use of toxic substances. Soil bonding and weighting agents used for dust suppression on unpaved surfaces shall be non-toxic to wildlife and plants.
- Minimize noise and vibration impacts. The Applicant will conform to noise requirements specified in the noise analysis of this EIR to minimize noise to offsite habitat.
- Water. Potable and non-potable water sources such as tanks, ponds, and pipes shall be covered or otherwise secured to prevent animals (including birds) from entering. Prevention methods may include storing water within closed tanks or covering open tanks with 2-centimeter netting. Dust abatement will use the minimum amount of water on dirt roads and construction areas to meet safety and air quality standards. Water sources (e.g., hydrants, tanks, etc.) shall be checked periodically by biological monitors to ensure they do not create puddles.
- Trash. All trash and food-related waste shall be contained in vehicles or covered trash containers inaccessible to ravens, coyotes, or other wildlife and removed from the site regularly.
- Workers. Workers shall not feed wildlife or bring pets to the Project site. Except for law enforcement personnel, no workers or visitors to the site shall bring firearms or weapons.
- Wildlife netting or exclusion fencing. The Applicant may install temporary or permanent netting or fencing around equipment, work areas, or Project facilities to prevent wildlife exposure to hazards

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such as toxic materials or vehicle strikes, or prevent birds from nesting on equipment or facilities. Bird deterrent netting will be maintained free of holes and will be deployed and secured on the equipment in a manner that, insofar as possible, prevents wildlife from becoming trapped inside the netted area or within the excess netting. The biological monitor will inspect netting (if installed) twice daily, at the beginning and close of each work day. The biological monitor will inspect exclusion fence (if installed) weekly.

- Wildlife entrapment. Project-related excavations shall be secured to prevent wildlife entry and entrapment. Holes and trenches shall be backfilled, securely covered, or fenced. Excavations that cannot be fully secured shall incorporate wildlife ramp or other means to allow trapped animals to escape. At the end of each work day, a biological monitor shall ensure that excavations have been secured or provided with appropriate means for wildlife escape.
- All pipes or other construction materials or supplies will be covered or capped in storage or laydown areas. No pipes or tubing will be left open either temporarily or permanently, except during use or installation. Any construction pipe, culvert, or other hollow materials will be inspected for wildlife before it is moved, buried, or capped.
- Dead or injured wildlife will be reported to CDFW or the local animal control agency, as appropriate (special-status species must be reported to CDFW). A biological monitor shall safely move the carcass out of the road or work area if needed and dispose of the animal as directed by the agency. If an animal is entrapped, a biological monitor shall free the animal if feasible, or work with construction crews to free it, in compliance with safety requirements, or work with animal control or CDFW to resolve the situation.
- Pest control. No anticoagulant rodenticides, such as Warfarin and related compounds (indandiones and hydroxycoumarins), may be used within the project site, on off-site project facilities and activities, or in support of any other project activities.

060 - Planning-EPD. 5 BIO - Mitigation Measure Not Satisfied

MM BIO-6: Compensation for Natural Habitat Impacts on County-administered Land. The Applicant will acquire and protect, in perpetuity, compensation habitat to offset loss of natural habitat on County administered lands on the Project site. No compensation would be required for impacts to anthropogenic land use or recovering areas. The acreages and ratios will be based upon final calculation of impacted acreage and thus would be less for the Reduced Project Alternative than the proposed Project. Acreages will be adjusted as appropriate for other alternatives or future modifications during implementation. To the extent that Sonoran creosote bush scrub may substantially recover from drive and crush site preparation, total impact acreage will be reduced. Compensation will be provided for impacts to the following resources, at the specified ratios (acres acquired and preserved to acres impacted):

- Desert dry wash woodland: 3:1
- Sonoran creosote bush scrub: 0.5:1

Criteria for the acquisition, initial protection and habitat improvement, and long-term maintenance and management of compensation lands will include all the following: Provide habitat value that is comparable to the habitat impacted, taking into consideration soils, vegetation, topography, human-related disturbance, invasive species, wildlife movement opportunity, proximity to other protected lands, management feasibility, and other habitat values. The primary focus area for acquiring parcels to maintain/improve connectivity will be along the I-10 corridor between Desert Center and Cactus City with a priority on parcels that connect conserved lands on either side of the I-10 through large culverts or bridges. Mitigation may be "nested" or "layered," to the extent that it meets habitat requirements for multiple species that will or may be impacted by the Project. The Applicant shall provide funding or bonding for the acquisition in fee title or in easement, initial

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habitat improvements and long-term maintenance and management of the compensation lands prior to construction activities on native habitat. Within 18 months of completing construction, the Applicant or an approved third party will prepare a Compensation Plan, identifying the proposed compensation lands, and specifying the land ownership, conservation easement terms, long-term management, and responsibility for funding or endowment. The Compensation Plan will be submitted for review and approval to Riverside County. The County will consult with CDFW or another land manager in its review of the Compensation Plan to ensure that the mitigation will support any permits and authorizations to be issued by CDFW.

060 - Planning-EPD. 6 BIO - Mitigation Measure Not Satisfied

MM BIO-2: Worker Environmental Awareness Training. The Lead Biologist will prepare and implement a Worker Environmental Awareness Program (WEAP). The Applicant will be responsible for ensuring that all workers at the site receive WEAP training prior to beginning work on the Project and throughout construction and operations. The WEAP will be available in English and Spanish. The Applicant will submit the WEAP to Riverside County for approval prior to implementation. If the County does not respond to submittal of the draft Plan within 60 days, the Project owner may consider this a waiver of the County's authority to comment and the Plan may be considered approved. The WEAP will:

- Be developed by or in consultation with the Designated Biologist and consist of an on-site or training center presentation with supporting written material and electronic media, including photographs of protected species, available to all participants.
- Provide an explanation of the function of flagging that designates authorized work areas; specify the prohibition of soil disturbance or vehicle travel outside designated areas.
- Discuss general safety protocols such as vehicle speed limits, hazardous substance spill prevention and containment measures, and fire prevention and protection measures.
- Review mitigation and biological permit requirements.
- Explain the sensitivity of the vegetation and habitat within and adjacent to work areas, and proper identification of these resources.
- Discuss the federal and State Endangered Species Acts, Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act and the consequences of non-compliance with these acts.
- Discuss the locations and types of sensitive biological resources on the Project site and adjacent areas and explain the reasons for protecting these resources.
- Inform participants that no snakes, other reptiles, birds, bats, or any other wildlife will be harmed or harassed.
- Place special emphasis on species that may occur on the Project site and/or gen-tie lines, including special-status plants, desert tortoise, Mojave fringe-toed lizard, burrowing owl, golden eagle, nesting birds, desert kit fox, American badger, and burro deer.
- Specify guidelines for avoiding rattlesnakes and reporting rattlesnake observations to ensure worker safety and avoid killing or injuring rattlesnakes. Wherever feasible, rattlesnakes should be safely removed from the work area using appropriate snake handling equipment, including a secure storage container for transport.
- Describe workers' responsibilities for avoiding the introduction of invasive weeds onto the Project site and surrounding areas, describe the Integrated Weed Management Plan.
- Provide contact information for the Lead Biologist and instructions for notification of any vehicle-wildlife collisions or dead or injured wildlife species encountered during Project-related activities;
- Include a training acknowledgment form to be signed by each worker indicating that they received training and will abide by the guidelines.

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MM BIO-7: Emory's Crucifixion Thorn Mitigation. The Applicant will mitigate impacts to Emory's crucifixion thorn (CRPR 2) through one or a combination of the following strategies.

- Avoidance. Project design will avoid at minimum 75 percent of the Emory's crucifixion thorn occurrences within the Project boundaries or other work areas, including the gen-tie line, as identified in the BRTR and recorded in accompanying GPS data and will provide a minimum 100-foot buffer area surrounding each avoided occurrence, where no Project activities will take place.
- Off-site compensation. The Applicant will provide compensation lands consisting of occupied Emory's crucifixion thorn habitat at a 1:1 ratio for any occupied habitat affected by the Project, according to the terms described in MM BIO-6 (Compensation for Natural Habitat Impacts). Occupied habitat will be calculated on the Project site and on the compensation lands as including each special status plant occurrence and a surrounding 100-foot buffer area. Off-site compensation will be incorporated into the Project's Habitat Compensation Plan, for review and approval by Riverside County. Mitigation may be "nested" or "layered," to the extent that it meets habitat requirements for multiple species that will or may be impacted by the Project.
- Salvage. The Applicant will consult with Rancho Santa Ana Botanic Garden (RSABG) regarding the success of salvage efforts for this species at the Desert Sunlight Solar Farm Project site. If the strategy has been shown to be feasible, then the Applicant will prepare and implement an Emory's Crucifixion Thorn Salvage and Relocation Plan, to be reviewed and approved by Riverside County prior to disturbance of any occupied Emory's crucifixion thorn habitat. Emory's crucifixion thorn on private lands may also be subject to the provisions of the California Desert Native Plants Act. The Applicant will contract with RSABG or another entity with comparable experience and qualifications, to salvage at minimum 75 percent of Emory's crucifixion thorn individuals from the proposed Project site and transfer them to a suitable off-site location.
- Horticultural propagation and off-site introduction. If salvage and relocation is not believed to be feasible for Emory's crucifixion thorn, then the Applicant will consult with RSABG or another qualified entity, to develop and implement an appropriate experimental propagation and relocation strategy.

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M BIO-9: Desert Tortoise Protection. No desert tortoise may be handled or relocated without authorization from USFWS and CDFW. The Applicant may seek incidental take authorization from both agencies to handle or translocate desert tortoise. If incidental take authorization is obtained, then desert tortoises would be handled or translocated according to a Wildlife Relocation Plan, to be prepared as specified in APM B-1 (Wildlife Relocation), pending approval by both agencies. If incidental take authorization is not obtained, desert tortoises would not be handled or translocated. The Applicant will employ a biologist who is qualified to conduct desert tortoise clearance surveys (qualified biologist), who will be on-site during all construction. Additionally, the Applicant will designate a Lead Biologist as the Field Contact Representative (FCR) for purposes of the desert tortoise protection measures identified below.

The qualified biologists may be the Project's Lead Biologist, a biological monitor, or another individual. The qualified biologist's qualifications will be subject to review and approval by Riverside County. Qualifications 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. The qualified biologist shall conduct pre-construction clearance surveys for each work area, watch for

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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 Project's Lead Biologist/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 take of a desert tortoise. The qualified biologist will not handle or relocate desert tortoises unless specifically authorized by the USFWS and CDFW. Any incident that is considered by the qualified biologist to be in noncompliance with these measures will be documented immediately by the qualified biologist. The FCR will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with resource agencies. The FCR will have the authority to halt any Project activities that may risk take of a desert tortoise or that may be inconsistent with adopted mitigation measures or permit conditions. Neither the FCR nor any other Project employee 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. Upon notification by the qualified biologist or another biological monitor of any noncompliance 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 any Project activities that could harm a desert tortoise: (1) location of a desert tortoise within a work area; (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.

The Applicant will be responsible for implementing the following requirements, under direction by the qualified biologist and FCR where appropriate.

- Preconstruction Clearance Survey. Transects will be spaced 15 feet apart. Clearance will be considered complete after two successive 100-percent coverage 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). If a tortoise or an occupied tortoise burrow is located during clearance surveys, work activities will only proceed at the site and within a suitable buffer area after the tortoise has either moved away of its own accord, or if it has been translocated off the site under authorization by the USFWS and CDFW.
- Worker Training: The following specifications will be incorporated into the WEAP training, identified in Mitigation Measure BIO-2. 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 Project work areas. 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:
 - A detailed description of the desert tortoise, including color photographs;
 - The distribution and general behavior of the desert tortoise;
 - Sensitivity of the species to human activities;
 - The protection the desert tortoise receives under the state and federal Endangered Species Acts, including prohibitions and penalties incurred for violation;
 - The protective measures being implemented to conserve the desert tortoise during construction activities; and
 - Procedures and a point of contact if a desert tortoise is observed on-site.
- Construction phase tortoise exclusion fencing. Prior to construction of solar facilities, temporary or permanent desert tortoise exclusion fencing will be installed around the work areas. The fence will adhere to USFWS design guidelines, where applicable. The qualified biologist will conduct a

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clearance survey before the tortoise fence is enclosed to ensure no tortoises are in the work area. Any potentially occupied burrows will be avoided until monitoring or field observations (e.g., with a motion-activated camera or fiber-optic mounted video camera) determines absence. If live tortoises or an occupied tortoise burrow are identified in the work area, tortoises shall be relocated under authorization by USFWS and CDFW or allowed to leave on their own accord before enclosing the fence. The fence shall be either continuously monitored prior to closure, or clearance surveys shall be repeated prior to closure after tortoises are removed. Once installed, exclusion fencing will be inspected at least monthly and following all rain events, and corrective action taken if needed to maintain it. Fencing around each work area will include a "cattle guard" or desert tortoise exclusion gate at each entry point. 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.

- Unfenced work areas. As an alternative to exclusion fencing, any work conducted in an area that is not fenced to exclude desert tortoises must be monitored by a qualified biologist who will stop work if a tortoise enters the work area. Work activities will only proceed at the site and within a suitable buffer area after the tortoise has either moved away of its own accord, or if it has been translocated off the site under authorization by the USFWS and CDFW. Work 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.
- Operation phase tortoise monitoring or exclusion. At the Applicant's discretion, and in consultation with resource agencies, permanent desert tortoise exclusion fencing may be installed around each solar facility site, or the Applicant may prepare and implement a monitoring and avoidance program to ensure no take of desert tortoise during O&M, while allowing wildlife (possibly including desert tortoise) to move through the facilities uninjured.
- Tortoises under vehicles. The ground beneath 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.
- Tortoises on roads. If a tortoise is observed on or near the road accessing a work area, vehicles will stop to allow the tortoise to move off the road on its own.
- Tortoise Observations. Any time a tortoise is observed within or near a work site, Project work activities will only proceed at the site and within a suitable buffer area after the tortoise has either moved away of its own accord, or if it has been translocated off the site under authorization by the USFWS and CDFW. 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, construction in the vicinity will stop, pending translocation of the tortoise or other action as authorized by USFWS and CDFW.
- Dead or Injured Specimens. Upon locating a dead or injured tortoise, the Applicant or its agent will 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's 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.

060 - Planning-EPD. 9 Bio - Mitigation Measure Not Satisfied

MM BIO-4: Integrated Weed Management Plan. The Applicant will prepare and implement an Integrated Weed Management Plan (IWMP) to minimize or prevent invasive weeds from infesting the

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site or spreading into surrounding habitat. Riverside County and the BLM (for gen-tie segments on BLM lands) must approve the plan. If the County does not respond to submittal of the draft IWMP within 60 days, the Project owner may consider this a waiver of the County's authority to comment and the Plan may be considered approved.

The IWMP will identify weed species occurring or potentially occurring in the Project area, means to prevent their introduction or spread (e.g., vehicle cleaning and inspections), monitoring methods to identify infestations, and timely implementation of manual or chemical (as appropriate) suppression and containment measures to control or eradicate invasive weeds. The IWMP will identify herbicides that may be used for control or eradication, and avoid herbicide use in or around any environmentally sensitive areas. The IWMP will also include a reporting schedule, to be implemented by the Lead Biologist.

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MM BIO-15: Streambed and Watershed Protection. Prior to ground-disturbing activities in jurisdictional waters of the state, the Applicant will obtain a Streambed Alteration Agreement from the CDFW and applicable authorization (if any) from the Regional Water Quality Control Board. The Applicant will implement Best Management Practices (BMPs) identified below to minimize adverse impacts to streambeds and watersheds.

- Vehicles and equipment will not be operated in ponded or flowing water except as specified by resource agencies.
- The Applicant will minimize road building, construction activities, and vegetation clearing within ephemeral drainages to the extent feasible.
- The Applicant will prevent water containing mud, silt, or other pollutants from grading or other activities from entering ephemeral drainages or being placed in locations that may be subjected to high storm flows.
- Spoil sites will not be located within 30 feet from the boundaries of drainages or in locations that may be subjected to high storm flows, where spoils might be washed back into drainages.
- Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources, resulting from Project-related activities, will be prevented from contaminating the soil and/or entering ephemeral drainages. The Applicant shall ensure that safety precautions specified by this measure, as well as all other safety requirements of other measures and permit conditions are followed during all phases of the Project.
- When operations are completed, any excess materials or debris will be removed from the work area. No rubbish will be deposited within 150 feet of the high-water mark of any drainage during construction, operation, and decommissioning the Project.
- No equipment maintenance will occur within 150 feet of any category 3, 4, or 5 streambed or any streambed greater than 10 feet wide and no petroleum products or other pollutants from the equipment will be allowed to enter these areas or enter any off-site state-jurisdictional waters under any flow.
- With the exception of the drainage control system installed for the Project, the installation of bridges, culverts, or other structures will be such that water flow (velocity and low flow channel width) is not impaired. Bottoms of temporary culverts will be placed at or below stream channel grade.
- No broken concrete, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or other organic or earthen material from any construction or associated activity of whatever nature will be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, off-site state-jurisdictional waters.
- Stationary equipment such as motors, pumps, generators, and welders located within or adjacent to a drainage will be positioned over drip pans. Stationary heavy equipment will have suitable

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containment to handle a catastrophic spill/leak. Clean up equipment such as brooms, absorbent pads, and skimmers will be on site prior to the start of construction.

- The cleanup of all spills will begin immediately. Riverside County will be notified immediately by the Applicant of any spills and will be consulted regarding clean-up procedures.

060 - Planning-EPD. 11 BIO - Mitigation Measures Not Satisfied

MM BIO-10: Desert Kit Fox and American Badger Relocation. This measure supplements APM B-1 (Wildlife Relocation) by specifying further detail regarding desert kit fox and American badger avoidance and passive relocation. Under direction of the Lead Biologist, biological monitors shall conduct preconstruction surveys for desert kit fox and 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 directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse. Potentially active dens 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, dens shall be fitted with the one-way trap doors to encourage animals to move off-site. After 48 hours post installation, the den shall be excavated by hand and collapsed. Dens shall be collapsed prior to construction of the perimeter fence, to allow animals 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 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 animals from occupied dens and move them off-site into appropriate habitat. Additionally, the following measures are required to minimize the likelihood of distemper transmission:

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

060 - Planning-EPD. 12 BIO - Mitigation Measures Not Satisfied

MM BIO-14: Gen-tie lines. 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 at regular intervals to prevent birds from colliding with the lines (APLIC, 2006). 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 maintain sufficient distance between all conductors and

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060 - Planning-EPD. 12 BIO - Mitigation Measures (cont.) Not Satisfied

grounded components to prevent potential for electrocution of the largest birds that may occur in the area (e.g., golden eagle and turkey vulture). They shall utilize non-specular conductors and non-reflective coatings on insulators.

060 - Planning-EPD. 13 BIO - Mitigation Measures Not Satisfied

MM BIO-12: Bird and Bat Conservation Strategy (BBCS). The Applicant will prepare and implement a Bird and Bat Conservation Strategy to avoid or minimize take of migratory birds that may nest on the site or may be vulnerable to collision with Project components. The BBCS will identify potential hazards to birds during construction and O&M phases of the Project and specify measures to recognize, minimize, or avoid those hazards. The BBCS will articulate the Applicant's commitment to reduce risk to birds and bats. Over the course of construction and O&M, progress and challenges that are encountered may necessitate review or revision of the BBCS, on mutual agreement among the Applicant and County. The initial goals of the BBCS are to:

- Provide an organized and cost-effective framework for compliance with State and federal laws protecting birds
- Specify record keeping, reporting, and communication procedures to document compliance with the terms of the BBCS
- Foster a sense of stewardship with the Applicant and on-site staff Construction. Pre-construction surveys for active nests will be conducted by one or more qualified biologists at the direction of the Project Lead Biologist. The biologists' qualifications will be subject to review and approval by Riverside County. Nest surveys will be conducted for all Project activities throughout the nesting season, identified here as beginning January 1 for raptors and hummingbirds and February 1 for other species, and continuing through August 15. Nest surveys will be completed at each work site no more than 7 days prior to initiation of site preparation or construction activities. Nest surveys will cover all work sites, including the solar facility and gen-tie, and adjacent off-site habitat areas of 1,200 feet for raptors and 250 feet for other species. If adjacent properties are not accessible to the field biologists, the off-site nest surveys may be conducted with binoculars.

At each active nest, the qualified biologist will establish and mark a buffer area surrounding the nest where construction activities that could disrupt nesting behavior will be excluded. The BBCS may identify species specific buffer distances or variable distances, depending on activity levels (e.g., driving past the nest to access work sites may be less disruptive than foundation construction). Alternately, buffer distances will be 1,200 feet for raptor nests and 250 feet for other species. The extent of nest protection will be based on proposed construction activities, species, human activities already underway when the nest is initiated (e.g., a house finch nest built in the eaves of an occupied structure would warrant less avoidance or protection than a loggerhead shrike nest build in native shrubland), topography, vegetation cover, and other factors. The avoidance and protection measures will remain in effect until the nest is no longer active.

If for any reason a bird nest must be removed during the nesting season, the Applicant or its agent will notify the CDFW and USFWS and retain written documentation of the correspondence. Nests would be removed only if they are inactive, or if an active nest presents a hazard.

Operation and Maintenance. The BBCS will specify monitoring and conservation measures to be implemented by the Applicant to document bird mortality that may result from bird injury or mortality caused by collision with Project components, including gen-tie line collisions. The BBCS will include:

- A statement of the Applicant's understanding of the importance of bird and bat safety and management's commitment to remain in compliance with relevant laws
- Documentation of conservation measures to be implemented through design and operations to minimize bird and bat fatalities at the solar facilities and gen-tie line
- Consistent, practical and up-to-date direction to O&M staff on how to avoid, reduce, and monitor bird

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and bat fatalities

- A 3-year O&M monitoring and reporting program for potential bird and bat fatalities
- Identification of fatality thresholds that, if surpassed, would trigger adaptive management measures such as changes to Project O&M
- An adaptive management framework to be applied if thresholds are surpassed.

060 - Planning-EPD. 14 BIO - Mitigation Measures Not Satisfied

MM BIO-13: Burrowing Owl Avoidance and Relocation: This measure supplements APM B-1 (Wildlife Relocation) by specifying further detail regarding burrowing owl. Burrowing owl protection and relocation will incorporate the following requirements:

- Pre-construction surveys for burrowing owls, possible burrows, and sign of owls (e.g., pellets, feathers, white wash) will be conducted throughout each work area no more than 14 days prior to construction.
- Should any of the pre-construction surveys identify burrowing owl or active burrows within the solar facility, the Lead 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.
- Any unoccupied suitable burrows within the solar facility footprint will be excavated and filled in under the supervision of the Lead Biologist prior to site preparation.
- The Plan will specify detailed methods for passive relocation of burrowing owls if needed and monitoring and management of the passive relocation including a three-year monitoring program.

060 - Planning-EPD. 15 BIO - Mitigation Measures Not Satisfied

MM BIO-11: Wildlife Water Source. The Applicant will coordinate with the County, BLM, CDFW, and USFWS to offset potential Project impacts to burro deer and other wildlife resulting from loss of existing irrigation water supplies at Parcel Group G. In coordination with the agencies, the Applicant will support replacement, repairs, maintenance, or monitoring of existing wildlife water sources in the Project vicinity; support access improvements to existing sources; support removal of invasive tamarisk (or saltcedar) from natural water sources (to improve surface flow); or provide an alternative water source as a replacement or supplement to existing sources.

060 - Planning-EPD. 16 BIO - Mitigation Measures Not Satisfied

MM BIO-3: Minimization of Vegetation and Habitat Impacts. Prior to ground-disturbing activities, work areas (including, but not limited to, staging areas, access roads, and sites for temporary placement of construction materials and spoils) will be delineated with construction fencing (e.g., the common orange vinyl material) or staking to clearly identify the limits of work and will be verified by the Lead Biologist. No paint or permanent discoloring agents shall be applied to rocks or vegetation (to indicate surveyor construction activity limits or for any other purpose). Fencing/staking will remain in place for the duration of construction. Spoils will be stockpiled in disturbed areas. All disturbances, vehicles, and equipment will be confined to the fenced/flagged areas.

When feasible, construction activities will minimize soil and vegetation disturbance to minimize impacts to soil and root systems. Upon completion of construction activities in any given area, all unused materials, equipment, staking and flagging, and refuse shall be removed and properly disposed of, including wrapping material, cables, cords, wire, boxes, rope, broken equipment parts, twine, strapping, buckets, and metal or plastic containers. Any unused or leftover hazardous products shall be properly disposed of offsite.

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060 - Planning-EPD. 16 BIO - Mitigation Measures (cont.) Not Satisfied

Hazardous materials will be handled and spills or leaks will be promptly corrected and cleaned up according to applicable requirements. Vehicles will be properly maintained to prevent spills or leaks. Hazardous materials, including motor oil, fuel, antifreeze, hydraulic fluid, grease, will not be allowed to enter drainage channels.

060 - Planning-EPD. 17 Construction Fencing - EPD Not Satisfied

Prior to ground-disturbing activities, work areas (including, but not limited to, staging areas, access roads, and sites for temporary placement of construction materials and spoils) will be delineated with construction fencing (e.g., the common orange vinyl material) or staking to clearly identify the limits of work and will be verified by the Lead Biologist. No paint or permanent discoloring agents shall be applied to rocks or vegetation (to indicate surveyor construction activity limits or for any other purpose). Fencing/staking will remain in place for the duration of construction. Spoils will be stockpiled in disturbed areas. All disturbances, vehicles, and equipment will be confined to the fenced/flagged areas.

Prior to issuance of a grading permit, the Lead Biologist shall prepare a document or memo confirming the installation of the construction fencing and/or staking.

060 - Planning-EPD. 18 Integrated Weed Management Plan - EPD Not Satisfied

Prior to issuance of a grading permit the Applicant will prepare and submit to Riverside County an Integrated Weed Management Plan (IWMP) to minimize or prevent invasive weeds from infesting the site or spreading into surrounding habitat.

The IWMP will identify weed species occurring or potentially occurring in the Project area, means to prevent their introduction or spread (e.g., vehicle cleaning and inspections), monitoring methods to identify infestations, and timely implementation of manual or chemical (as appropriate) suppression and containment measures to control or eradicate invasive weeds. The IWMP will identify herbicides that may be used for control or eradication, and avoid herbicide use in or around any environmentally sensitive areas. The IWMP will also include a reporting schedule, to be implemented by the Lead Biologist.

060 - Planning-EPD. 19 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

060 - Planning-EPD. 20 Preconstruction Desert Kit Fox and American Badger Surveys: Not Satisfied

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060 - Planning-EPD. 20 Preconstruction Desert Kit Fox and American Badger Surveys: Not Satisfied

Prior to issuance of grading permits, pre-construction surveys for desert kit fox and American badger shall occur no more than 30 days prior to initiation of construction activities, and reports shall be submitted to the County of Riverside for review. 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 directly impacted by construction activities shall be excavated by hand and backfilled to prevent reuse. Potentially active dens 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, dens shall be fitted with the one-way trap doors to encourage animals to move off-site. After 48 hours post installation, the den shall be excavated by hand and collapsed. Dens shall be collapsed prior to construction of the perimeter fence, to allow animals 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 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 animals from occupied dens and move them off-site into appropriate habitat. Additionally, the following measures are required to minimize the likelihood of distemper transmission:

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

Any documented kit fox mortality shall be reported to the CDFW 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.

060 - Planning-EPD. 21 Preconstruction Desert Tortoise Surveys - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist approved by the County of Riverside shall conduct pre-construction clearance surveys for each work area, watch for tortoises wandering into the construction areas, check under vehicles, and examine excavations and other potential pitfalls for entrapped animals, and submit a survey report documenting these surveys. The qualified biologist will be responsible for overseeing compliance with desert tortoise protective measures and for coordination with the Project's Lead Biologist/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 take of a desert tortoise. The qualified biologist will not handle or relocate desert tortoises unless specifically authorized by the USFWS and CDFW. Any incident that is considered by the qualified biologist to be in noncompliance with these measures will be documented immediately by the qualified biologist.

060 - Planning-EPD. 22 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. A 401 Certification from Regional Water Quality Control Board shall also be applied for.

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060 - Planning-EPD. 22 Streambed Alteration Permits - EPD (cont.) Not Satisfied

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 23 Vegetation Resources Management Plan - EPD Not Satisfied

Prior to issuance of a grading permit, the Applicant will prepare a Vegetation Resources Management Plan and submit it to be reviewed and approved by Riverside County.

The goal will be to prevent further degradation of areas that may be temporarily disturbed by Project activities, but not to restore pre-disturbance habitat values (those impacts are mitigated through off-site compensation). The Vegetation Resources Management Plan will detail the methods to revegetate temporarily impacted sites; salvage cacti from the Project footprint; and long-term vegetation management within the solar facility during its operations.

Planning-PAL

060 - Planning-PAL. 1 PAL - Mitigation Measures Not Satisfied

MM PAL-2: Paleontological Resource Impact Mitigation Program. Prior to issuance of grading permits the Project Paleontologist retained shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall be submitted to the Riverside County Geologist for review and approval prior to issuance of a grading permit by the county. The project Owner may consider the PRIMP approved if the County's Geologist does not respond within 60 days of submittal of the draft PRIMP. Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate

Paleontology standards, are as follows:

- Description of the proposed site and planned grading operations.
- Description of the level of monitoring required for all earthmoving activities in the Project area.
- Identification (name) and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the Riverside County Geologist of the discovery.
- Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- Procedures and protocol for collecting and processing of samples and specimens.
- Fossil identification and curation procedures to be employed.
- Identification of the permanent repository to receive any recovered fossil material. The County of Riverside must be consulted on the repository or museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
- All pertinent exhibits, maps and references.
- Procedures for reporting of findings.
- Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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Planning-PAL

060 - Planning-PAL. 2 PAL - Mitigation Measures Not Satisfied

MM PAL-4: Paleontological Awareness Training. Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the Project Paleontologist to provide Paleontological Awareness Training. A qualified paleontologist designated by the Project Paleontologist shall provide Paleontological Awareness Training for all construction personnel as a part of the Project's Worker Environmental Awareness Training. Training will include a brief review of the paleontological sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated paleontological resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Paleontologist to ensure compliance with this condition of approval.

060 - Planning-PAL. 3 PAL - Mitigation Measures Not Satisfied

MM PAL-3: Paleontological Monitoring. Full-time monitoring by a qualified paleontological monitor will take place during all ground disturbing activities in sediments classified as High or Undetermined sensitivity. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

060 - Planning-PAL. 4 PAL - Mitigation Measures Not Satisfied

MM PAL-5: Paleontological Monitoring Report Requirement. The Applicant shall submit to the Riverside County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at the site. The report shall be certified by the professionally qualified Project Paleontologist responsible for the content of the report. The Project Paleontologist must be on Riverside County's Paleontology Consultant List. The report shall contain a discussion of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum or other repository. In addition, all appropriate fossil location information shall be submitted to the Western Information Center, the San Bernardino County Museum and the Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

060 - Planning-PAL. 5 PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in

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Planning-PAL

060 - Planning-PAL. 5 PALEO PRIMP/MONITOR (cont.) Not Satisfied

the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

This condition shall apply Mitigation Measure PAL-1

Transportation

060 - Transportation. 1 EXISTING R-O-W/EASEMENTS Not Satisfied

Any existing right-of-way and/or easements that has been accepted or has been offered for dedication shall not be blocked, fenced or obstructed by solar panels or any solar equipment. Show all existing and proposed easements on the plans.

060 - Transportation. 2 GRADING -SOILS Not Satisfied

A soils report shall be required which provides detailed structural section recommendations for all

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Transportation

060 - Transportation. 2 GRADING -SOILS (cont.) Not Satisfied

primary and secondary access roads as well as all proposed County and Non-County Roads. All proposed access roads shall be designed in compliance with County fire standards and recommendations.

060 - Transportation. 3 GRADING STREET IMP PLANS Not Satisfied

Two sets of complete Street improvement plans (24x36) shall be submitted to the Transportation Department for review and final Mylar sets subsequently for the required clearance of the condition of approval prior to issuance of the grading permit. All work within the County public right of-way shall require a County Encroachment permit from the Transportation Department and payment of all applicable encroachment permit fees. Street improvement plans shall include at a minimum:

1. Paved deceleration lanes and left hand turn pockets at all primary access points adjacent to Rice Road.
2. Paved driveways adjacent to Rice Road for a minimum distance of 100 feet to prevent tracking of dirt onto the Highway.
3. Paved intersection improvements at both Loma Verde Road and Orion Road including right hand turning deceleration lanes, left hand turn pockets and pavement within the County roadway for a minimum distance of 100 feet to prevent tracking of dirt onto Rice Road.
4. Locations and details for all proposed utilities within the right-of-way.
5. Grading and compaction of all access roads to a minimum width of 26 feet and placement of an all-weather road surface that complies with County Fire access requirements and the recommendations of an approved soils report prepared by a licensed geotechnical engineer. These improvements shall include:
 - a. Loma Verde Road from the intersection of Rice Road to the Intersection of Kiowa Road.
 - b. Kiowa Road from the intersection of Loma Verde Road to the intersection of Buffalo Run Road.
 - c. Orion Road/Comanche Trail from the intersection of Rice Road to the Northeast corner of Assessor Parcel Number 811-180-024

060 - Transportation. 4 LOT MERGERS Not Satisfied

Lot mergers shall be recorded for adjacent and contiguous parcels as described below:

APN's 811-122-002 and 811-142-007 shall be merged and a 5 foot dedication to Rice Road shall be made along the entire property frontage as part of the lot merger. These merged lots shall require paved primary and secondary access driveways to prevent tracking of soil onto the highway. These lots will require a dedicated right hand deceleration lane and a left hand turn pocket to be constructed on Rice Road for the primary access driveway only.

APN's 811-142-005 and 811-260-013 and 811-170-013 shall be merged and a 5 foot dedication to Rice Road shall be made along the entire property frontage as part of the lot merger. These merged lots shall require paved primary and secondary access driveways to prevent tracking of soil onto the highway. These lots will require a dedicated right hand deceleration lane and a left hand turn pocket to be constructed on Rice Road for the primary access driveway only. These lots will also require a 30 foot dedication along the entire southern border for the future extension and protection of access rights to Orion Road and Comanche Trail.

APN's 811-170-009 and 811-170-008 and 811-170-007 shall be merged and a 30 foot dedication shall

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Transportation

060 - Transportation. 4 LOT MERGERS (cont.) Not Satisfied

be required along the entire northern border for the future extension and protection of access rights to Orion Road and Comanche Trail. These merged lots shall require an all-weather access road within the dedicated right of way of Orion Road that is compliant with fire equipment fire access standards and based upon an approved soils report with structural section recommendations prepared by a licensed geotechnical engineer.

APN's 811-170-002 and 811-180-001 and 811-180-002 and 811-180-003 shall be merged and a 30 foot dedication shall be required along the entire southern border for the future extension and protection of access rights to Orion Road and Comanche Trail. These merged lots shall require an all-weather access road within the dedicated right of way of Orion Road that is compliant with fire equipment fire access standards and based upon an approved soils report with structural section recommendations prepared by a licensed geotechnical engineer.

APN's 811-180-004 and 811-180-024 shall be merged and a 30 foot dedication shall be required along the entire northern border for the future extension and protection of access rights to Orion Road and Comanche Trail. These merged lots shall require an all-weather access road within the dedicated right of way of Orion Road that is compliant with fire equipment fire access standards and based upon an approved soils report with structural section recommendations prepared by a licensed geotechnical engineer.

APN's 810-110-001 and 81-110-006 shall be merged. These merged lots shall require an all-weather access road within legal access corridors that is compliant with fire equipment fire access standards and based upon an approved soils report with structural section recommendations prepared by a licensed geotechnical engineer.

060 - Transportation. 5 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 6 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department.

060 - Transportation. 7 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer may be required to submit a Water Quality Management Plan (WQMP) to Riverside County Flood Control & Water Conservation District and Riverside County Transportation Department for review and approval.

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Transportation

060 - Transportation. 7 WATER QUALITY MGMT PLAN (WQMP) (cont.) Not Satisfied

Separate Water Quality Management Plans shall be required for each merged parcel area to be developed. Based on the plans as currently submitted, it appears that 7 separate WQMP's shall be required. At a minimum, all WQMP's shall address all additional flows generated by the development and provide for onsite storage of 100% of the additional flows projected in a 100 year 24 hour storm event.

TRN-Grade

060 - TRN-Grade. 1 Drainage Design - Q100 Not Satisfied

All onsite drainage facilities shall be designed to accommodate 100 year storm flows. A drainage report with hydrologic and hydraulic calculations shall be submitted to the Building and Safety Department for review and approval.

060 - TRN-Grade. 2 Drainage Easement(s) Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - TRN-Grade. 3 Notice of Intent Not Satisfied

Prior to issuance of a grading permit, sites indicating a disturbance of "ONE" acre or larger, the owner/applicant shall provide a "Notice of Intent" (NOI) for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit, contact the SWRCB at www.swrcb.ca.gov.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 MM CUL-10 Journal Article Not Satisfied

The consultant shall prepare and submit for publication a journal article summarizing the results of research on AE-3752-066H (historic refuse dump), AE-3752-106H (historic road segment), and P-33-025150/ CA-RIV-12372H (SR 177/Rice Road segment). The County Archaeologist shall review and approve the article prior to submission. The article shall be submitted to a local historical journal such as the Journal of the Riverside Historical Society.

070 - Planning-CUL. 2 MM CUL-11 Desert Center DTC/C-AMA Summary Report and Not Satisfied

In order to address direct impacts to all DTC/C-AMA resources eligible for the CRHR as well as cumulative impacts to the DTCCL and any contributor to the district, prior to Grading Permit Final Inspection the Project owner shall retain cultural resources specialists with previous knowledge of the DTC/C-AMA. These specialists shall review and synthesize the information contained in DPR forms for DTC/C-AMA-associated resources in the Chuckwalla Valley. The results shall be summarized in a report and district DPR form, if appropriate, for the Desert Center vicinity. Some of the key resources shall include the Chuckwalla Valley Maneuver Area, the Desert Center Army Airfield, Desert Center Observer's Camp, 18th Ordnance Battalion Campsite, the Desert Center Small Arms Range, the Desert Center Supply Depot, and the Desert Center Evacuation Hospital. The report and DPR forms shall be submitted to the County for review. After review and approval the report and DPR forms shall be submitted to the California Historical Resources Information System Eastern Information Center.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 MM CUL-11 Desert Center DTC/C-AMA Summary Report and Not Satisfied

070 - Planning-CUL. 3 MM CUL-12 Prehistoric Trails Summary Report. Not Satisfied

In order to address cumulative and indirect impacts to the Prehistoric Trails Network Cultural Landscape/Historic District (PTNCL) prior to Grading Permit Final Inspection the Project owner shall retain cultural resources specialists with prior experience working with prehistoric resources in the Blythe and/or Desert Center vicinity. These specialists shall review and synthesize the information contained in DPR forms and previously prepared reports regarding prehistoric trails and associated artifacts and features in the Chuckwalla Valley. The results shall be summarized in a report and district DPR form, if appropriate, for the Desert Center vicinity. After review and approval, the report and DPR forms shall be submitted to the California Historical Resources Information System Eastern Information Center.

.070 - Planning-CUL. 4 MM CUL-7 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied:

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. Curate the resources. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 5 MM CUL-8 Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 5 MM CUL-8 Monitoring Report (cont.) Not Satisfied

Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

Flood

080 - Flood. 1 Submit Plans - Fencing Not Satisfied

The applicant has submitted a proposal for a "breakaway" security fence detailed on sheet C.400 of the Preliminary Site Plan. The District may accept this proposal. All security fencing within the floodplain shall extend their footings to the scour depth provided in a District approved Hydrology and Hydraulic Analysis. A note shall be added to the breakaway fencing detail stating that footing depth shall be extended to the maximum anticipated scour depth. It should be noted that the District may have further comments regarding the "breakaway" feature of the proposed security fencing.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 Development Agreement Not Satisfied

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy). The applicant has proposed entering into a Development Agreement (DA No. 1900001) with the County. Board of Supervisors Policy No. B-29 states, "[N]o approval required by Ordinance Nos. 348 or 460 shall be given for a solar

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Development Agreement (cont.) Not Satisfied

power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." County staff has reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA No. 1900001 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA No. 190001 shall control.

No permits shall be issued until Development Agreement No. 1900001 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 2 PLN - Bonding Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters and cables. The amount shall be as specified and agreed upon in an an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County. The bond shall be held for life of the permit, but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein. If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

080 - Planning. 3 Successor Agency Not Satisfied

Prior to the issuance of building permits, the developer or property owner shall submit to the County written evidence demonstrating that all of the following have occurred: (1) the Board of the Successor Agency for the County of Riverside has amended or otherwise modified the October 24, 2006, Development and Disposition Agreement (DDA) for Desert Center Airport, as amended, to remove the approximately 77 acres of real property that is part of the area covered by CUP180001 from the legal description of the real property subject to the DDA (specifically, APNs 811-122-009, 811-130-010, 811-142-015, a portion of 811-150-002, and a portion of 811-142-016); (2) the Board of the Successor Agency has consented to the sale by Chuckwalla Valley Associates to the developer as provided in Section 24 of the DDA; (3) the Board of the Successor Agency has approved the release of the right to purchase the subject property reserved in Section 21(b)(i) of the DDA; (4) the County Oversight Board for the County of Riverside has approved the amendment or modification described above in (1) and the release of the right to purchase described above in-(2); and the California Department of Finance has approved the amendment or modification described above in (1) and the release of the right to purchase described above in (2).

080 - Planning. 4 Use - Mitigation Measure Not Satisfied

MM HWQ-2: Septic System Rehabilitation. Before the start of construction, the Applicant shall submit to the County an evaluation of the existing septic system to ensure that the proposed use of the system is consistent with the existing use, and if necessary shall make modifications to the system to

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Use - Mitigation Measure (cont.) Not Satisfied
ensure that it would have capacity for any increased use without creating additional impacts to groundwater.

080 - Planning. 5 Use - Mitigation Measure Not Satisfied

MM HAZ-2: 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. It will be reviewed by the County and BLM for their respective jurisdictions. 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:

- 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)

- Site security measures
- Site first aid training
- Construction testing (non-destructive examination, hydro, etc.) requirements
- Site fire protection and extinguisher maintenance, guidance, and documentation
- Furnishing and servicing of sanitary facilities records
- Trash collection and disposal schedule/records
- Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations

080 - Planning. 6 Use - Mitigation Measure Not Satisfied

MM HWQ-4: Project Drainage Plan. The Project owner shall provide Riverside County with a drainage plan, for review and approval prior to construction, which includes the following information:

A. Hydrologic assessment of flood discharges affecting each parcel.

B. A detailed onsite hydraulic analysis utilizing FLO-2D or similar two-dimensional hydraulic model acceptable to the Riverside County which models pre- and post-development flood conditions for the 10- and 100-year storm events. The post-development model must include all proposed Project features, contours, and drainage improvements. Graphical output must include depth and velocity mapping as well as mapping which graphically shows the changes in both parameters between the pre- and postdevelopment conditions.

C. The Drainage Plan shall show the location of all watercourses, drainage concentration points and drainage ditches as they enter, cross and exit the site. It shall include pre-development and postdevelopment peak flow estimates. It shall include hydraulic calculations to determine flood conditions, floodplain limits, flood depths and velocities. It shall show the relationship of drainage and flood features to the features of the proposed Project, including buildings, fences, substations, access roads, culverts, linear features and panel supports, demonstrating adequate design to protect from flooding, erosion and scour, and to do so without adversely affecting adjacent property, inducing erosion or concentrating or diverting flows.

D. The Plan shall show how drainage will be conveyed through the site without adversely affecting other property, either through increased flood hazard or increased potential for scour and erosion. No

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 Use - Mitigation Measure (cont.) Not Satisfied

flow obstructing fences (chain link, block wall, etc.) shall be constructed perpendicular to existing drainage patterns. Proposed fencing shall allow runoff to traverse the project site unencumbered. E. The Plan shall include an assessment of existing diversion berms and channels around parcel perimeters and the magnitude and frequency of flood that would be diverted by these existing features, and the probable integrity of these features to withstand flows. It shall show how those that are on the Project site will be affected by Project grading. It shall include an assessment of flows approaching proposed perimeter fences, whether or not adjacent to existing berms, and make design recommendations to avoid diversion of flows by these fences. Design recommendations may include creating fence openings large enough to allow the passage of debris-laden flows without the potential for diversions to other property. F. The Plan shall have detailed design of flood retention features necessary to avoid any increase in downstream flood peak flow rates. G. Drainage of Project Site Narrative – The Plan shall include a narrative of the measures necessary to protect the site and Project features from flooding, erosion and sedimentation, and measures taken to prevent Project-induced erosion and flooding of adjacent property.

080 - Planning. 7 Use - Mitigation Measure Not Satisfied

MM HAZ-3: UXO Identification, Training and Reporting Plan. Where ground disturbance work is involved, contractor(s) should be OSHA-HAZWOPER-trained in accordance with standard 29CFR1910.120 and hold a current certification. The Applicant shall prepare a UXO Identification, Training and Reporting Plan to properly train all site workers in the recognition, avoidance and reporting of military waste debris and ordnance. The Applicant shall submit the plan to the County and BLM for review and approval for their respective jurisdictions prior to the start of construction. The plan shall contain, at a minimum, the following:

- A description of the training program outline and materials, and the qualifications of the trainers; and
- Identification of available trained experts that will respond to notification of discovery of any ordnance (unexploded or not); and
- Work plan to recover and remove discovered ordnance, and complete additional field screening, possibly including geophysical surveys to investigate adjacent areas for surface, near surface or buried ordnance in all proposed land disturbance areas.

080 - Planning. 8 Use - Mitigation Monitoring Not Satisfied

*The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and CEQ180007 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

Transportation

080 - Transportation. 1 CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 2 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 EVIDENCE/LEGAL ACCESS (cont.) Not Satisfied

Applicant shall demonstrate legal improved access to the site prior to commencing with any construction of buildings, solar panels or other structural features. This shall include at a minimum: verification of legal access to all portions of the proposed development, completion of all required dedications, completion of all required mergers, Tentative Tract Maps, etc.

080 - Transportation. 3 EXISTING R-O-W/EASEMENTS Not Satisfied

Any existing right-of-way and/or easements that has been accepted or has been offered for dedication shall not be blocked, fenced or obstructed by solar panels or any solar equipment. Show all existing and proposed easements on the plans.

080 - Transportation. 4 MM TRA-1 Not Satisfied

MM TRA-1
Construction Traffic Control Plan.

Prior to the start of construction, IP Athos, LLC, shall submit a Construction Traffic Control Plan for review and approval by Caltrans and Riverside County for affected roads and intersections that would be directly affected by the construction activities and/or would require permits and approvals. The Construction Traffic Control Plan shall include, but not be limited to:

_ If multiple construction projects occur at the same time and conditions at the intersection warrant, plans for installation of a temporary signal or use of manual intersection control during the construction period at the I-10 westbound ramp at SR-177. Additionally, if conditions warrant, geometry changes shall be considered in coordination with Caltrans and Riverside County, and implemented, if necessary, in addition to signalization at the I-10 westbound ramp and SR-177. These geometry changes should include a 50-foot westbound right turn pocket, as well as a southbound 50-foot right turn pocket. If manual intersection control is used in the morning peak hour, no manual intersection control is needed in the afternoon peak hour, and the southbound right turn pocket would likely not be needed.

_ The locations and use of flaggers, warning signs, barricades, delineators, cones, arrow boards, etc., according to standard guidelines outlined in the Manual on Uniform Traffic Control Devices, the Standard Specifications for Public Works Construction, and/or the California Joint Utility Traffic Control Manual.

_ The locations of all road or traffic lane segments that would need to be temporarily closed or disrupted due to construction activities.

_ The locations where guard poles, netting, or similar means to protect transportation facilities for any construction or conductor installation work requiring the crossing of a local street, highway, or rail line are proposed.

_ The use of continuous traffic breaks operated by the California Highway Patrol on state highways (if necessary).

_ Additional methods to reduce temporary traffic delays to the maximum extent feasible during morning (7:00 a.m. to 9:00 a.m.) and afternoon (4:00 p.m. to 6:00 p.m.) peak traffic periods, or as directed in writing by the affected public agency in encroachment or other permits). This should also

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Transportation

080 - Transportation. 4 MM TRA-1 (cont.) Not Satisfied

include feasible ways to avoid construction-related trips on I-10 and SR-177 during peak traffic periods.

_ Plans to encourage or provide ridesharing opportunities for construction and operational workers.

_ Plans to provide written notification to property owners and tenants at properties affected by access restrictions to inform them about the timing and duration of obstructions and to arrange for alternative access if necessary. The coordination shall occur at least one week prior to any blockages.

_ Plans to coordinate in advance with emergency service providers to avoid restricting the movements of emergency vehicles. Police departments and fire departments shall be notified in advance by IP Athos, LLC of the proposed locations, nature, timing, and duration of any roadway disruptions, and shall be advised of any access restrictions that could impact their effectiveness. At locations where roads will be blocked, provisions shall be ready at all times to accommodate emergency vehicles, such as immediately stopping work for emergency vehicle passage, providing short detours, and developing alternate routes in conjunction with the public agencies.

_ Provisions for ensuring detours or safe movement of local resident vehicles, pedestrians, and bicycles through all affected facilities.

_ Define the method to maintaining close coordination, prior to and during construction, with Caltrans and Riverside County to minimize cumulative impacts of multiple simultaneous construction projects affecting shared portions of the circulation system. Coordination with adjacent development projects to spread work shifts into multiple hours (instead of peak hour) or the installation of additional temporary traffic signals or manual traffic control officers during peak hours to mitigate the temporary impacts.

080 - Transportation. 5 MM TRA-2 Not Satisfied

MM TRA-2

Comply with FAA 7460-1 Determination Recommendations.

Pursuant to FAA guidelines, IP Athos, LLC, shall submit FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Manager of the FAA Air Traffic Division for review and comment. These filings shall specify the heights and locations of all applicable gen-tie transmission structures and conductor wire spans, pursuant to final engineering, per the requirements of FAA Form 7460-1. IP Athos, LLC, shall implement all recommended safety features or Project design changes recommended by the FAA through the FAA 7460-1 process.

080 - Transportation. 6 MM TRA-3 Not Satisfied

MM TRA-3

Repair Roadways and Transportation Facilities Damaged by Construction Activities.

If roadways, sidewalks, medians, curbs, shoulders, or other such transportation features are damaged by Project construction activities, as determined by the affected public agency, such damage shall be repaired and restored to their pre-Project condition by Athos, LLC. Prior to construction, Athos, LLC shall confer with Riverside County regarding the roads within 500 feet in each direction of Project access points (where heavy vehicles will leave public roads to reach Project

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 MM TRA-3 (cont.) Not Satisfied

sites); and Riverside County and Caltrans regarding the roads to be crossed by the proposed gen-tie line. At least 30 days prior to construction, or as requested by Riverside County or Caltrans, Athos, LLC shall photograph or video record all affected roadway segments and shall provide Riverside County and Caltrans with a copy of these images, if requested.

At the end of major construction, Athos, LLC shall coordinate with each affected jurisdiction to confirm what repairs are required. Any damage demonstrable to the Project is to be repaired to the pre-construction condition within 60 days from the end of all construction, or on a schedule mutually agreed to by Athos, LLC and the affected jurisdiction. If multiple projects are using the transportation features, Athos will pay its fair share of the required repairs. Athos, LLC shall provide Riverside County and Caltrans (as applicable) proof when any necessary repairs have been completed.

080 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along State Highway 177 shall be conveyed for public use to provide for a 55-foot half-width right-of-way. Additional public street right-of-way along State Highway 177 shall be obtained and conveyed for public use to accommodate acceleration and deceleration lanes and to provide for left turn movement to the project site at the main entry (ies).

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 Individual Well Final Not Satisfied

Well final inspection to be conducted to ensure compliance with site location, bacteriological standards, nitrate, fluoride and total dissolved solids.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 Individual Well Final (cont.) Not Satisfied

Flood

090 - Flood. 1 HWQ - Mitigation Measures Not Satisfied

MM HWQ-1: Drainage Erosion and Sedimentation Control Plan (DESCP). Prior to site mobilization, the Applicant shall submit to the County of Riverside a Drainage Erosion and Sedimentation Control Plan (DESCP) for managing storm water during Project construction and operations. The DESC P must ensure proper protection of water quality and soil resources, address exposed soil treatments in the solar fields for both road and non-road surfaces, and identify all monitoring and maintenance activities. The plan must also cover all linear Project features such as the proposed gen-tie line for which the plan must also be reviewed by the BLM. The DESC P shall contain, at minimum, the elements presented below that outline site management activities and erosion and sediment-control Best Management Practices (BMPs) to be implemented during site mobilization, excavation, construction, and post construction (operating) activities.

A. Vicinity Map – A map(s), at a minimum scale 1 inch to 500 feet, shall be provided indicating the location of all Project elements with depictions of all significant geographic features including swales, storm drains, drainage concentration points and sensitive areas.

B. Site Delineation – All areas subject to soil disturbance for the proposed Project shall be delineated showing boundary lines of all construction areas and the location of all existing and proposed structures and drainage facilities.

C. Clearing and Grading Plans – The DESC P shall provide a delineation of all areas to be cleared of vegetation and areas to be preserved. The plan shall provide elevations, slopes, locations, and extent of all proposed grading as shown by contours, cross sections, or other means. The locations of any disposal areas, fills, or other special features shall also be shown. Existing and proposed topography shall be illustrated by tying in proposed contours with existing topography.

D. Clearing and Grading Narrative – The DESC P shall include a table with the estimated quantities of material excavated or filled for the site and all Project elements, whether such excavation or fill is temporary or permanent, and the amount of such material to be imported or exported.

E. Erosion Control – The plan shall address exposed soil treatments to be used during construction and operation including specifically identifying all chemical-based dust palliatives, soil bonding, and weighting agents appropriate for use that would not cause adverse effects to vegetation. BMPs shall include measures designed to prevent wind and water erosion including application of chemical dust palliatives after rough grading to limit water use.

F. Best Management Practices Plan – The DESC P shall identify on the topographic site map(s) the location of the site specific BMPs to be employed during each phase of construction (initial grading, Project element excavation and construction, and final grading/stabilization). BMPs shall include measures designed to control dust, stabilize construction access roads and entrances, and control storm water runoff and sediment transport.

G. Best Management Practices Narrative – The DESC P shall show the location, timing, and maintenance schedule of all erosion- and sediment-control BMPs to be used prior to initial grading, during excavations and construction, final grading/stabilization, and operation. Separate BMP implementation schedules shall be provided for each Project element for each phase of construction. The maintenance schedule shall include post-construction maintenance of structural-control BMPs, or a statement provided about when such information would be available.

The DESC P shall be prepared, stamped and sealed by a professional engineer or erosion control specialist. The DESC P shall include copies of recommendations, conditions, and provisions from the County of Riverside and/or BLM.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 HWQ - Mitigation Measures (cont.) Not Satisfied

This condition shall be satisfied by one of the following: Planning, Building and Safety, or Transportation.

Planning

090 - Planning. 1 AND - EIR MITIGATION MEASURES MONITORING AND RE Not Satisfied

Mitigation Monitoring and Reporting Program is attached in PLUS under documents. Prior to issuance of building permits, all applicable measures shall be satisfied.

090 - Planning. 2 Lighting Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinances and the Riverside County Comprehensive General Plan.

090 - Planning. 3 Use - Mitigation Monitoring Not Satisfied

*The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and CEQ180007. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 4 WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 IMP PLANS Not Satisfied

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

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

090 - Transportation. 2 IMPROVEMENTS Not Satisfied

Prior to final inspection, State Highway 177 shall be improved with acceleration and deceleration lanes, and left turn lane to the project site, as approved by the Transportation Department.

Paved access roads shall be constructed with 26' of asphalt concrete pavement in accordance with County Standard No. 136 (Modified) with 0.33' of Class II Base and 0.25' of asphalt concrete, at a grade and alignment approved by the Transportation Department. Gravel surfaced all weather access roads shall comply with the engineering recommendations of an approved geotechnical report and comply with County Fire Department access requirements, at a grade and alignment approved by the Transportation Department.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 IMPROVEMENTS (cont.) Not Satisfied

The applicant shall submit street improvement plans for the improvement of Loma Verde Road and Kiowa Road that shall include at a minimum:

The southerly portion of Loma Verde Road shall be paved at the intersection of Loma Verde and Rice Road for a minimum distance of 100 feet north of Rice Road to prevent tracking of dirt onto Rice Road.

Rice Road shall be improved to include a dedicated right hand deceleration lane and a left hand turn pocket at the intersection of Loma Verde Road.

Loma Verde Road and Kiowa Road shall be improved to a minimum width of 26 feet with a structural section approved for emergency fire equipment access per an approved soils report and structural section recommendations prepared by a licensed geotechnical engineer.

090 - Transportation. 3 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along State Highway 177 shall be conveyed for public use to provide for a 55-foot half-width right-of-way. Additional public street right-of-way along State Highway 177 shall be obtained and conveyed for public use to accommodate acceleration and deceleration lanes and to provide for left turn movement to the project site at the main entry (ies).

090 - Transportation. 4 TRANS DEPT CLEARANCE REQD Not Satisfied

The applicant must obtain clearance from Riverside County Transportation Department. It may be necessary to speak directly with a Transportation Department representative in order to determine the exact requirements for their clearance.

TRN-Grade

090 - TRN-Grade. 1 Precise Grade Approval Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

Plan: CUP180001

Parcel: 807191004

90. Prior to Building Final Inspection

TRN-Grade

090 - TRN-Grade. 2 Required Grading Inspections Not Satisfied

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied

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

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

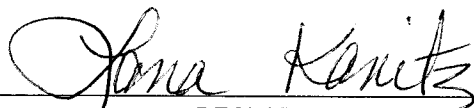
RIVERSIDE CA 92501

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

06/07/19

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 7th of June 2019 in Green Bay, WI, County of Brown.


DECLARANT

Ad#:0003608861
P O : CUP 180001, Variance 190001, PUP 180001

6/18/19 21.1
Planning

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, A VARIANCE, A PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAPS AND TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT IN THE DESERT CENTER AREA, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 18, 2019 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Conditional Use Permit No. 180001**, which proposes to allow the construction, maintenance, and operation of a 500 megawatt commercial solar photovoltaic electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). **Variance No. 190001**, proposes to allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets zone and also in the Controlled Development Area zone. **Public Use Permit No. 180001**, proposes to allow approximately four miles of 220 kilovolt generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). **Tentative Parcel Map No(s). 37700, 37701, 37702, 37703, 37704 and 37705** are Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. This project is located north of I-10 predominantly along Rice Road (SR177), approximately four miles east and northeast of Desert Center in unincorporated Riverside County in the Chuckwalla Zoning Area of the Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and to certify an **Environmental Impact Report for the Athos Solar Project (CEQ180007)**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, A VARIANCE, A PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAPS AND TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT IN THE DESERT CENTER AREA, FOURTH SUPERVISORIAL DISTRICT

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@ivco.org

Any person who appears at the public hearing shall be deemed to have appeared at the public hearing. The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

The Planning Department recommends that the Board of Supervisors approve the project and to certify an **Environmental Impact Report for the Athos Solar Project (CEQ180007)**.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@ivco.org

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

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

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Dated: June 3, 2019
By: Kacia R. Harper, Clerk of the Board
Karen Barton, Board Assistant

Published: 6/7/2019



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 3, 2019

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL : (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: CUP 180001, Variance 190001,
PUP 180001

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Friday, June 7, 2019.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, A VARIANCE, A PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAPS AND TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT IN THE DESERT CENTER AREA, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 18, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Conditional Use Permit No. 180001**, which proposes to allow the construction, maintenance, and operation of a 500 megawatt commercial solar photovoltaic electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). **Variance No. 190001**, proposes to allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets zone and also in the Controlled Development Area zone. **Public Use Permit No. 180001**, proposes to allow approximately four miles of 220 kilovolt generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). **Tentative Parcel Map No(s). 37700, 37701, 37702, 37703, 37704 and 37705** are Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. This project is located north of I-10 predominately along Rice Road (SR177), approximately four miles east and northeast of Desert Center in unincorporated Riverside County in the Chuckwalla Zoning Area of the Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and to certify an **Environmental Impact Report for the Athos Solar Project (CEQ180007)**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@rivco.org

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

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

Dated: June 3, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 3, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP 180001, VARIANCE 190001, PUP 180001, TPM 37700, 37701, 37702, 37703, 37704
AND 37705

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 18, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: June 3, 2019
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 3, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

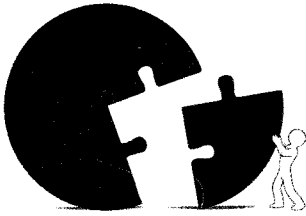
CUP 180001, VARIANCE 190001, PUP 180001, TPM 37700, 37701, 37702, 37703, 37704
AND 37705

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 18, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton
Karen Barton

DATE: June 3, 2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: 5/28/2019

TO: Clerk of the Board of Supervisors – June 18, 2019 BOS meeting

FROM: Planning Department – Riverside – Jason Killebrew, Project Planner

SUBJECT: CUP180001, PUP180001, VAR190001, DA1900001, TPM37700, TPM 37701, TPM37702, TPM37703, TPM37704, TPM37705

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

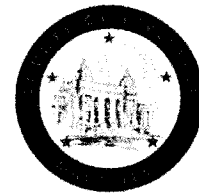
Designate Newspaper used by Planning Department for Notice of Hearing: Desert Sun

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



ITEM

(ID # 9987)

MEETING DATE:

Tuesday, June 18, 2013

FROM : TLMA-PLANNING:

SUBJECT: CONDITIONAL USE PERMIT NO. 180001 (CUP180001), VARIANCE NO. 190001 (VAR190001), PUBLIC USE PERMIT NO. 180001 (PUP180001), DEVELOPMENT AGREEMENT NO. 1900001, TENTATIVE PARCEL MAP NO.(s): 37700, 37701, 37702, 37703, 37704, and 37705 – Intent to Certify an Environmental Impact Report (EIR) – CEQ1800007 (EIR) – Applicant: IP Athos, LLC – Engineer/Representative: Aspen Environmental Group – Fourth Supervisorial District – Chuckwalla District – Desert Center Area Plan – Agriculture: Agriculture (AG:AG), Open Space: Rural – Location: East and West of Rice Road approximately 4 miles north of Interstate 10. South and West of Desert Center Airport. – 3,600 gross acres – Zoning: Light Agriculture - 20 Acre Minimum (A-1-20), Controlled Development Areas-10 acre minimum (W-2-10), Natural Assets (N-A) – REQUEST: CUP180001 – To allow the construction, maintenance, and operation of a 500 megawatt (MW) commercial solar photovoltaic (PV) electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). VAR190001 – To allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets (N-A) zone and also in the Controlled Development Area (W-2) zone. PUP180001 – To allow approximately four miles of 220 kilovolt (kV) generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). Tentative Parcel Map No.(s): 37700, 37701, 37702, 37703, 37704, and 37705: Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility.

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **ADOPT Resolution No. XXXX TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ATHOS SOLAR PROJECT (CEQ180007)**, adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and
2. **INTRODUCE and ADOPT on successive weeks of ORDINANCE NO. XXXX**, an Ordinance of the County of Riverside Approving Development Agreement No. 1900001, based upon the findings and conclusions incorporated in the staff report and in Resolution No. XXXX; and

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

3. **APPROVE CONDITIONAL USE PERMIT NO. 180001**, subject to the attached conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. **XXXX**; and
4. **APPROVE PUBLIC USE PERMIT NO. 180001**, subject to the attached conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. **XXXX**; and
5. **APPROVE VARIANCE NO. 190001**, subject to the attached conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. **XXXX**; and
6. **APPROVE TENTATIVE PARCEL MAP NOS. 37700, 37701, 37702, 37703, 37704, and 37705**, subject to the attached conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. **XXXX**.

ACTION: Set for Hearing

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The requested entitlements below are considered the "Project." The project is commonly referred to as the Athos Renewable Energy Project (Athos or Project).

Conditional Use Permit No. 180001 (CUP180001): To allow the construction, maintenance, and operation of a 500 megawatt (MW) commercial solar photovoltaic (PV) electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The solar facility consist of a seven solar array fields (Parcel Groups) utilizing single-axis solar PV trackers and panels with a combined maximum height of 12 feet. Supporting facilities on-site would include up to four electrical substations (approximately 30,000 square feet each), one 3,000 square foot operation/maintenance (O&M) building, inverters, transformers, battery/flywheel storage system capable of storing up to 500 MW of electricity, and several interior access roads or improved existing access roads connecting the project area to Rice Road 177 (SR177). The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G).

Public Use Permit No. 180001 (POP180001): To allow approximately four miles of 220 kilovolt (kV) generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). The gen-tie lines are proposed to interconnect with the Southern California Edison (SCE) Red Bluff substation, an existing substation located south of Interstate 10 (I-10). The gen-tie lines would be placed within a 100 foot-wide right-of-way (ROW). Portions of the gen-tie lines could be undergrounded for segments to cross existing public and private ROWs.

Variance No. 190001: To allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets (N-A) zone and also in the Controlled Development Area (W-2) zone. The maximum height allowed for structures within the N-A zone is 20 feet in height. The maximum height allowed for structures within the W-2 zone is 105 feet in height. The gen-tie support structures would be constructed with either monopoles, lattice steel structures, or wood H-frame poles with an average height of 90 feet from ground level, minimum height of approximately 30 feet from ground level, and a maximum height of 120 feet from ground level.

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

Tentative Parcel Map No.(s): 37700, 37701, 37702, 37703, 37704, and 37705: Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. The consolidation would include the request to vacate public easements and rights-of-ways. **TPM37700** (Parcel Group E) is proposing to consolidate 473.43 acres into one parcel; **TPM37701** (Parcel Group G) is proposing to consolidate 301.60 acres into one parcel; **TPM37702** (Parcel Group A) is proposing to consolidate 643.96 acres into one parcel; **TPM37703** (Parcel Group D) is proposing to consolidate 109.24 acres into one parcel; **TPM37704** (Parcel Group C) is proposing to consolidate 797.85 acres into one parcel; and **TPM37705** (Parcel Group B) is proposing to consolidate 166.96 acres into one parcel. (Parcel Group F, APN: 811-190-001 is currently one parcel).

Seven miles of 220 kV fence-tie transmission lines are outside of the solar facility on federal land managed by the Bureau of Land Management (BLM) Palm Springs-South Coast Field Office. This area is part of the proposed project, however under the jurisdiction of BLM and under the National Environmental Policy Act (NEPA).

Development Agreement No. 1900001: The applicant has proposed entering into a development agreement (DA No. 1900001) with the County for the Project that is consistent with the County's solar power plant program. Board of Supervisors Policy No. B-29 regarding solar power plants states, "[N]o approval required by Ordinance No. 348 shall be given for a solar power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." The County has reached an agreement with the applicant on the provisions of the DA. The DA has a term of 30 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. DA No. 1900001 contains terms consistent with Board of Supervisors Policy No. B-29, including terms regarding public benefit payments and increases (Section 4.2 of DA No. 1900001) and terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law (Section 4.3 of DA No. 1900001). The DA also contains an agreement between the parties with regard to the computation of development impact fees using the surface mining fee category on a Project Area basis as set forth in Section 13 of Ordinance No. 659 (Section 4.4 of DA No. 1900001). Approval and use of Conditional Use Permit No. 180001 and Public Use Permit No. 180001 are conditioned upon DA No. 190001 being entered into and effective. Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. XXXX, an Ordinance of the County of Riverside Approving Development Agreement No. 1900001, incorporates by reference DA No. 1900001 consistent with Government Code section 65867.5.

The Athos Project is located north of I-10 predominately along Rice Road (SR177), approximately four miles east and northeast of Desert Center in unincorporated Riverside County. Given the scale and acreage of the proposed project, the applicant has separated the

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

project area into seven non-contiguous parcel groups (See Figure 1). The general location of each parcel group is described below:

- **Parcel Group A** – Is located approximately 4,000 feet north of Rice Road (SR177), west of Loma Verde Road, east of Buffalo Run Road, and south of Kiowa Road. Parcel A Group is approximately 643.96 acres. Parcel Group A was previously used for agriculture and is currently fallow. It is located 0.5 miles east of the existing Desert Sunlight Solar Farm and 0.5 miles east of the approved Desert Harvest Solar Project site. It is primarily surrounded by undeveloped desert on BLM-administered public lands. Parcel Group A is also adjacent to (south of) BLM-administered land designated for conservation (i.e., designated as an Area of Critical Environmental Concern and National Lands Conservation System land). Parcels to the south of Parcel Group A are a right-of-way owned in fee by the Metropolitan Water District (MWD). To the southeast and east are private lands currently used for agriculture. Rural residences are located approximately 100 feet east and 1,500 feet west of Parcel Group A. A date palm farm is included adjacent to the residences located 1,500 feet from Parcel Group A.
- **Parcel Group B** – Is located south of Rice Road (SR177), directly north of the Desert Center Airport (Chuckwalla Raceway). Parcel Group B is approximately 166.96 acres. A portion of Parcel Group B was previously used for agriculture but is currently fallow, other portions include undeveloped desert area. It is located south of the MWD right-of-way and private land used for agriculture and north of the Chuckwalla Valley Raceway. It is located east of BLM-land and west of undeveloped private land.
- **Parcel Group C** – Is located directly adjacent to Rice Road (SR177) to the south, and north of Comanche Trail. Parcel Group C is approximately 797.85 acres. Parcel Group C was previously used for agriculture and is currently fallow. It is located south and east of the State Route 177, rural residences, and the Green Acres Mobile Park with 27 mobile home spaces. It is located north and west of BLM-land, and west of the Chuckwalla Valley Raceway's access road. Scattered rural residences are located near Parcel Group C specifically along the State Route 177 and near the Lake Tamarisk community.
- **Parcel Group D** – Is located directly to the southwest of Parcel Group C, south of Comanche Trail. Parcel Group D is approximately 109.24 acres. Parcel Group D is undeveloped desert located south, east, and north of undeveloped BLM-land. It is located west of an undeveloped private parcel.
- **Parcel Group E** – Is generally located south of the Desert Center Airport (Chuckwalla Raceway). Parcel Group B is approximately 473.43 acres. Parcel Group E was previously used for agriculture and is currently fallow. It is located south of the Chuckwalla Valley Raceway and surrounds an undeveloped parcel of State-owned land under the jurisdiction of the California State Lands Commission. There is another parcel

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of State-owned land that is within the southwestern area of Parcel Group E and would be crossed by the Project gen-tie line and roadway. Parcel Group E is adjacent to some BLM-land to the east, west and south. Additional lands to the east and west are undeveloped private land.

- **Parcel Group F** – Is currently one parcel and located approximately 3,800 feet north of I-10. Parcel Group F is approximately 280 acres. Parcel Group F is the only Parcel Group that does not have an associated Tentative Parcel Map. Parcel Group F is undeveloped desert and is surrounded almost entirely by BLM-land. A parcel of private land, located southeast of Parcel Group F.
- **Parcel Group G** – Is located approximately 9,000 feet north of the I-10/Chuckwalla Valley Road intersection. Parcel Group G is approximately 301.60 acres. Parcel Group G is a date farm and is surrounded almost entirely by BLM-land. A parcel of private land is located southwest of Parcel Group G that is used as a date farm.

Gen-Tie Transmission Lines

The 220 kV gen-tie lines would traverse mainly BLM-administered public lands. A portion of the gen-tie lines north and south of the I-10 corridor would also be sited within the Section 368 Federal Energy Corridor as established by the Westwide Energy Corridor Final Programmatic Environmental Impact Statement (PEIS) and Record of Decision. Gen-tie Segment #4 would cross the Chuckwalla ACEC south of the I-10, paralleling an existing overhead transmission corridor and within an existing BLM utility corridor.

- Gen-tie Segment #1 crosses BLM land and two private parcels that are not part of the proposed solar facility. The private parcels are designated as Open Space Rural in the General Plan and zoned as W-2-10 and N-A. One parcel is a right-of-way owned in fee by the MWD.
- Gen-tie Segments #2, #3, and #4, are either located on the proposed solar facility or undeveloped BLM-land. Portions of Gen-tie Segment #2 would parallel the existing Desert Sunlight Solar Farm gen-tie line, and Gen-tie Segment #3 would parallel the proposed Palen Solar Project gen-tie line either overhead or underground in the access road. Gen-tie Segment #4 would parallel both Desert Sunlight and the Palen gen-tie lines and would be located partially within an existing BLM utility corridor.

Environmental Impact Report (California Environmental Quality Act)

An Environmental Impact Report (EIR) has been prepared for this project (CEQ180007) in accordance with the California Environmental Quality Act (CEQA). The EIR represents the

independent judgement of Riverside County. It was determined as part of the EIR analysis

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that the Project would result in significant impacts that cannot be fully mitigated (unavoidable) and will be only partially avoided or lessened in consideration with existing regulations. All other impacts have been addressed through project design or incorporated mitigation measures. Below is a summary of these significant impacts identified in the EIR:

Aesthetics

Impact: *Visual Quality*

Threshold: The Project would substantially degrade the existing visual character or quality of public views of the site and its surroundings with implementation of mitigation measures.

Findings of Fact, Significant and Unavoidable: The Project's visible contrast associated with visually discordant structural features and industrial character would substantially degrade the existing visual character or quality of the site and its surroundings as follows:

- The resulting visual change would be adverse and unavoidable in the immediate vicinity of the gen-tie span of SR-177 and immediately adjacent to Parcel Group C (approximately 13 percent of the combined northbound and southbound affected travel distance along SR-177).
- The Project would result in the creation of an aesthetically offensive site open to public view. The visible contrast associated with the change in visual character during operation would result in an impact that would be significant even with implementation of mitigation for the area along SR-177 that is located in the immediate vicinity of the gen-tie span of SR-177 and immediately adjacent to Parcel Group C.
- Project decommissioning activities and associated industrial character would cause short-term and/or long-term aesthetic effects resulting from increased visual contrast. Revegetation in this desert region is difficult and generally of limited success. Therefore, visual recovery from land disturbance associated with closure and decommissioning activities would likely occur only over a long period of time. While Mitigation Measure BIO-5 (Vegetation Resources Management Plan) requires the implementation of several steps to address temporarily impacted sites, the extensive time required for any meaningful vegetation recovery and reduction in visual contrast would result in an adverse and significant visual impact that cannot be mitigated to a level that would be less than significant. (EIR pp. 3.2-15 to 3.2-27).

The Draft EIR was circulated for 45-day from March 9, 2019 to April 24, 2019. During this review period the EIR received 9 comment letters, and one comment letter was received following the close of the review period. These comments were reviewed and detailed

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response to each comment were prepared and included in the Final EIR, which was posted on May 16, 2019. E-mailed notifications to the commenters were sent on May 16, 2019 which noted the availability of the Final EIR.

For the reasons set forth above and in the EIR prepared for the project, the proposed project will potentially have significant impacts related to Aesthetics. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations consistent with State CEQA Guidelines sections 15093, 15216(b), and 15126.2(b) and discussed in the Final EIR Section 15132 is required (Resolution XXXXXXXX). The Statement of Overriding Considerations would clarify what benefits the project is providing that the Board of Supervisors could determine outweigh the potentially significant environmental impacts of the project. Benefits of the project would include but are not limited to: renewable energy, local employment, economic opportunities, utilization of underutilized areas to promote efficient use of land, while still providing natural open space.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County. As stated above, the Project would help the State achieve its renewable energy goals and mandates. The production of renewable energy has the added benefit of reducing air quality impacts and GHG emissions that would be produced by fossil-fuel based generation facilities. The Project would also provide other important benefits to the local and regional economy from the purchase of equipment and supplies and sales tax revenue as agreed upon in the terms of Development Agreement No. 190001.

Additional Fiscal Information

As stated above, the applicant and County staff have reached an agreement on the provisions of Development Agreement No. 190001. Under DA No. 190001, the applicant will submit annual public benefit payments of \$150 per acre, increased annually by 2% from and after 2013 (currently \$169 per acre in 2019), based on the solar power plant net acre amount of 3,200 acres at full build out. The total "solar power plant net acreage", agreed upon by the applicant, was calculated using the definition in Board of Supervisors' Policy No. B-29. The project is scheduled to be built in two phases and the initial annual public benefit payments will be based on the solar power plant net acreage included in each phase until complete build out (Section 3.4 of DA No. 190001). It is anticipated that Phase 1 of the Project will encompass development of 51.5% of the Project acreage and Phase 2 will encompass the remaining 48.5% of the acreage. Construction is anticipated to occur over 24 to 48 months, regardless of whether it is phased. If the development of the Solar Power Plant occurs in phases, the Annual Public Benefits Payments called for in Section 4.2 shall be based on the Solar Power Plant Net Acreage of each defined phase. The applicant will also take agreed upon actions to ensure that local sales and use taxes are directly allocated to the County to the maximum extent possible under the

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law. Additionally, the applicant will submit an agreed upon an adjusted Development Impact Fee (DIF) payment of \$2,421,300. The timing of the DIF payment will be in accordance with Ordinance No. 659 and any temporary reduction of fees approved by the board of Supervisors in place at the time of payment of the DIF shall be applicable to the project.

Contract History and Price Reasonableness

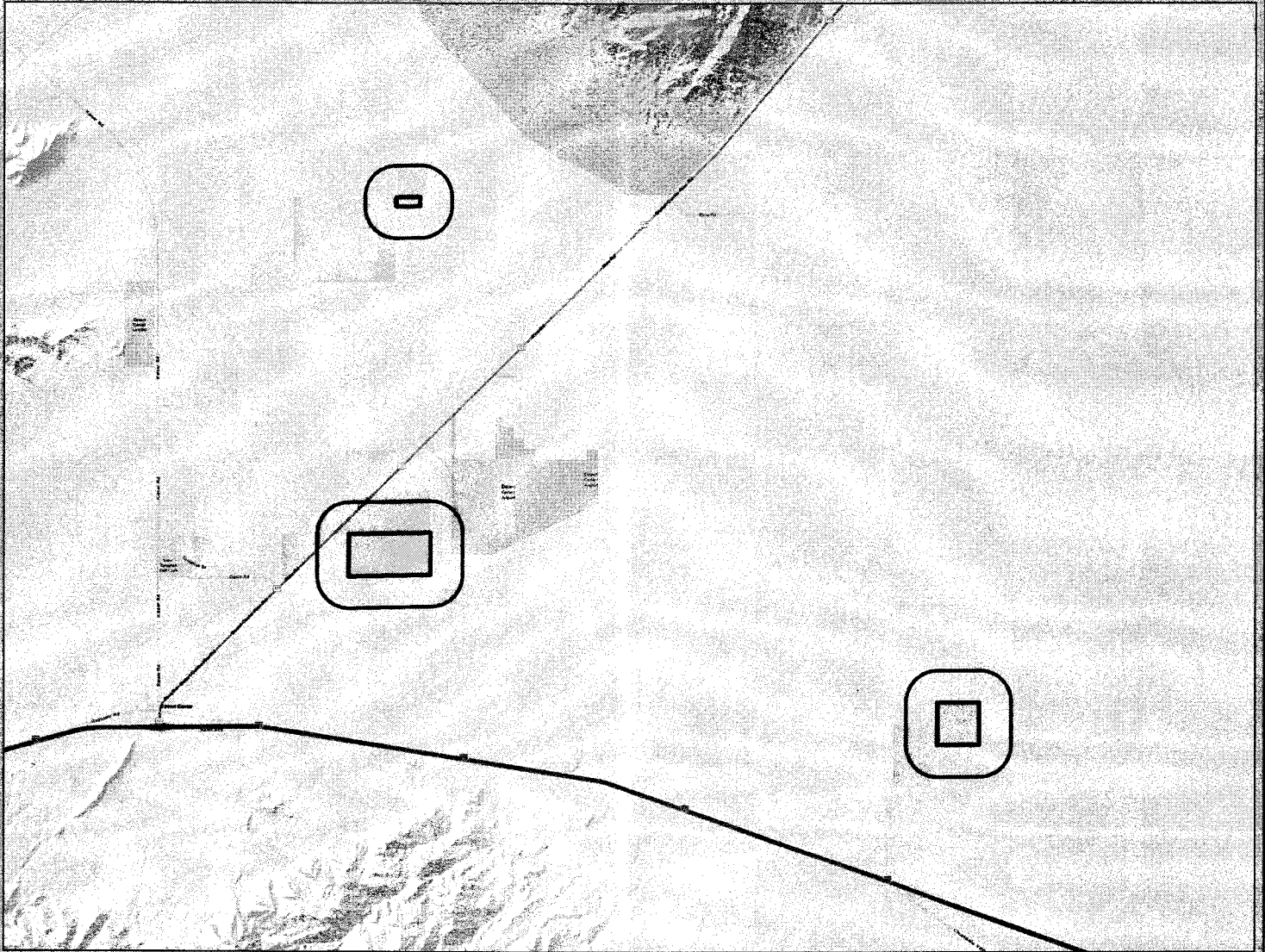
N/A

ATTACHMENTS:




- A. Board of Supervisors Staff Report**
- B. Conditional Use Permit No. 180001/Public Use Permit No. Exhibits**
- C. Variance 190001 Exhibits**
- D. Draft Environmental Impact Report**
- E. Final Environmental Impact Report**
- F. Resolution No. 2019-XXXX**
- G. Ordinance No. XXXX**
- H. Development Agreement No. XXXX**

Riverside County GIS Mailing Labels

CUP180001 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 12,037 24,075 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...2/20/2019 9:02:08 AM

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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2019,

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

APN (s) or case numbers CUP180001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CONDITIONAL USE PERMIT NO. 180001 (CUP180001), VARIANCE NO. 190001 (VAR190001), PUBLIC USE PERMIT NO. 180001 (PUP180001), DEVELOPMENT AGREEMENT NO. 1900001, TENTATIVE PARCEL MAP NO.(s): 37700, 37701, 37702, 37703, 37704, and 37705 – Intent to Certify an Environmental Impact Report (EIR) – CEQ1800007 (EIR) – Applicant: IP Athos, LLC – Engineer/Representative: Aspen Environmental Group – Fourth Supervisorial District – Chuckwalla District – Desert Center Area Plan – Agriculture: Agriculture (AG:AG), Open Space: Rural – Location: East and West of Rice Road approximately 4 miles north of Interstate 10. South and West of Desert Center Airport. – 3,600 gross acres – Zoning: Light Agriculture - 20 Acre Minimum (A-1-20), Controlled Development Areas-10 acre minimum (W-2-10), Natural Assets (N-A) – **REQUEST: CUP180001 – To allow the construction, maintenance, and operation of a 500 megawatt (MW) commercial solar photovoltaic (PV) electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The solar facility consist of a seven solar array fields utilizing single-axis solar PV trackers and panels with a combined maximum height of 12 feet. Supporting facilities on-site would include up to four electrical substations (approximately 30,000 square feet each), one 3,000 square foot operation/maintenance (O&M) building, inverters, transformers, battery/flywheel storage system capable of storing up to 500 MW of electricity, and several interior access roads or improved existing access roads connecting the project area to State Route 177 (SR177). The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). **VAR190001** – To allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets (N-A) zone and also in the Controlled Development Area (W-2) zone. The maximum height allowed for structures within the N-A zone is 20 feet in height. The maximum height allowed for structures within the W-2 zone is 105 feet in height. The gen-tie support structures would be constructed with either monopoles, lattice steel structures, or wood H-frame poles with an average height of 90 feet from ground level, minimum height of approximately 30 feet from ground level, and a maximum height of 120 feet from ground level. **PUP180001** – To allow approximately four miles of 220 kilovolt (kV) generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). The gen-tie lines are proposed to interconnect with the Southern California Edison (SCE) Red Bluff substation, an existing substation located south of Interstate 10 (I-10). The gen-tie lines would be placed within a 100 foot-wide right-of-way (ROW). Portions of the gen-tie lines could be undergrounded for segments to cross existing ROWs. **Tentative Parcel Map No.(s): 37700, 37701, 37702, 37703, 37704, and 37705:** Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. The consolidation would include the request to vacate public easements and rights-of-ways. **TPM37700** (Parcel Group E) is proposing to consolidate 473.43 acres into one parcel; **TPM37701** (Parcel Group G) is proposing to consolidate 301.60 acres into one parcel; **TPM37702** (Parcel Group A) is proposing to consolidate 643.96 acres into one parcel; **TPM37703** (Parcel Group D) is proposing to consolidate 109.24 acres into one parcel; **TPM37704** (Parcel Group C) is proposing to consolidate 797.85 acres into one parcel; and **TPM37705** (Parcel Group B) is proposing to consolidate 166.96 acres into one parcel. (Parcel Group F, APN: 811-190-001 is currently one parcel). **EIR (CEQ190007)** analyzes the impacts of the project. **Development Agreement No. 1900001:** The applicant has proposed entering into a development agreement (DA No. 1900001) with the County for the Project that is consistent with the County's solar power plant program (Board of Supervisors Policy No. B-29). **PROJECT PLANNER:** Jason Killebrew at (951) 955-0314 or email jkillebr@rivco.org – **Solar Facility Accessor Parcel Numbers (APNs):** 811-170-002, 811-180-001, 807-191-004, 811-122-002, 811-142-007, 811-122-009, 811-142-015, 811-130-010, 811-150-002, 810-110-001, 810-110-006, 811-108-014, 811-142-006, 811-180-013, 811-180-024, 811-190-001, 811-142-005, 811-260-013, 811-180-002, 811-180-003, 811-180-004, 811-180-005, 811-170-013, 811-150-001, 811-170-009, 811-170-007, 811-170-008, 811-122-001, 807-680-001, 807-680-002, 807-680-003, 807-680-004, 807-680-005, 807-680-006, 807-680-007, 807-680-008, 807-680-009, 807-680-010, 807-680-011, 807-680-012, 807-680-013, 807-690-001, 807-690-002, 807-690-003, 807-690-004, 807-690-026, 807-690-027, 807-690-028, 807-690-011, 807-690-012, 807-690-013, 807-690-014, 807-690-015, 807-690-016, 807-690-017, 807-690-018, 807-690-019, 807-690-020, 807-690-021, 807-690-022, 807-690-023, 807-690-024, 807-690-025. **Gen-Tie APNs:** 807-191-004, 807-191-031, 811-121-003, 811-122-001, 811-142-005, 811-260-013, 811-122-001, 811-170-013, 811-170-009, 811-180-004, 811-180-005, 811-190-001, 810-110-001, 811-190-001, 811-190-001.**

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Palm Desert CA 92260

Patricia Lucille D Dube & Paul J Doetsch
74008 Samarkand Dr
Twentynine Palms CA 92277

Joshua Tree National Park
David Smith
74485 National Park Dr
Twentynine Palms CA 92252

Apollo Venture Partnership
771 S Lincoln Ave
Monterey Park CA 91755

US Fish & Wildlife Service
Peter Sanzenbacher
777 E Tahquitz Canyon Way Ste 208
Palm Springs CA 92262

Dakota Dunes
77933 Las Montanes No 101
Palm Desert CA 92211

Richard Michael Blibaum
7935 Wineret Ave
Pikesville MD 21208

Dept of Conservation
Executive Director
801 K St MS 13-71
Sacramento CA 95814-3500

Imperial County
Planning and Development Services
801 Main St
El Centro CA 92243

Southern Calif Assn of Governments
Eric H Roth
818 W 7th St 12th Fl
Los Angeles CA 90017-3407

Cocopah Nurseries Inc
81880 Arus Ave
Indio CA 92201

Chuckwalla Valley Assoc
82585 Showcase Ste F106
Indio CA 92203

Mary Elizabeth Zeiler
83 Sunset View Ct
St Peters MO 63376

Nathan P Sippel
83725 Himalaya Dr
Indio CA 92203

Cabazon Band of Mission Indians
Doug Todd Welmas
84-245 Indio Springs Parkway
Indio CA 92203

Enrico G & Teresita A Aguas
8614 Vicksburg
Lubbock TX 79424

US Army Corps of Engineers
911 Wilshire Blvd
Los Angeles CA 90017

Warren & Joann Dean
92 Rio Vista
Solvang CA 93463

Behrooz & Silveron
Ave No 615
San Diego CA 92126

Desert Cahuilla Indians
Michael Mirelez
PO Box 1160
Thermal CA 92274

County of Riverside
Real Estate Division
PO Box 1180
Riverside CA 92502

Barry L & Brenda K Reid
PO Box 1274
Enumclaw WA 98022

Claud & Mildred Truitt c/o Loren Primmer
PO Box 136
Desert Center CA 92239

CP Land Holdings
 PO Box 1413
 Bend OR 97709

Golden Monkey Inc
 PO Box 1468
 Monterey Park CA 91754

General Telephone Co of Calif
 Gary Williams
 PO Box 152206 - HQC02G08
 Irving TX 75015

David Caspers
 PO Box 1544
 Rancho Mirage CA 92270

Jonathan Chatin
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 Desert Center CA 92239

Elizabeth Kepner
 PO Box 184
 Desert Center CA 92239

Quechan Indian Nation
 Keeny Escalanti
 PO Box 1899
 Yuma AZ 85366

Ann R Ollivier
 PO Box 197
 Desert Center CA 92239

Ruth J Bresnahan
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 Riverside CA 92516

Pechanga Cultural Resources Dept
 Ebru Ozdil
 PO Box 2183
 Temecula CA 92593

Freda Hamilton / Rudy & Cheryl Garcia
 PO Box 234
 Desert Center CA 92239

Ravi Madan
 PO Box 24066
 Los Angeles CA 90024

Stephen H & Vickie Sue Jones
 PO Box 246
 Desert Center CA 92239

Dane & Linda D Hoefs
 PO Box 254
 Desert Center CA 92239

Lake Tamarisk Land Yacht Harbor Inc
PO Box 255
Desert Center CA 92239

Eagle Mountain Baptist Church
PO Box 287
Desert Center CA 92239

Walter David & Marvel Green
PO Box 306
Desert Center CA 92239

James D & Mariom B Bergeson
PO Box 344
Desert Center CA 92239

Raul Lopez
PO Box 40385
Downey CA 90239

Gerardo Juarez Ruiz & Maria G Juarez
PO Box 413
Desert Center CA 92239

Robert B Amacher
PO Box 455
Desert Center CA 92239

Air Resources Board - Stationary Source Div
Executive Director
PO Box 2815
Sacramento CA 95812

Richard Furgiuele
PO Box 294
Desert Center CA 92239

Maryel Green & Darlene Walker
PO Box 306
Desert Center CA 92239

Clyde L & Joyce Jones
PO Box 365
Desert Center CA 92239

Charlene R Carney
PO Box 411
Desert Center CA 92239

Timothy W Anderson & Johnney Coon
PO Box 436
Desert Center CA 92239

Patricia Rae Bell
PO Box 459
Desert Center CA 92239

Larry D & Joy L Earnhart
PO Box 462
Desert Center CA 92239

Kacqueline Schindewolf c/o Jacqueline Schindewolf
PO Box 474
Desert Center CA 92239

James, Jeri & Cole Brunton
PO Box 475
Desert Center CA 92239

Cecil B & Thea E Ottinger
PO Box 482
Desert Center CA 92239

Soboba Band of Luiseño Indians
Joseph Ontiveros
PO Box 487
San Jacinto CA 92581

Wayne D & Maureen House
PO Box 503
Desert Center CA 92239

Metropolitan Water District of So Calif
Asset Management
PO Box 54153
Los Angeles CA 90054

Metropolitan Water District of So Calif
Manager, Environmental Planning Team
PO Box 54153
Los Angeles CA 90054

Metropolitan Water District of So Calif
Malinda Stalvey
PO Box 54153
Los Angeles CA 90054

Francisco & Arellanes Maria Delosangeles Ordaz
PO Box 554
Desert Center CA 92239

Ronald A Gehres & Devin M Nix
PO Box 593
Desert Center CA 92239

James G & Melissa A Hennegan
PO Box 595
Desert Center CA 92239

Douglas W Bodkins & Chelsea N Black
PO Box 603
Desert Center CA 92239

Skyler I Frazier
PO Box 604
Desert Center CA 92239

Allez à avery.ca/gabarits
ou appelez le 1-800-451-5102

Duane L & Nancy W Oylar
PO Box 612
Desert Center CA 92239

Pauline C & David H Ragsdale
PO Box 66
Desert Center CA 92239

George J & Lois A Donaldson
PO Box 7111
Desert Center CA 92239

Joann & Warren Dean
PO Box 8
Desert Center CA 92239

Joseph W & Elizabeth Ione Ellis
PO Box 889
Pauma Valley CA 92061

Calif Dept of Water Resources
Executive Director
PO Box 942836
Sacramento CA 94236

American Coal Liquefaction
PO Box 943
Winchester CA 92596

Etiquettes d'adresse Easy Peel
En savoir plus sur avery.ca/etiquettes-adresse-pop-up

Francisco A Olivia
PO Box 630
Mira Loma CA 91752

San Gabriel Band of Mission Indians
Anthony Morales
PO Box 693
San Gabriel CA 91778

Entrust Administration Inc
PO Box 7111
Desert Center CA 92239

Gary C & Kendra L Warner
PO Box 81
Union WA 98592

Stephen & Esther Luth
PO Box 92
Desert Center CA 92239

Douglas Percival
PO Box 943
Winchester CA 92596

Jilali Elbasri
PO Box 999
La Habra CA 90633

Marine Corps Air Ground Combat Center
Community Relations
Twentynine Palms CA 92278

US Dept of the Interior
Lisa Wong
[email]

Twenty-Nine Palms Band of Mission Indians
Anthony Madrigal
46-200 Harrison Pl
Coachella CA 92236

Marisa Mitchell
[email]

US Fish & Wildlife Service
Jenness McBride
777 E Tahquitz Canyon Way Ste 208
Palm Springs CA 92264

Johnney Coon & Timothy Anderson
PO Box 436
Desert Center CA 92239

Chris Braun
43 Camino Real
Rancho Mirage CA 92270

US Dept of the Interior
USA 807-808-810-811
Washington DC 21401

Behrooz Mehri
[email]

John Beach
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Desert Center CA 92239

US Fish & Wildlife Service
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Palm Springs CA 92264

US Fish & Wildlife Service
Kennon A Corey
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Palm Springs CA 92264

Eagle Crest Energy Co
Jeff Harvey
[email]

Richard W. Beiler
538 S Grand St
Orange CA 92866

Global Organics
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26301 Rice Rd
Desert Center CA 92239

Vince Samons
69215 Buck Dr
Mountain Center CA 92561

Steve H. Jones
PO Box 246
Desert Center CA 92239

Calvin Lott
PO Box 272
Desert Center CA 92239

Judy Atchison
1127-B Stone Pine Ln
Corona CA 92879

South Coast Air Quality Management District
Lijin Sun JD
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Diamond Bar CA 91765

Double JJ Capp Ranch
June Capp
PO Box 343
Desert Center CA 92239

Arthur Samons
1511 Marita Dr
Boulder City NV 89005

Margit F. Chiriaco Rusche
62450 Chiriaco Rd
Chiriaco Summit CA 92201

Ann Richmond
PO Box 1387
Riverside CA 92502

Colorado River Indian Tribes
Rena Van Fleet
2660 Mohave Rd
Parker AZ 85344

Calif Dept of Toxic Substances Control
Johnson P. Abraham
796 Corporate Ave
Cypress CA 90630

Sharon L. Davis
83 Sunset
Desert Center CA 92239

Riverside County Planning Dept
Jason Killebrew
4080 Lemon St 12th Fl
Riverside CA 92501

Riverside County Planning Dept
Jay Olivas for Jason Killebrew
77588 El Duna Ct Ste H
Palm Desert CA 92211

David DaVall
PO Box 272
Desert Center CA 92239

Defenders of Wildlife
Jeff Aardahl
980 9th St
Sacramento CA 95814

Natural Resources Defense Council
Helen O'Shea
[email]

California State Lands Commission
Jim Porter
100 Howe Ave Ste 100-South
Sacramento CA 95825

NextEra Energy Resources
Scott Busa
700 Universe Blvd
Juno Beach FL 33408

Lake Tamarisk Library
Reference Librarian
43880 Tamarisk Dr
Desert Center CA 92239

GEI Consultants Inc
Ginger Gillin CFP
205 SE Spokane St Ste 335
Portland OR 97202

Sierra Club
Joan Taylor
PO Box 4944
Palm Springs CA 92263

National Audubon Society
Garry George
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EDF Renewable
Devon Muto
15445 Innovation Dr
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[email]

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Jeff Harvey
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June Capp
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Desert Center, CA, 92239

Reference Librarian
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Desert Center, CA, 92239

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[email]

Marisa Mitchell
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Palm Springs, CA, 92264

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Boulder City, NV, 89005

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Orange, CA, 92866

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69215 Buck Dr
Mountain Center, CA, 92561

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Judy Atchison
1127-B Stone Pine Ln
Corona, CA, 92879

Sharon L. Davis
83 Sunset
Desert Center, CA, 92239

Jay Olivas for Jason Killebrew
77588 El Duna Ct Ste H
Palm Desert, CA, 92211



Order Confirmation for Ad #: 0003608861

Customer: RIVERSIDE COUNTY-BOARD OF
Address: 4080 LEMON ST
 RIVERSIDE CA 92501 USA
Acct. #: TDS-RIV069
Phone: 9099551067

RIVERSIDE COUNTY-BOARD OF
Ordered By: Karen Barton

OrderStart Date: 06/07/2019

Order End Date: 06/07/2019

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					2 X 83.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$371.80	\$0.00	\$371.80	Invoice	\$0.00	\$371.80

Ad Order Notes:

Sales Rep: bgrady

Order Taker: bgrady

Order Created 06/03/2019

Product	# Ins	Start Date	End Date
TDS-DesertSun.com 06-07-19,	1	06/07/2019	06/07/2019
TDS-The Desert Sun 06-07-19,	1	06/07/2019	06/07/2019

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 06/03/2019

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, A VARIANCE, A PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAPS AND TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT IN THE DESERT CENTER AREA, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 18, 2019 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Department's recommended approval on Conditional Use Permit No. 180001, which proposes to allow the construction, maintenance, and operation of a 500 megawatt commercial solar photovoltaic electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). Variance No. 190001, proposes to allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets zone and also in the Controlled Development Area zone. Public Use Permit No. 180001, proposes to allow approximately four miles of 220 kilovolt generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). Tentative Parcel Map No(s). 37700, 37701, 37702, 37703, 37704 and 37705 are Schedule "1" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. This project is located north of I-10 predominantly along Rice Road (SR177), approximately four miles east and northeast of Desert Center in unincorporated Riverside County in the Chuckwalla Zoning Area of the Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and to certify an Environmental Impact Report for the Athos Solar Project (CEQ180007).

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@rivco.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: June 3, 2019
Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant

Published: 6/7/2019



United States Department of the Interior

NATIONAL PARK SERVICE

Joshua Tree National Park
74485 National Park Drive
Twentynine Palms, California 92277-3597

IN REPLY REFER TO:

1.B (JOTR-S)

June 11, 2019

Jason Killebrew, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, California 92501

Dear Mr. Killebrew,

The National Park Service (NPS) appreciates the opportunity to comment on the Final Environmental Impact Review (FEIR) for the proposed Athos Solar Project.

As you may be aware, the boundary of Joshua Tree National Park (the park) lies less than a mile away from the proposed project. The National Park Service manages this property through the Organic Act and through the park's enabling legislation to provide for the long-term preservation of the park's natural and cultural resources as well as to provide for the public enjoyment of these lands. In 2018, nearly 3 million visitors came to the park, generating over \$146 million of local economic activity and supporting 1,823 jobs. Visitors come from around the world to participate in activities at the park that range from rock climbing to stargazing to camping.

We recognize the important role that your company plays in the economic and environmental health of Riverside County and the southland. These comments are offered to provide potential mitigation that would help ensure the continued environmental health of our public lands and economic sustainability of our deserts.

Air Quality

Air quality is an important component of the overall visitor experience at the park.

Concern: Surface soils at the site are highly erodible. The palliative measures described in the Fugitive Dust Control Plan (MM AQ-1) may be insufficient to keep fugitive dust from entering the park. During construction of the nearby Desert Sunlight solar project, the mitigation measures identified in initial permitting documents were insufficient to control fugitive dust. Significant changes to the dust control plan and an additional Environmental Assessment were needed in the course of construction.

Solution: The NPS recommends that the project include a clearly defined plan for air quality monitoring at the park boundary throughout construction, including a responsible party and

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funding source for the monitoring, and also include an adaptive management plan for fugitive dust, building on the lessons learned at the adjacent solar project.

Natural Night Sky

The park is designated as an International Dark Sky Park at the Silver level by the International Dark Sky Association. Many visitors report they have never experienced a natural night sky, and the park regularly hosts star parties and an annual Night Sky Festival. The NPS appreciates the consideration of the park's natural night sky in the FEIR, and the park's Night Sky Program Manager is available to assist with the natural night sky plan.

Concern: Night-time construction or changes to development could result in impacts to the natural night sky. In addition to the substantial public interest in viewing the natural night sky found at the park, there are also many nocturnal species found within the park that require naturally dark night skies. Even relatively small increases in artificial light can disrupt nocturnal wildlife altering foraging behavior, hunting and movement across the landscape therefore degrading the nocturnal habitat for these species.

Solution: The NPS requests that natural night sky conditions be maintained, during construction and operations, at the natural ambient level. In other words, NPS request that there be no increase in light pollution. This includes nighttime total darkness except for the entry station, just as neighboring solar project Desert Sunlight has done. As stated above, the park Night Sky Program Manager is available to consult on night sky protections.

Noise

The park's backcountry visitors and wildlife that moves among the park and the project areas may be affected by noise.

Concern: Mitigation Measures BIO -1 through BIO-6 address various ways to mitigate impacts to wildlife, but none are aimed at mitigating noise impacts to nocturnal animals, which may alter their ability to hunt and sustain life.

Solution: The NPS recommends a monitoring and adaptive management plan for noise. If ambient levels exceed the Riverside County regulatory levels, the NPS recommends noise attenuating barriers or other adaptive management.

Wildlife

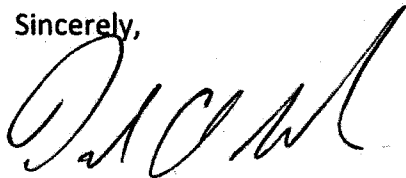
The California Desert Connectivity Project provides a comprehensive and detailed habitat connectivity analysis for the California deserts. The Connectivity Project identified a Desert Linkage Network to maintain habitat for movement between landscape blocks. The landscape blocks identified in the project vicinity are the Palen-McCoy Mountains to the northeast and the Chocolate Mountains to the southwest. These landscape blocks are connected by broad habitat linkages.

Concern: Parcel Group F is partially located within a habitat linkage area. Even though Nelson's bighorn sheep only occasionally use the valley floor habitat either for foraging or as movement routes among mountain ranges, these valley floor movements are crucial for genetic connectivity and the long-term survival of the bighorn sheep and other desert species.

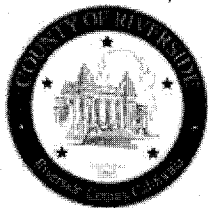
Solution: The NPS recommends analyzing connectivity for wildlife such as desert bighorn sheep and other species that move among the park and the project areas, particularly for Parcel Group F. Please consider reduced fencing or other means to maintain connectivity.

Thank you for the opportunity to comment. If you have any questions or comments, please contact me at 760-367-5501 or David_Smith@nps.gov , or the Chief of Science and Resource Stewardship, Jane Rodgers at 760-367-5560 or Jane_Rodgers@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Smith', written in a cursive style.

David Smith
Superintendent



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Rozzell, Lara <lara_r_rosszell@nps.gov>
Sent: Friday, June 14, 2019 12:09 PM
To: Killebrew, Jason <JKillebr@RIVCO.org>; COB <COB@RIVCO.ORG>
Cc: Brandon Barrow <brandon_barrow@nps.gov>
Subject: NPS comments on CUP/PUP 180001

Greetings,

Attached are written comments regarding CUP/PUP 180001; RESOLUTION NO. 2019-137 in advance of the June 18th, 2019 hearing. We are also mailing a paper copy to Mr. Killebrew, but I wanted to provide these to you as early as possible. Please let me know if we have satisfied the requirements for written input or if we need to do something further to enter these for consideration by the Board.

Thank you,

--
Lara Rozzell
External Energy & Minerals Program Manager
Pacific West Region, National Park Service
Phone: (415) 672-7356
Email: lrozzell@nps.gov

Maxwell, Sue

From: Maxwell, Sue
Sent: Friday, June 14, 2019 2:03 PM
To: COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Cc: Killebrew, Jason
Subject: June 18 2019 Item 21.1 (9982) Public Comments for Mitigation - Athos Solar Project (National Park Service)
Attachments: JOTR Comment--Athos Solar Project.pdf

Greetings,

The attached email Comments were received via COB, regarding the June 18, 2019 Board Meeting Item No 21.1 (9982).

Printed comments are included with Agenda back-up.

With warm regards,

Sue Maxwell
Board Assistant
Riverside County Clerk of the Board of Supervisors
(951) 955-1069 Fax (951) 955-1071
smaxwell@rivco.org



From: COB
Sent: Friday, June 14, 2019 1:32 PM
To: 'Rozzell, Lara' <lara_r_rozzell@nps.gov>; Killebrew, Jason <JKillebr@RIVCO.ORG>
Cc: Brandon Barrow <brandon_barrow@nps.gov>
Subject: RE: NPS comments on CUP/PUP 180001

Good afternoon Ms. Rozzell,

The Clerk of the Board of Supervisors is in receipt of your written comments sent via email regarding the Athos Solar Project in the Desert Center area, and has distributed and included this in the record for June 18, 2019.

Also, in reply to your voicemail received today at 12:18pm, live streaming of the Board Meeting is accessible online at <http://rivcocob.org/> under Board Meeting Videos.

Thank you kindly,

Sue Maxwell
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



United States Department of the Interior

NATIONAL PARK SERVICE

Joshua Tree National Park
74485 National Park Drive
Twentynine Palms, California 92277-3597

IN REPLY REFER TO:

1.B (JOTR-S)

June 11, 2019

Jason Killebrew, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, California 92501

Dear Mr. Killebrew,

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Solution: The NPS recommends that the project include a clearly defined plan for air quality monitoring at the park boundary throughout construction, including a responsible party and

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The park is designated as an International Dark Sky Park at the Silver level by the International Dark Sky Association. Many visitors report they have never experienced a natural night sky, and the park regularly hosts star parties and an annual Night Sky Festival. The NPS appreciates the consideration of the park's natural night sky in the FEIR, and the park's Night Sky Program Manager is available to assist with the natural night sky plan.

Concern: Night-time construction or changes to development could result in impacts to the natural night sky. In addition to the substantial public interest in viewing the natural night sky found at the park, there are also many nocturnal species found within the park that require naturally dark night skies. Even relatively small increases in artificial light can disrupt nocturnal wildlife altering foraging behavior, hunting and movement across the landscape therefore degrading the nocturnal habitat for these species.

Solution: The NPS requests that natural night sky conditions be maintained, during construction and operations, at the natural ambient level. In other words, NPS request that there be no increase in light pollution. This includes nighttime total darkness except for the entry station, just as neighboring solar project Desert Sunlight has done. As stated above, the park Night Sky Program Manager is available to consult on night sky protections.

Noise

The park's backcountry visitors and wildlife that moves among the park and the project areas may be affected by noise.

Concern: Mitigation Measures BIO -1 through BIO-6 address various ways to mitigate impacts to wildlife, but none are aimed at mitigating noise impacts to nocturnal animals, which may alter their ability to hunt and sustain life.

Solution: The NPS recommends a monitoring and adaptive management plan for noise. If ambient levels exceed the Riverside County regulatory levels, the NPS recommends noise attenuating barriers or other adaptive management.

Wildlife

The California Desert Connectivity Project provides a comprehensive and detailed habitat connectivity analysis for the California deserts. The Connectivity Project identified a Desert Linkage Network to maintain habitat for movement between landscape blocks. The landscape blocks identified in the project vicinity are the Palen-McCoy Mountains to the northeast and the Chocolate Mountains to the southwest. These landscape blocks are connected by broad habitat linkages.

Concern: Parcel Group F is partially located within a habitat linkage area. Even though Nelson's bighorn sheep only occasionally use the valley floor habitat either for foraging or as movement routes among mountain ranges, these valley floor movements are crucial for genetic connectivity and the long-term survival of the bighorn sheep and other desert species.

Solution: The NPS recommends analyzing connectivity for wildlife such as desert bighorn sheep and other species that move among the park and the project areas, particularly for Parcel Group F. Please consider reduced fencing or other means to maintain connectivity.

Thank you for the opportunity to comment. If you have any questions or comments, please contact me at 760-367-5501 or David_Smith@nps.gov, or the Chief of Science and Resource Stewardship, Jane Rodgers at 760-367-5560 or Jane_Rodgers@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Smith', written in a cursive style.

David Smith
Superintendent

**UNITED STATES
DEPARTMENT OF THE INTERIOR**

NATIONAL PARK SERVICE
JOSHUA TREE NATIONAL PARK
74485 NATIONAL PARK DRIVE
TWENTYNINE PALMS, CALIFORNIA 92277-3597

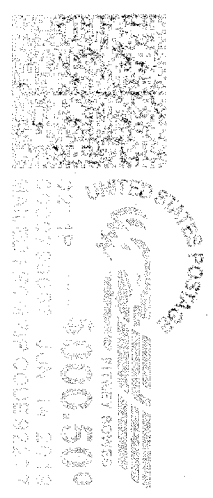
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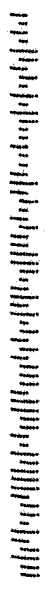
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Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, California 92502-1147

92502-114747



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-161067

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD Date: 06/03/2019

County/Agency of Filing: RIVERSIDE Document No: E-201900634

Project Title: CONDITIONAL USE PERMIT NO. 180001, VARIANCE NO. 190001, PUBLIC USE PERMIT NO. 180001,

Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-1063

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)

Total Received _____ \$0.00

Signature and title of person receiving payment: *C. Sandral* Deputy _____

Notes:

6/18/19 21.1
2019-7-144207

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, A VARIANCE, A PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAPS AND TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT IN THE DESERT CENTER AREA, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 18, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Conditional Use Permit No. 180001**, which proposes to allow the construction, maintenance, and operation of a 500 megawatt commercial solar photovoltaic electrical power plant (solar facility) in the Desert Center area of unincorporated Riverside County. The proposed project is located on approximately 3,440 acres across seven groups of non-contiguous parcels (Parcel Groups A to G). **Variance No. 190001**, proposes to allow the gen-tie support structures to exceed the maximum height allowed within the Natural Assets zone and also in the Controlled Development Area zone. **Public Use Permit No. 180001**, proposes to allow approximately four miles of 220 kilovolt generation tie (gen-tie) transmission lines to traverse County/private properties (non-BLM regulated/owned property). **Tentative Parcel Map No(s). 37700, 37701, 37702, 37703, 37704 and 37705** are Schedule "I" subdivisions to consolidate and assemble approximately 3,440 acres into six, non-contiguous mapped areas, to support a commercial solar facility. This project is located north of I-10 predominately along Rice Road (SR177), approximately four miles east and northeast of Desert Center in unincorporated Riverside County in the Chuckwalla Zoning Area of the Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and to certify an **Environmental Impact Report for the Athos Solar Project (CEQ180007)**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebr@rivco.org

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: June 3, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board As

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