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Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03685

Parcel: 824-122-013

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual shall be required.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 REN ENG - REMEDIATION BONDING

RECOMMND

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

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80.PLANNING. 2

REN ENG - REMEDIATION BONDING (cont.)

RECOMMND

shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County.

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

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

80.PLANNING. 7

USE - LIGHTING PLANS

RECOMMND

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 Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 8

USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 9

USE- CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Development Agreement No. 79 and Change of Zone No. 7831 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zones ultimately applied to the property.

80.PLANNING. 24 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 6-25-12, summarized as follows: Provide a Waste Recycling Plan to Waste Management.

80.PLANNING. 26 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 27 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3685, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 28 USE - MM HAZARDS 3 RECOMMND

Prior to the issuance of either a grading permit or a building permit, the applicant or successor in interest shall provide a Worker Environmental Awareness Program plan for review and approval. Once cleared at the grading or building permit level, it shall be considered cleared for both.

The Worker Environmental Awareness Program (WEAP) shall include a personal protective equipment (PPE) program, an Emergency Action Plan (EAP), and an Injury and Illness Prevention Program (IIPP) to address health and safety issues associated with normal and unusual (emergency) conditions. Construction-related safety programs and procedures shall include a respiratory protection program, among other things. Construction would be undertaken sequentially in accordance with a Construction Plan that

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - MM HAZARDS 3 (cont.)

RECOMMND

shall include the final design documents, work plan, health and safety plans, permits, project schedule, and operation and maintenance manuals. Construction Plan documents shall relate at least to the following:

- 1.Environmental health and safety training (including, but not limited, to training on the hazards of Valley Fever, including the symptoms, proper work procedures, how to use PPE, and informing supervisor of suspected symptoms of work-related Valley Fever)
- 2.Site security measures
- 3.Site first aid training
- 4.Construction testing (non-destructive examination, hydro, etc.) requirements
- 5.Site fire protection and extinguisher maintenance, guidance, and documentation
- 6.Furnishing and servicing of sanitary facilities records
- 7.Trash collection and disposal schedule/records
8. Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations

80.PLANNING. 29 USE- MM NOISE 2

RECOMMND

Prior to and during construction, decommissioning, and ground disturbing activities, the Applicant shall provide at least two weeks advance notice of construction and decommissioning. Notices shall be mailed directly to land owners and residents within 2,400 feet of all portions of the Project boundary, and signs shall be posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local public liaison for any noise complaints.

Once cleared at the grading or building permit level, it shall be considered cleared for both milestones.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30

USE - MM NOISE 3

RECOMMND

Prior to the issuance of either a grading permit or a building permit, the applicant or successor in interest shall provide a Hearing Conservation Program and Personal Protective Equipment Program plan for review and approval.

The Applicant would implement a Hearing Conservation Program and Personal Protective Equipment Program that would provide personal protective devices for specific jobs that would produce excessive noise levels. The Applicant shall comply with the OSHA regulations on occupational noise exposure.

Once cleared at the grading or building permit level, it shall be considered cleared for both milestones.

80.PLANNING. 31

USE - PREPARE LIGHT PLAN

RECOMMND

Prior to building permit issuance, a lighting plan shall be prepared that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize uplighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied. Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. Visual design elements within the lighting plan shall be measureable and monitored while under construction, while operational, and when decommissioned. The plan shall include a monitoring and compliance plan that establishes the monitoring requirements and thresholds for acceptable performance. The lighting plan shall include a process for promptly addressing and mitigating complaints about potential lighting impacts.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE - BROKEN PV PLAN

RECOMMND

Prior to building permit issuance, if photovoltaic (PV) panels containing cadmium telluride (CdTe) are used on the Project site, the Applicant shall prepare and implement a Broken PV Module Detection and Handling Plan. The plan shall describe the Applicant's plan for identifying, handling and disposing of PV modules that may break, chip, or crack at some point during the Project's life cycle to ensure the safe handling, storage, transport, and recycling and/or disposal of the modules and related electrical components in a manner that is compliant with applicable law and protective of human health and the environment. The plan shall be submitted to the County for review and approval prior to commencement of construction activities and prior to delivery of CdTe-containing PV panels to the Project site and shall be distributed to all construction crew members and temporary and permanent employees prior to construction and operation of the Project. All available data from the panel manufacturer(s) regarding materials used and safety procedures and/or concerns shall be appended to the plan to assist the County with identifying potential hazards and abatement measures.

80.PLANNING. 33 USE - MDAQMD SIGN REQUIRED

RECOMMND

Prior to building permit issuance do the following from the Mojave Desert Air Quality Management District dated June 19, 2014:

The following signage shall be erected not later than the commencement of construction: A minimum 48 inch high by 96 inch wide sign containing the following shall be located within 50 feet of each project site entrance, meeting the specified minimum text height, black text on white background, on one inch A/C laminated plywood board, with the lower edge between six and seven feet above grade, with the contact name of a responsible official for the site and a local or toll-free number that is accessible 24 hours per day:

"[Site Name] {four inch text}
[Project Name/Project Number] {four inch text}
IF YOU SEE DUST COMING FROM {four inch text} THIS PROJECT
CALL: {four inch text}
[Contact Name], PHONE NUMBER XXX-XXXX {six inch text}
If you do not receive a response, Please Call {three inch text}

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80.PLANNING. 33 USE - MDAQMD SIGN REQUIRED (cont.)

RECOMMND

The MDAQMD at 1-800-635-4617 {three inch text}"

Provide pictures to the Riverside County Planning
Department of the sign.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - ACCESS/NEIGHBORING PROP

RECOMMND

Project shall ensure access for adjacent neighboring
properties. Any County right-of-way located within the
fenced array area will require a franchise agreement,
development agreement and/or County Board of Supervisors
approval.

80.TRANS. 3 USE - MM TRAFFIC 1

RECOMMND

Prior to the issuance of a building permit, submit to the
Transportation Department a construction phase traffic
management plan. A construction phase Traffic Management
Plan would be prepared in consultation with Caltrans and
Riverside County for the roadway network potentially
affected by construction activities at the Project area and
off-site gen-tie line facilities. In order to achieve
acceptable LOS, the Traffic Management Plan would include a
plan to split the workforce and stagger arrival times
during peak construction periods along with a traffic LOS
and queue monitoring program, as determined necessary by
the County's Transportation Department staff. The plan
would be based upon the analysis set forth in the Draft
EIR/EA. Carpooling shall also be required of contractor
employees during the construction phase to help achieve
acceptable LOS levels. In addition to the above-mentioned
measures, other approaches could be considered to reduce
peak hour traffic, such as requiring contractors to arrange
employee busing and/or employee participation in park and
ride.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - MM TRAFFIC 2

RECOMMND

Prior to the issuance of a building permit, provide to the Transportation Department verification of the following:

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

80.TRANS. 5 USE - MM TRAFFIC 3

RECOMMND

Prior to the issuance of a building permit, provide to the Transportation Department verification of the following:

Construction traffic coordination shall be required to address potential cumulative traffic issues associated with concurrent construction of several large projects with large workforces, approximately from 2013 through 2015. The Applicant shall coordinate construction traffic with applicable traffic management (e.g., Caltrans, Riverside County, and City of Blythe) as well as BLM representatives, as determined appropriate and necessary by the listed agencies. The Applicant shall also coordinate construction traffic with other proponents of renewable energy projects in the I-10 corridor. Cumulatively considerable projects shall be identified and the appropriate staggered arrival times or other approaches (such as busing, park and ride, or carpooling) will be prescribed to achieve an acceptable LOS.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - SITE DESIGN BMP INSP

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all Site Design BMPs and/or clearance from the Building and Safety Department.

Source Control BMPs such as educational materials, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and protection of slopes and channels shall be made available to the owner/applicant.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Precise Grade Inspection
 - c.Inspection of any onsite storm drain facilities
 - d.Inspection of all Site Design BMPs
 - e.Inspection of Final Paving

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 2 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Inspection Line (951) 955-5282
Indio Office (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting including the County Archaeologists' attendance. The Planning Department shall review the report to determine adequate mitigation compliance. The accepted report shall be filed with the Eastern Information Center, the Patton Memorial Museum, the Bureau of Land Management, any tribal observer tribes, and the County. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 4

REN ENG - CLEAR CONST. AREA

RECOMMND

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

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

90.PLANNING. 15

USE - LIGHTING PLAN COMPLY

RECOMMND

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.

90.PLANNING. 25

USE - EXISTING STRUCTURES

RECOMMND

Verify that all existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 28 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 30 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 33 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from Waste Management shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated June 25, 2012, summarized as follows:

Provide proof of compliance with a Waste Recycling Plan to Waste Management.

90.PLANNING. 35 USE - FEE STATUS RECOMMND

Prior to final building inspection for Conditional Use Permit No. 3685, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 36 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

As set forth in Section 4.4 of Development Agreement No. 79, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial or industrial development. For that reason, the applicant and the County agree that the application and payment of the Palo Verde Valley Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The applicant and the County acknowledge and agree that the Project Area acreage used for the computation of Development Impact Fees shall be 2985.62 acres. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required so long as it does not conflict with the agreed upon terms of Development Agreement No. 79.

TRANS DEPARTMENT

90.TRANS. 1

USE - IMP PLANS

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - ACCESS/NEIGHBORING PROP

RECOMMND

Project shall ensure access for adjacent neighboring properties. Any County right-of-way located within the fenced array area will require a franchise agreement, development agreement and/or County Board of Supervisors approval.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to construct, operate, and maintain a 230 kilovolt (kV) electrical transmission line (gen-tie line) in connection with a photovoltaic (PV) solar energy generating facility with a capacity up to 485 megawatts (MW) known as the Blythe Mesa Solar Energy Project. The solar power plant would generate and deliver solar power to the California electrical grid through an interconnection at the Colorado River Substation (CRS). In order to connect this facility to the electrical grid it is necessary to construct a transmission or Gen-Tie Line. A new 8.4 mile long, 230 kilovolt (kV) double-circuit generation-tie transmission line would connect the proposed Project with the approved Colorado River Substation located west of the Project site subject to Public Use Permit (3.6 miles of the generation-tie line are located within the Project site, and 4.8 miles are located off-site within a 125-foot-wide BLM ROW between the Project site and the Colorado River Substation). These conditions of approval only apply to the portion of the Project under the County's jurisdiction, even if a condition of approval references the entire Project acreage.

Other Planning Cases associated with the Blythe Mesa Solar Energy Project include Conditional Use Permit No. 3685, Change of Zone No. 7831, and Development Agreement No. 79.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PUBLIC USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PUBLIC USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - HOLD HARMLESS (cont.)

RECOMMND

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 913 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 913, Exhibit A, dated 1/5/15.

The words or any combination thereof identified in the following list that appear in the attached conditions of Public Use Permit No. 913 shall be considered equivalent and are identified as follows:

Applicant/Permittee, Permit Holder/Permittee, Applicant, Permit Holder, Permit Holder's, Developer.

10. EVERY. 4

USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - DEVELOPMENT AGREEMENT

RECOMMND

The use approved under Public Use Permit No. 913 shall not be effective until Development Agreement No. 79 is effective. All use of Public Use Permit No. 913 shall be done in strict compliance with the provisions of Development Agreement No. 79 and these conditions of approval.

10. EVERY. 6 USE - BOS B-29 POLICY

RECOMMND

In order to secure public health, safety, and welfare, this Project (the Blythe Mesa Solar Energy Project) shall be subject to the requirements of Board of Supervisors Policy Number B-29 regarding solar power plants. The applicant has proposed entering into a Development Agreement (DA No. 79) 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 the provisions of DA No. 79 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA No. 79 shall control.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO

RECOMMND

Public Use Permit No. 00913 proposes to construct a 34.5 kV overhead line 35 to 60 feet in height and will cross Hobson Way (a County road right of way) between two privately owned parcels. No grading is proposed as part of this public use permit, therefore, the Grading Division does not object to this proposal.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP 913 - COMMENTS

RECOMMND

Public Use Permit 913 is proposing to install a gen tie line to interconnect CUP 3685 to the new Southern California Edison Colorado River Substation. No buildings with plumbing or restroom facilities are proposed for this project.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - INADVERTANT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - GEO02325 RECOMMND

County Geologic Report (GEO) No. 2325, submitted for this project (CUP03682/PUP00913) was prepared by Terracon and is entitled: "Preliminary Geotechnical Engineering Report, McCoy Solar Energy Project, 8 Miles North of Interstate 10, West of the Blythe Airport, Riverside, California", dated November 13, 2012. In addition, Terracon prepared "McCoy Solar Energy Project, 8 Miles North of Interstate 10, West of the Blythe Airport, Riverside County, California, Response to riverside County Planning Department, Preliminary Geotechnical Engineering Report", dated July

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10. GENERAL CONDITIONS

10.PLANNING. 3

USE - GEO02325 (cont.)

RECOMMND

12, 2013. This document is herein incorporated as a part of GEO02325.

GEO02325 concluded:

- 1.Active or potentially active faults are not shown on or in the immediate vicinity of the site.
- 2.Liquefaction is not considered a hazard at this site.
- 3.Maximum slope configuration in all soil types is 3H:1V.
- 4.The seismic settlement of dry sands for this project is anticipated to be negligible.

GEO02325 recommended:

- 1.If steeper slopes than 3H:1V or required for site development, stability analyses should be completed to design the grading plan.
- 2.Structures may be supported on shallow spread footings.
- 3.Drilled shaft foundations are considered suitable for support of transmission poles and other structures.
- 4.The proposed solar photovoltaic modules may be supported on a driven pile foundation system.

GEO No. 2325 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2325 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

10.PLANNING. 4

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 32 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 33 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10. GENERAL CONDITIONS

10.PLANNING. 34 REN ENG - UTILITY COORDINATION RECOMMND

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.

10.PLANNING. 35 REN ENG - FUTURE INTERFERENCE RECOMMND

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.

10.PLANNING. 36 REN ENG - REPLACE OR MODIFY RECOMMND

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.

10.PLANNING. 37 REN ENG - ON SITE DIST. LINES RECOMMND

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

10.PLANNING. 39 REN ENG - NO FINAL NO CONNECT RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - SOLAR PROJECTS

RECOMMND

Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 2 USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with 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.

10.TRANS. 3 USE - B-29 SOLAR POLICY

RECOMMND

In order to secure public health, safety and welfare, this project PUP00913 shall be subject to the requirements of Board of Supervisors Policy Number B-29 as well as the requirements of any applicable Ordinance, State and Federal Law.

Prior to the issuance of the encroachment permit for the Gen-Tie Line, a franchise agreement needs to be adopted by the Board of Supervisors via ordinance and a written acceptance thereof needs to be filed by the applicant/permittee with the Clerk of the Board. The

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10. GENERAL CONDITIONS

10.TRANS. 3

USE - B-29 SOLAR POLICY (cont.)

RECOMMND

franchise agreement shall contain provisions consistent with the requirements contained in Board of Supervisors Policy Number B-29. The adoption of an ordinance (franchise agreement) by the Board of Supervisors is a discretionary act and cannot be guaranteed, pre-committed or constrained. The County cannot guarantee the ultimate outcome of any public hearings before the Board of Supervisors on the franchise agreement. If for any reason, the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, an encroachment permit will not be issued for the Gen-Tie Line. If an encroachment permit cannot be issued because the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, no construction or use can be commenced under this PUP.

10.TRANS. 4

USE - ENVIRONMENTAL CLEARANCES

RECOMMND

It shall be the responsibility of the permit holder to comply with the applicable Federal, State and County environmental laws, and receive any necessary environmental clearance and/or permits required for construction of the Gen-Tie Line prior to commencing any work as authorized by the encroachment permit. If the permittee fails to comply with the required environmental laws, the encroachment permit shall be subject to the County's revocation procedures.

10.TRANS. 5

USE - ENCROACHMNT PERMIT/FINAL

RECOMMND

It is the responsibility of the applicant and/or developer to contact Riverside County Transportation Department to obtain an encroachment permit, per Ordinance No. 499, to place the Gen-tie lines and power poles within County road right-of-way, prior to installing and or disturbing any road right-of-way. The locations of power poles shall be determined during permitting stage.

A security deposit will be required by Transportation Department to ensure performance of the conditions of the public use permit and the encroachment permit and the replacement or restoration of the highway to the extent it is damaged by project construction activities, including, as necessary, pavement surfaces, ground surfaces, and subsurfaces within highway rights-of-way, and survey monuments or other improvements that may have been

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - ENCROACHMNT PERMIT/FINAL (cont.) RECOMMND

disturbed. Also, the above mentioned deposit will ensure any reports or documentations due by the applicant and/or developer to any department of Riverside County be performed and completed, and that the final reports be submitted to each individual department. The security deposit will not be released until the applicant or developer provides a letter of completion from each department stating that they are satisfied with the project, and that they recommend the project to be finalized.

10.TRANS. 6 USE - ACCESS/NEIGHBORING PROP RECOMMND

Project shall ensure access for adjacent neighboring properties. Any County right-of-way located within the fenced array area will require a franchise agreement, development agreement and/or County Board of Supervisors approval.

10.TRANS. 7 USE - MAINTAIN EXISTING ACCESS RECOMMND

Existing dedicated County roads and General Plan roads shall not be blocked and/or used as private property.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

The life of Public Use Permit No. 913 shall terminate on July 1, 2045. This permit shall thereafter be null and void and of no effect whatsoever.

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

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur,

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20. PRIOR TO A CERTAIN DATE

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

the approval shall become null and void and of no effect
whatsoever.

20.PLANNING. 5 USE - MMRP RECOMMND

The mitigation measures set forth in the Mitigation Monitoring and Reporting Program ("MMRP") that are not otherwise included in these Conditions of Approval are hereby incorporated into these Conditions of Approval and shall be enforced by the agency or agencies listed in the MMRP. These Conditions of Approval, including the MMRP, establish the timing of compliance with all conditions of approval and all mitigation measures applicable to this permit. The County shall enforce compliance with these Conditions of Approval as otherwise permitted by law pursuant to Condition No. 10.Planning.25 and as required by the procedures set forth in County Ordinance No. 348.

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS RECOMMND

Seeley Avenue from Stephenson Boulevard westerly is a gravel road at this time, prior to the issuance of a building permit, Seeley Avenue shall be constructed with minimum of 24-foot wide asphalt concrete and class II base with graded shoulders per County Standard 106 (modified) as approved by the Transportation Department.

Prior to the issuance of a building permit and grading permits, applicants geotechnical engineer shall collect soil and bore samples on the designated primary access road(s) currently identified as Seeley Avenue and Riverside Avenue(existing asphalt concrete paved roads), to determine the existing conditions. If the existing conditions are determined inadequate to support construction traffic, the geotechnical engineer shall provide recommendations for the necessary street improvements in accordance with the County Street Improvements Plan Policies and Guidelines. The project owner/applicant shall be responsible for all engineering and construction costs, as approved by the Transportation Department.

* Above mentioned roads shall be on dedicated road rights-of-way. If dedication does not exist it shall be dedicated by this project to the County *

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE - IMPROVEMENTS (cont.)

RECOMMND

Mesa Drive south of Interstate 10 shall not be used as an access road for the project.

20.TRANS. 2 USE - B-29 SOLAR POLICY

RECOMMND

In order to secure public health, safety and welfare, this project PUP00913 shall be subject to the requirements of Board of Supervisors Policy Number B-29 as well as the requirements of any applicable Ordinance, State and Federal Law.

Prior to the issuance of the encroachment permit for the Gen-Tie Line, a franchise agreement needs to be adopted by the Board of Supervisors via ordinance and a written acceptance thereof needs to be filed by the applicant/permittee with the Clerk of the Board. The franchise agreement shall contain provisions consistent with the requirements contained in Board of Supervisors Policy Number B-29. The adoption of an ordinance (franchise agreement) by the Board of Supervisors is a discretionary act and cannot be guaranteed, pre-committed or constrained. The County cannot guarantee the ultimate outcome of any public hearings before the Board of Supervisors on the franchise agreement. If for any reason, the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, an encroachment permit will not be issued for the Gen-Tie Line. If an encroachment permit cannot be issued because the ordinance regarding the franchise agreement is not adopted by the Board of Supervisors, no construction or use can be commenced under this PUP.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - TRIBAL MONITOR

RECOMMND

Archaeological surveys have confirmed the presence of prehistoric Native American cultural resources within the project boundaries and, as a result of information contained in a letter from the Augustine Band of Cahuilla Indians dated May 17, 2011 and a letter from the Agua Caliente Band of Desert Cahuilla Indians dated June 16, 2011, it has been asserted that the project is within the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - TRIBAL MONITOR (cont.)

RECOMMND

traditional use areas of the Agua Caliente Band.

Hence; prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Tribal Monitor designated by the Agua Caliente Band of Cahuilla Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Tribal Monitoring is not required for mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation.

The Tribal Monitor 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - TRIBAL MONITOR (cont.) (cont.)

RECOMMND

unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 2 USE - SPECIAL INTEREST MONITOR

RECOMMND

As a result of information contained in report PD-A-4750, prepared by Power Engineers, dated June 2012, it has been demonstrated that the project historic resources, and may have the potential additional subsurface cultural resources, associated the historic Blythe Army Air Base (BAAB) Historic and it's World War II period of significance between the years 1942-1943. These contributing resources may be archaeological or built environment elements of a historic district for the BAAB that was a part of a larger regional historic landscape associated with World War II archaeological or built environment elements of a historic district for the BAAB that was a part of a larger regional historic landscape associated with World War II military training activities and facilities. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Patton Memorial Museum in Chiriaco Summit, California. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall include, but not be limited to, the treatment and ultimate disposition of World War II-era artifacts, and assistance in site and artifact War II-era artifacts, and assistance in site and artifact interpretation. The SI Monitor shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

USE - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring by the Project Archaeologist. The SI Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition approval. Upon verification, the Planning Department shall clear this condition.

NOTE: 1)The Project Archaeologist is responsible for implementing mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)Special interest monitoring does not replace any Cultural Resources monitoring by the Project Archaeologist, but rather serves as a supplement for consultation and advisory purposes for the groups' interests only on behalf advisory purposes for the groups' interests only on behalf of the public

3)This agreement shall not modify any approved condition approval or mitigation measure.

4)The developer/permit holder shall contact the Count for consideration of this condition after forty-five (45) days, if an agreement with the special interest group has not been met.

5)Curation shall not occur until after the Phase IV monitoring report(s) documenting any finds have been submitted to the County Planning Department. The developer/permit holder is responsible for all curation costs.

60.PLANNING. 3

USE - ARCHAEOLOGIST

RECOMMND

CULTURAL RESOURCE MONITOR REQUIRED:
PRIOR TO ISSUANCE OF GRADING PERMITS: the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

USE - ARCHAEOLOGIST (cont.)

RECOMMND

applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 4

USE - CRMMP REQUIRED

RECOMMND

Prior to issuance of any grading or building permits, the developer/permit holder shall submit for approval to the County Archaeologist and the County Historic Preservation Officer (CHPO) a copy of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) for the expanded cultural resources site number 33-018837 including details of all activities that must be completed in order to reduce the impacts to the site prior to construction. The CRMMP defines the roles and responsibilities of cultural resources personnel and provides timelines for the completion of the required mitigation. The CRMMP will also include a discussion of curation specifications, materials to be transferred to a curation facility, and the responsibility of the developer/permit holder to pay all curation fees. The CRMMP shall follow the policies,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - CRMMP REQUIRED (cont.)

RECOMMND

methods, and concepts of the newly promulgated cultural resources historic and cultural contexts and field manual protocols and methods prepared by the BLM/CEC for the DTC historic landscape district.

Specifically, the CRMMP shall include the following forms of mitigation as identified by the County for this project.

1. Intensive mapping: Use of a GPS, or low-altitude aerial photography, or other suitable GIS technology to create detailed plan maps of the BAAB that would document key structural elements. The exhibits shall be submitted to the County for acceptance and upon acceptance copies shall be filed with the General Patton Memorial Museum, the California Energy Commission, the Bureau of Land Management, and the Eastern Information Center by the Project Archaeologist with evidence of these filings submitted to the County for verification.

2. Archival Research and Historic Context Resources Development: Conduct archival research to gather information on additional sources about the history and context of the BAAB and its relationship with the DTC/C-AMA and General Patton. This shall culminate in a written document listing and annotating sources identified. This shall be done in order to provide the public and researchers with a wider database for future research. This document shall be filed with the County, the EIC, the General Patton Memorial Museum, and the BLM and CEC. This document shall be attached to the site record (P33-018837) for the BAAB. Provide supporting data for existing NRHP and CRHR nomination efforts in coordination with current California SHPO, CEC, and/or BLM efforts.

3. Public Interpretive Mitigation: this measure would include a monetary donation by the applicant to the General Patton Memorial Museum, in Chiriaco Summit, California, in the amount of \$10,000.00 for the Museum's use in an exhibit, activity or other suitable program featuring the history of the BAAB. Evidence of this donation shall be provided to the County to ensure mitigation compliance.

4. Archeological Investigation: The majority of the BAAB facility has been destroyed, however archaeological remains of buildings that served as the hospital and barracks area, the utility yard area, the warehouse area, and the fire station still exist. Features identified include fire hydrants, man holes, walking paths, oiled linear roads, trash scatters and dumps with a variety of artifacts associated with life at the BAAB. The BAAB was previously determined to be eligible for listing on the National

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11:01

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 879-080-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - CRMMP REQUIRED (cont.) (cont.) RECOMMND

Register of Historic Places (NRHP) under Criteria A and B, and for the California Register of Historic Resources (CRHR) under criteria 1 and 2. There are scatters of artifacts on the ground surface across the project site that may provide additional information about the BAAB site plan and function. A surface collection and analyses of diagnostic artifacts shall be conducted with the data from the analyses to be incorporated into the overall documentation of the BAAB. Curation of collected materials shall be with the General Patton Memorial Museum, in Chiriaco Summit, California.

60.PLANNING. 5 USE - CURATION AGREEMENT RECOMMND

Prior to issuance of a grading permit or building permit, the Applicant/Permit Holder shall submit to the County Archaeologist, a completely executed agreement between the Applicant/Permit Holder and the General Patton Memorial Museum, in Chiriaco Summit, California, that includes, but is not limited to, provisions for temporary curation storage and related maintenance fees, access to qualified researchers, long term permanent curation requirements, of World War II artifacts recovered during construction grading and surface collection activities.

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 913, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 GEN - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Development Agreement No. 79 has been approved and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

A copy of the grading plan shall be submitted to Transportation Department for review and approval.

02/11/15
11:01

Riverside County LMS
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PUBLIC USE PERMIT Case #: PUP00913

Parcel: 879-080-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

USE - TRAFFIC MITIGATION 01

RECOMMND

The Project owner will develop and implement a construction phase Traffic Management Plan (TMP) in consultation with Bureau of Land Management (BLM), Caltrans, County of Riverside, and City of Blythe for the roadway network potentially affected by construction activities at the Project site and offsite linear facilities. The Traffic Management Plan will include a plan to split the workforce and stagger arrival times during peak construction periods and a traffic LOS and queue monitoring program. Other approaches could be considered such as requiring contractors to arrange employee busing, park and ride, carpooling, etc. that achieve similar substantial reductions in peak hour traffic.

60.TRANS. 4

USE - TRAFFIC MITIGATION 02

RECOMMND

The Project owner will conduct construction activities in accordance with Caltrans and other applicable limitations on vehicle sizes and weights, Construction Excavation Permits obtained from the Riverside County, Encroachment Permits from Caltrans, as well as permits and licenses from the California Highway Patrol and Caltrans for the transport of hazardous substances.

60.TRANS. 5

USE - TRAFFIC MITIGATION 03

RECOMMND

The Project owner will coordinate with applicable traffic management agencies (e.g., Caltrans, Riverside County, and City of Blythe) as well as California Energy Commission (CEC) Compliance Project Manager (CPM) and BLM representative, and as appropriate and necessary, with other proponents of renewable energy project in the I-10 corridor, to address issues related to cumulative traffic associated with the possible concurrent construction of several large projects with large work forces for a few years beginning roughly in 2012.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1

USE - PHASE IV ARCHAEO REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to

02/11/15
11:01

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00913

Parcel: 879-080-032

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PHASE IV ARCHAEO REPORT (cont.)

RECOMMND

submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Public Use Permit No. 913, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 REN ENG - REMEDIATION BONDING

RECOMMND

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 as 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,

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11:01

Riverside County LMS
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PUBLIC USE PERMIT Case #: PUP00913

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 REN ENG - REMEDIATION BONDING (cont.) RECOMMND

bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein.

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

80.PLANNING. 22 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Development Agreement No. 79 have been approved and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

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

Provide evidence of legal access.

80.TRANS. 2 USE - ACCESS/NEIGHBORING PROP RECOMMND

Project shall ensure access for adjacent neighboring properties. Any County right-of-way located within the fenced array area will require a franchise agreement, development agreement and/or County Board of Supervisors approval.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

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

As set forth in Section 4.3 of Development Agreement No. 79, the applicant and the County acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. For that reason, the applicant and the County agree that the application and payment of the Palo Verde

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11:01

Riverside County LMS
CONDITIONS OF APPROVAL

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PUBLIC USE PERMIT Case #: PUP00913

Parcel: 879-080-032

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

Area Plan Surface Mining Development Impact Fee category from Ordinance No. 659 computed on a Project Area basis as set forth in Section 13 of Ordinance No. 659 is appropriate for this development project due to similar development impacts. The County and applicant acknowledge and agree that the Project Area acreage use for the computation of Development Impact Fees shall be 2,985.62 acres total for both Public Use Permit No. 913 and Conditional Use Permit No. 3685. The applicant and the County further acknowledge that any temporary reduction of fees approved by the Board of Supervisors in place at the time of payment of fees shall be applicable to the Project.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required so long as it does not conflict with the agreed upon terms of Development Agreement No. 79.

90.PLANNING. 29 USE - FEE STATUS

RECOMMND

Prior to final building inspection for Public Use Permit No. 913, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

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

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

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11:01

Riverside County LMS
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PUBLIC USE PERMIT Case #: PUP00913

Parcel: 879-080-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - ACCESS/NEIGHBORING PROP

RECOMMND

Project shall ensure access for adjacent neighboring properties. Any County right-of-way located within the fenced array area will require a franchise agreement, development agreement and/or County Board of Supervisors approval.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 16, 2013

TO

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Transportation Dept.-Kevin Tsang
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.-Palm Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D. Geology Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3685 (FTA 2011-01), AMENDED NO. 1 – EIR00529 – Applicant: Renewable Resources Group – Engineer/Representative: Power Engineers – Fourth/Fourth Supervisorial District - Chuckwalla Zoning Area – Palo Verde Valley Area Plan: Agriculture (AG) and Open Space: Rural (OS-RUR) – Location: East of Blythe Airport, West of Neighbors Blvd., North and South of Interstate 10 – 3,587 Gross Acres – Zoning: Light Agriculture (A-1-10), Controlled Development Areas (W-2-5 & W-2-10), Natural Assets (N-A) – **REQUEST:** Blythe Mesa I Solar is a 485 megawatt (MW) photovoltaic solar power plant on approximately 91 parcels totaling approximately 3,587 acres. A total of 330 power blocks will be constructed; each will be constructed containing an equipment pad and a 9'x18' parking space. The proposed panels will have a maximum height of 8.5' from ground to top of panel at 45 degree tilt. The site proposes to be secured with a 7 foot equestrian wire fence that meets the National Electric Safety Code and all construction staging and temporary facilities will be on site within the project area. Three new project substations will consist of a 34.5 to 230 kV transformer and will interconnect to the new Southern CA Edison Colorado River Substation 230 kV switchyard. The majority of the project is within the County of Riverside. An approximate 800 acre portion is under separate jurisdiction within the City of Blythe. – Related Cases: PUP00913, CUP03670 – APNs: 821-110-004, etc.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda on November 14, 2013** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Larry Ross, (951) 955-9294**, Project Planner, or e-mail at **lross@rctlma.org**/MAILSTOP #: 1070 or **Damaris Abraham, (951) 955-5719**, Planner, or e-mail at **dabraham@rctlma.org**

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

 **FILE COPY**

DATE: October 24, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Palm Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PUBLIC USE PERMIT NO. 913 (FTA 2011-01) – EIR00529 – Applicant: Renewable Resources Group – Engineer/Representative: Power Engineers – Fourth/Fourth Supervisorial District - Chuckwalla Zoning Area – Palo Verde Valley Area Plan: Agriculture (AG) and Open Space: Rural (OS-RUR) – Location: East of Blythe Airport, West of Neighbors Blvd., North and South of Interstate 10 – 3,587 Gross Acres – Zoning: Light Agriculture (A-1-10), Controlled Development Areas (W-2-5 & W-2-10), Natural Assets (N-A) – REQUEST: Blythe Mesa I Solar is a 485 megawatt (MW) photovoltaic solar power plant on approximately 91 parcels totaling approximately 3,587 acres. Three new project substations will consist of a 34.5 to 230 kV transformer and will interconnect to the new Southern CA Edison Colorado River Substation 230 kV switchyard. The majority of the project is within the County of Riverside. An approximate 800 acre portion is under separate jurisdiction within the City of Blythe. The Public Use Permit is required as the project is proposing to construct a 34.5 kV overhead line that will be up 35-60 feet in height and will cross Hobson Way (a County road right-of-way) between two privately owned parcels. – Adjacent APNs: 824-101-015 and 824-101-027 – Concurrent Case: CUP03685

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT Comments Agenda on November 14, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: ☐ PC: ☐ BOS: ☒

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

July 10, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3684 (Blythe Mesa I Solar Energy Project of approximately 486 megawatt photovoltaic Solar Power Plant in on 3,578 gross acres)

A noise study is not required based upon the submitted diagrams, surrounding zoning, and proposed solar panels. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging
6. Idling equipment should be turned off when not in use.

Please contact Steven Hinde if you have any questions.

Office of Industrial Hygiene, 3880 Lemon Street, Suite 200 Riverside, CA 92502, Office: 951-955-8982
FAX: 951 955-8988



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 25, 2012

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Plan (CUP) No. 3685

Proposal: The CUP proposes the development of a 485 MW photovoltaic facility on 3,428 acres (Blythe Mesa I Solar)

APNs: 821-110-004, etc.

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located east of the Blythe Airport and west of Neighbors Boulevard, in the Palo Verde Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit,** 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., cardboard, 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
2. **Prior to final building inspection,** evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. Please note that the Blythe Airport Dumpsite is located within the vicinity of the proposed solar project. For more information on the dumpsite and its location, please contact Chad Davies with the County of Riverside Economic Development Agency (EDA), Aviation Division at (951) 955-9722, or Laurie Holk with the Local Enforcement Agency (LEA) at 760-863-7008.
4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner IV

Doc 88468v44A

Cc: Chad Davies, EDA
Laurie Holk, LEA

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

Airport Land Use Commission
Received
JUN 25 2012

DATE: June 20, 2012

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Fire Dept.-Strategic Planning
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC-J. Guerin
4th District Supervisor
4th District Planning Commissioner
City of Blythe
Palo Verde Unified School District
Palo Verde Irrigation District
Southern California Edison

Caltrans District #8
RWQCB-Colorado River
Air Quality MGMT Dist. –Mojave Desert
Eastern Information Center-UCR
CA Dept. of Fish and Game
US Fish and Wildlife Service
Bureau of Land MGMT –Moreno Valley
US EPA Region IX Env'tl. Review Office
Colorado River Indian Tribes

CONDITIONAL USE PERMIT NO. 3685 - EA42448 – Applicant: Renewable Resources Group – Engineer/Representative: Power Engineers – Fourth Supervisorial District - Chuckawalla Zoning Area – Palo Verde Valley Area Plan: Agriculture (AG) and Open Space: Rural (OS-RUR) – Location: East of Blythe Airport, West of Neighbors Blvd., North and South of Interstate 10 – 3,587 Gross Acres – Zoning: Light Agriculture (A-1-10), Controlled Development Areas (W-2-5 & W-2-10), Natural Assets (N-A) – **REQUEST:** Blythe Mesa I Solar is a 485 megawatt (MW) photovoltaic solar power plant on approximately 91 parcels totaling approximately 3,587 acres. A total of 330 power blocks will be constructed, each will be constructed containing an equipment pad and a 9'x18' parking space. The proposed panels will have a maximum height of 8.5' from ground to top of panel at 45 degree tilt. The site proposes to be secured with a 7 foot equestrian wire fence that meets the National Electric Safety Code and all construction staging and temporary facilities will be on site within the project area. Three new project substations will consist of a 34.5 to 230 kV transformer and will interconnect to the new Southern CA Edison Colorado River Substation 230 kV switchyard. The majority of the project is within the County of Riverside. An approximate 800 acre portion is under separate jurisdiction within the City of Blythe. Related Case: CUP03670. – APN(s): 821-110-004, etc.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 12, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas**, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

COMMENTS: *CUP No. 3670 was reviewed by the Airport Land Use Commission pursuant to numerous public hearings and ultimately determined (by a 4-2 vote) to be consistent. Please see attached letter for conditions, which Planning will need to integrate.*

DATE: June 27, 2012

SIGNATURE: John J. G. Guerin

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

TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Blythe



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

April 25, 2012

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA, 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1007BL11

Related File No.: CUP03670 (Conditional Use Permit)

APNs: See attached list.

Dear Mr. Olivas:

On April 12, 2012, the Riverside County Airport Land Use Commission (ALUC), by a 4-2 vote, found Conditional Use Permit No. 3670 (CUP03670) proposing to construct a 485 megawatt solar photovoltaic electric generating facility and associated facilities on 3,645 acres, including three electrical substations, two operations and maintenance buildings, inverters, transformers, 34.5 kV distribution lines, 230 kV transmission lines, and associated switchgear **CONSISTENT** with the 2004 Blythe Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

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

3. If the panels are mounted on a framework, said framework shall have a flat or matte finish so as to minimize reflection of sunlight.
4. Prior to issuance of building permits for any structures or panels on those parcels located wholly or partially within Airport Compatibility Zone B1, the landowner shall convey an aviation easement to the County of Riverside as owner of Blythe Airport.
5. The attached notice shall be provided to all potential purchasers, and shall be recorded as a deed notice for those parcels within the project located wholly or partially within Airport Compatibility Zones C and D.
6. All photovoltaic panels installed on the project shall have received an anti-reflective coating to minimize the potential for hazardous glare to occur to aircraft.
7. In the event that any incidence of glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, reprogramming the alignment of the panels at the time of day when incidences of glare occur to diminish or eliminate the source of the glint, glare, or flash. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
8. In the event that any incidence of electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an incidence, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "incidence" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. For each such incidence made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
9. The Federal Aviation Administration (FAA) has conducted aeronautical studies (Aeronautical Study Nos. 2012-AWP-551-OE, 2012-AWP-552-OE, 2012-AWP-562-OE, 2012-AWP-566-OE through 2012-AWP-571-OE, 2012-AWP-573-OE, 2012-AWP-1712-OE through 2012-AWP-1725-OE) and has determined that neither marking nor lighting of the proposed structures are necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, any such lighting shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2. Such lighting shall be maintained in accordance therewith for the life of the project.
10. The maximum height of the proposed structure, including all mounted appurtenances and aviation safety lighting (if any), shall not exceed the heights as noted in each

Determination of No Hazard to Air Navigation for each respective structure.

11. In accordance with the Determinations of No Hazard to Air Navigation issued for the subject structures, the determinations do include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated in each respective determination. Equipment which has a height greater than the studied structure requires separate notice to the FAA.
12. The specific coordinates, height, top point elevation, power, and frequencies of the proposed facility shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
13. Within five (5) days after construction reaches its greatest height, the permittee shall complete Form 7460-2, Notice of Actual Construction or Alteration, and submit said form to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Service at 2601 Meacham Boulevard, Fort Worth, TX 76137 or online at www.oa.faa.gov. This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

FAA Aeronautical Study Nos. 2012-AWP-551-OE, 2012-AWP-552-OE, 2012-AWP-562-OE, 2012-AWP-566-OE through 2012-AWP-571-OE, 2012-AWP-573-OE, 2012-AWP-1712-OE through 2012-AWP-1725-OE

cc: Rupal Patel, Renewable Resources Group, Inc.
Thomas Ryan, POWER Engineers
Jason Pfaff, POWER Engineers
Scott Kaminski, SunPower Corp.
Philip Crimmins, CALTRANS Division of Aeronautics
Chad Davies, Riverside County EDA – Aviation Division
Robert Eppers, California Pilots Association
Andy Wilson, California Pilots Association
ALUC Staff

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

DATE: June 20, 2012

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Fire Dept.-Strategic Planning
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Al UC-J. Guerin
4th District Supervisor
4th District Planning Commissioner
City of Blythe
Palo Verde Unified School District
Palo Verde Irrigation District
Southern California Edison

Caltrans District #8
RWQCD-Colorado River
Air Quality MGMT Dist -Mojave Desert
Eastern Information Center-UCR
CA Dept. of Fish and Game
US Fish and Wildlife Service
Bureau of Land MGMT -Moreno Valley
US EPA Region IX Envtl. Review Office
Colorado River Indian Tribes

CONDITIONAL USE PERMIT NO. 3685 - EA42448 - Applicant: Renewable Resources Group - Engineer/Representative: Power Engineers - Fourth Supervisorial District - Chuckawalla Zoning Area - Palo Verde Valley Area Plan: Agriculture (AG) and Open Space: Rural (OS-RUR) - Location: East of Blythe Airport, West of Neighbors Blvd., North and South of Interstate 10 - 3,587 Gross Acres - Zoning: Light Agriculture (A-1-10), Controlled Development Areas (W-2-5 & W-2-10), Natural Assets (N-A) - REQUEST: Blythe Mesa I Solar is a 485 megawatt (MW) photovoltaic solar power plant on approximately 91 parcels totaling approximately 3,587 acres. A total of 330 power blocks will be constructed, each will be constructed containing an equipment pad and a 9'x18' parking space. The proposed panels will have a maximum height of 8.5' from ground to top of panel at 45 degree tilt. The site proposes to be secured with a 7 foot equestrian wire fence that meets the National Electric Safety Code and all construction staging and temporary facilities will be on site within the project area. Three new project substations will consist of a 34.5 to 230 kV transformer and will interconnect to the new Southern CA Edison Colorado River Substation 230 kV switchyard. The majority of the project is within the County of Riverside. An approximate 800 acre portion is under separate jurisdiction within the City of Blythe. Related Case: CUP03670. - APN(s): 821-110-004, etc.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 12, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

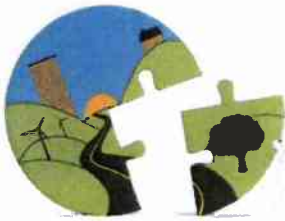
COMMENTS: *PVID Has No Comments*

DATE: 6/27/12 SIGNATURE: Roger Henning

PLEASE PRINT NAME AND TITLE: Roger Henning Chief Engineer

TELEPHONE: 760-922-3144

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set IN# CCO06142

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: 485 Megawatt (MW) Solar Photovoltaic Electrical Generating Facility

13.1.c.12 of Article III &

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 15.1.d.32 of Article XV

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP0370-EA42448, CFG05820

DATE SUBMITTED: 6/5/12

APPLICATION INFORMATION

Applicant's Name: Rupal Patel, RENEWABLE RESOURCES GROUP
Solar Star Bythe Mesa L E-Mail: rpatel@renewablegroup.com

Mailing Address: 5700 Wilshire Blvd., Suite 330

Los Angeles City CA 90036
State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 930-9114

Engineer/Representative's Name: Renewable Resources Group SOLAR STAR RUPAL PATEL
BYTHE MESA 1 E-Mail: rpatel@renewablegroup.com

Mailing Address: 5700 Wilshire Blvd., Suite 330

Los Angeles City CA 90036
State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 936-9303

Property Owner's Name: Gila Farm Land, LLC & Jesus & Teresa E-Mail: rpatel@renewablegroup.com
Rivera

Mailing Address: 5700 Wilshire Blvd., Suite 330

Los Angeles City CA 90036
State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 930-9114

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

CFG05820
FA 42448

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Rupal Patel

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

J. Ari Swiller

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☒ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: See Attachment A Township: See Attachment A Range: See Attachment A

APPLICATION FOR LAND USE PROJECT

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Rupal Patel

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Jesus Rivera Jesus Rivera

PRINTED NAME OF PROPERTY OWNER(S)

Jesus M Rivera

SIGNATURE OF PROPERTY OWNER(S)

Teresa Rivera Teresa Rivera

PRINTED NAME OF PROPERTY OWNER(S)

Teresa Rivera

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☒ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 3,700 acres

General location (nearby or cross streets): North of 18th Avenue, South of 10th Avenue, East of Haig Drive, West of Neighbors Blvd.

Thomas Brothers map, edition year, page number, and coordinates: RCLIS - Pages 5490 and 5550

Project Description: (describe the proposed project in detail)

A 485 megawatt (MW-ac) solar photovoltaic electrical generating facility on approximately 3,700 acres of private land.

Related cases filed in conjunction with this application:

FTA 2011-01, CUP03670, EA42448, CFG05820, CACA 53213

Is there a previous application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). FTA 2011-01, CUP03670, EA42448, CFG05820 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42448 E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Biological and Cultural Reports provided to staff

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

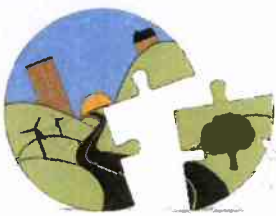
Is sewer service available at the site? Yes ☒ No ☐ Private Septic

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Not applicable

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 600,000



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☒ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP913

DATE SUBMITTED: 12/12/11

APPLICATION INFORMATION

Applicant's Name: Rupal Patel

E-Mail: rpatel@renewablegroup.com

Mailing Address: 5700 Wilshire Blvd., Suite 330

Los Angeles

Street
CA 90036

City

State

ZIP

Daytime Phone No: (323) 936-9303

Fax No: (323) 930-9114

Engineer/Representative's Name: Ed Smeloff

E-Mail: Ed.Smeloff@sunpower.com

Mailing Address: 1414 Harbour Way South

Richmond

Street
CA 94804

City

State

ZIP

Daytime Phone No: (510) 260-8437

Fax No: (510) 540-0552

Property Owner's Name: Gila Farm Land, LLC

E-Mail: rpatel@renewablegroup.com

Mailing Address: 5700 Wilshire Blvd., Suite 330

Los Angeles

Street
CA 90036

City

State

ZIP

Daytime Phone No: (323) 936-9303

Fax No: (323) 930-9114

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 12th Floor
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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Rupal Patel

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

J. Ari Swiller, Gila Farm Land, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: See Attachment A Township: See Attachment A Range: See Attachment A

Approximate Gross Acreage: 3,700 acres

General location (nearby or cross streets): North of 18th Avenue, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

10th Avenue _____, East of Haig Drive _____, West of Neighbors Blvd. _____

Thomas Brothers map, edition year, page number, and coordinates: RCLIS - Pages 5490 and 5550

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

A 485 MW-ac solar photovoltaic (Solar PV) electrical generating facility on approximately 3,700 acres of private property. A Public Use Permit is required to cross a County right-of-way across Hobson Way between two privately-owned (Gila Farm Land, LLC) parcels (824-101-015 and 824-102-027) with an overhead 34.5 kV line that will be up 35-60 feet in height. No poles or other structures will be placed in the County right-of-way. +

Related cases filed in conjunction with this request:

FTA 2011-01, CUP03670, EIR529

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). CUP03670 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 529

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: Biological and Cultural Resource Reports

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Not applicable

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Is sewer service available at the site? Yes ☒ No ☐ Private Septic

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Not applicable

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
Not applicable

What is the anticipated route of travel for transport of the soil material?
Not applicable

How many anticipated truckloads? Not applicable truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the development project area exceed more than one acre in area? Yes ☐ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)? No

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07831 DATE SUBMITTED: 5/30/2014

APPLICATION INFORMATION

Applicant's Name: Renewable Resources Group E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor
Los Angeles CA 90036
City State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 930-9114

Engineer/Representative's Name: Rupal Patel E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor
Los Angeles CA 90036
City State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 930-9114

Property Owner's Name: Gila Farm Land, LLC E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor
Los Angeles CA 90036
City State ZIP

Daytime Phone No: (323) 936-9303 Fax No: (323) 930-9114

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Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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Rupal Patel

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

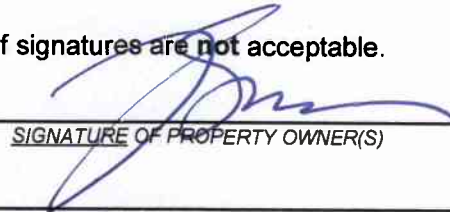
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

J. Ari Swiller

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: See Attachment A Township: See Attachment A Range: See Attachment A

Approximate Gross Acreage: 1248.66

General location (nearby or cross streets): North of 18th Street, South of 10th Ave, East of Haig Drive, West of Neighbours Blvd.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone from W-2-5 and N-A to A-1-10

Related cases filed in conjunction with this request:

EIR 529, CUP 03684, PUP 913, DA00079, AG01045

Change of Zone Application
Attachment A

APN	Section	Township	Range
821110004	29	6S	22E
821120025	28	6S	22E
821120026	28	6S	22E
821120027	28	6S	22E
824080003	32	6S	22E
824080005	32	6S	22E
879090036	11	7S	21E
879090037	11	7S	21E
879090038	11	7S	21E
879090039	11	7S	21E
879090040	12	7S	21E
879090041	12	7S	21E
879090042	12	7S	21E
879090043	12	7S	21E
879090044	12	7S	21E
879090045	12	7S	21E
879090048	12	7S	21E
879090049	12	7S	21E
879090050	12	7S	21E
879090051	12	7S	21E
879110013	14	7S	21E
879110014	14	7S	21E
824090009	32	6S	22E
824102013	33	6S	22E
824102014	33	6S	22E
824102015	33	6S	22E
824102016	33	6S	22E
824130006	34	6S	22E
824130007	34	6S	22E



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER:

DA00079

DATE SUBMITTED: 5/16/2014

APPLICATION INFORMATION

Applicant's Name: Renewable Resources Group

E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor

Los Angeles

Street
CA 90036

City

State

ZIP

Daytime Phone No: (323) 936-9303

Fax No: (323) 930-9114

Engineer/Representative's Name: Rupal Patel

E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor

Los Angeles

Street
CA 90036

City

State

ZIP

Daytime Phone No: (323) 936-9303

Fax No: (323) 930-9114

Property Owner's Name: Gila Farm Land, LLC

E-Mail: rpatel@renewablegroup.com

Mailing Address: 113 S. La Brea Ave., 3rd Floor

Los Angeles

Street
CA 90036

City

State

ZIP

Daytime Phone No: (323) 936-9303

Fax No: (323) 930-9114

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

To develop a 485 MW-ac solar photovoltaic power facility on approximately 3,600 acre of private property.

Applicant is an employee of the landowner and is representing the landowner's development interests.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR DEVELOPMENT AGREEMENT

***NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

Rupal Patel

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

To develop a 485 MW-ac solar photovoltaic energy facility on 3,600 acres of private property. No other persons have interest in the property.

J. Ari Swiller

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attachment A

Section: See Attachment A Township: See Attachment A Range: See Attachment A

Approximate Gross Acreage: 3,600

General location (nearby or cross streets): North of 18th Ave, South of 10th Ave, East of Haig Drive, West of Neighbours Blvd.

Thomas Brothers map, edition year, page number, and coordinates: RCLIS Pages 5490 and 5550

THE DEVELOPMENT AGREEMENT FILING PACKAGE MUST INCLUDE THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description and grant deed for each property involved.
3. One copy of a Preliminary Title report dated less than 30 days prior to the date of submittal of this application.
4. Separate signed statements by each applicant and each owner identifying his interest in the property and identifying any other persons known to him who have any interest in the

APPLICATION FOR DEVELOPMENT AGREEMENT

property.

5. An 800 foot scale map of the Development Agreement Legal Description. A Licensed Land Surveyor must certify this map.
6. An 8½" x 11" locational map highlighting the property boundaries.
7. A completed Word version in electronic form of the proposed Development Agreement prepared in accordance with Section 106 of Exhibit "A" of Resolution No. 2012-047 and six printed copies. The Word version shall be redlined to show the information required to complete the Development Agreement.
8. A listing and description of all development approvals and permits that have been approved for the property to date, and all related development applications for the property being processed concurrently with this application.
9. \$5,000.00 non-refundable cost recovery fee.
10. \$25,000.00 deposit-based fee.
11. *Additional information may be required as determined by the Planning Director.

Note: Mailing labels will be required prior to the scheduling of the Public Hearing in accordance with the County property owners notification procedure.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/16/2015,

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

APN (s) or case numbers CUP03685 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

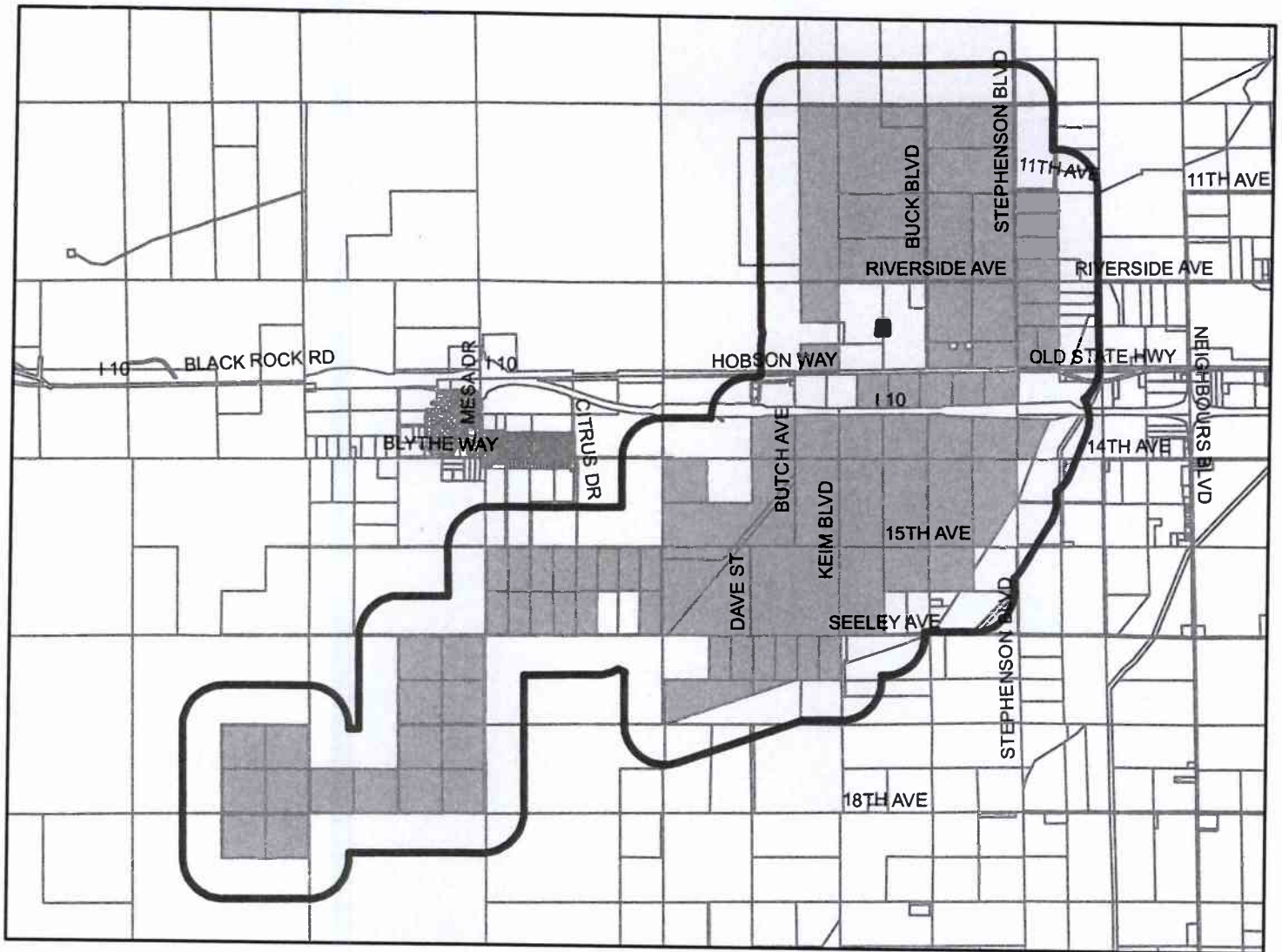
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked,
Valid until:
7-16-15
m*

CUP03685 (1200 feet buffer)



Selected Parcels

821-120-028	824-130-004	824-090-042	863-020-020	824-090-044	863-020-015	824-030-023	824-090-020	863-120-003	863-120-004
824-101-021	824-101-012	824-101-013	863-110-004	821-110-005	824-101-007	821-110-006	824-080-004	821-080-041	863-120-005
863-040-002	824-122-015	863-030-012	863-060-004	863-070-007	863-070-008	866-021-005	863-070-003	863-070-004	866-021-006
821-120-027	821-120-048	824-102-013	824-110-035	824-122-013	824-130-006	863-040-017	863-040-021	863-050-004	863-060-015
863-070-019	863-070-022	879-090-039	879-090-041	879-090-049	879-090-050	821-090-012	821-110-004	821-120-038	821-120-046
824-080-005	824-090-028	824-101-015	824-101-016	824-102-024	824-102-026	824-110-036	824-110-037	824-110-038	863-040-015
863-050-008	863-100-005	863-100-010	863-100-011	863-100-016	879-090-042	879-090-045	879-110-014	821-120-042	821-120-043
824-102-014	824-102-015	824-102-027	863-060-016	863-060-018	863-100-006	863-100-009	879-090-036	879-090-051	821-090-011

First 120 parcels shown



5,100 2,550 0 5,100 Feet

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

ASMT: 821090009, APN: 821090009
KATHLEEN BARCINAS, ETAL
16120 KRAMERIA AVE
RIVERSIDE CA 92504

ASMT: 821120023, APN: 821120023
ANGELINA DILL, ETAL
P O DRAWER 1140
BLYTHE CA 92226

ASMT: 821120024, APN: 821120024
USA 821
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

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

ASMT: 824090025, APN: 824090025
DEDRA BENNETT, ETAL
16531 W HOBSON WAY
BLYTHE, CA. 92225

ASMT: 824090033, APN: 824090033
HEINZ NORDMANN, ETAL
WIEKSWEG 73 POSTFACH 1328
4840 RHEDA WIEDENBRUECK
WEST GERMANY

ASMT: 824090035, APN: 824090035
SANDRA NORDELL, ETAL
5321 COLORADO RIVER RD
BLYTHE CA 92225

ASMT: 824090037, APN: 824090037
RITA DAWSON, ETAL
16275 W HOBSON WAY
BLYTHE CA 92225

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

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

ASMT: 824101021, APN: 824101021
BLYTHE ENERGY
P O BOX 1210
BLYTHE CA 92226

ASMT: 824101022, APN: 824101022
USA
P O BOX 281213
LAKEWOOD CO 80228

ASMT: 824110004, APN: 824110004
SCHINDLER BROS INC
3595 W HOBSONWAY
BLYTHE CA 92225

ASMT: 824110018, APN: 824110018
PATRICIA CHOAT
P O BOX 946
BLYTHE CA 92226



ASMT: 824110021, APN: 824110021
SHARON HOWARD, ETAL
P O BOX 422
BLYTHE CA 92226

ASMT: 863020020, APN: 863020020
SILVIA AVALOS, ETAL
PO BOX 31
CATHEDRAL CITY CA 92235

ASMT: 824110028, APN: 824110028
GLORIA DELGADO, ETAL
14515 HARRINGTON RD
RIVERSIDE CA 92508

ASMT: 863020021, APN: 863020021
LONEAR HEARD, ETAL
C/O LONEAR W HEARD
P O BOX 662
COMPTON CA 90223

ASMT: 824122011, APN: 824122011
DIANNA BROWNING, ETAL
107 W HOBSONWAY
BLYTHE CA 92225

ASMT: 863030011, APN: 863030011
PRAKASH MEGHPARA
20 NEVADA
IRVINE CA 92606

ASMT: 824122015, APN: 824122015
CROWN ENTERPRISES INC
C/O ARNIE MISTURA
12223 STEPHENS
WARREN MI 48089

ASMT: 863030012, APN: 863030012
DON DUNCAN
P O BOX 2082
PALM SPRINGS CA 92263

ASMT: 824130004, APN: 824130004
MARY ELAM, ETAL
244 LOMA AVE
LONG BEACH CA 90803

ASMT: 863030017, APN: 863030017
TERESA RIVERA, ETAL
1525 S FERN AVE
ONTARIO CA 91762

ASMT: 863020002, APN: 863020002
PEDRO RANGEL
15033 S LOVEKIN
BLYTHE CA 92225

ASMT: 863040002, APN: 863040002
VICTORIA RAMIREZ, ETAL
10750 BENNETT DR
FONTANA CA 92337

ASMT: 863020015, APN: 863020015
ANN GOSSER, ETAL
2137 W 183RD ST
TORRANCE CA 90504

ASMT: 863060004, APN: 863060004
DUC TRAN
13081 ROSALIND DR
SANTA ANA CA 92705



ASMT: 863070011, APN: 863070011
PATRICK CONNOLLY
680 W CALIFORNIA
BLYTHE CA 92225

ASMT: 863070024, APN: 863070024
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 863070012, APN: 863070012
DEVONDA CORMELL, ETAL
245 N 3RD ST
BLYTHE CA 92225

ASMT: 863100004, APN: 863100004
MARTHA HURTADO, ETAL
432 BLUEWATER DR
PARKER AZ 85344

ASMT: 863070013, APN: 863070013
VERNON STINSON
2610 PALOMA SENDA
BULLHEAD CITY AZ 86442

ASMT: 863110007, APN: 863110007
SOUTH VALLEY HOLDINGS
C/O JOHN W SEILER
P O BOX 267
PALO VERDE CA 92266

ASMT: 863070014, APN: 863070014
PVID
180 W 14TH AVE
BLYTHE CA 92225

ASMT: 863120002, APN: 863120002
LISA KONTILIS, ETAL
481 CORONADO ST
BLYTHE CA 92225

ASMT: 863070016, APN: 863070016
MICHELLE WALKER
15937 STEPHENSON BLV
BLYTHE, CA. 92225

ASMT: 863120004, APN: 863120004
BILL VASILIS RANCH
C/O KIRK KONTILIS
332 W CHANSLOR WAY
BLYTHE CA 92225

ASMT: 863070017, APN: 863070017
MICHELLE WALKER
15937 STEPHENSON BLVD
BLYTHE CA 92225

ASMT: 863120005, APN: 863120005
COX FAMILY FARMS
C/O RICHARD C COX
918 E MURPHY ST
BLYTHE CA 92225

ASMT: 863070023, APN: 863070023
ROBERT MCCALL
C/O STEVE MCCALL
405 E MURPHY ST
BLYTHE CA 92225

ASMT: 866021002, APN: 866021002
KAY MASON
P O BOX 364
BLYTHE CA 92226



ASMT: 866021005, APN: 866021005
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

ASMT: 879110008, APN: 879110008
USA 879
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 866021006, APN: 866021006
G B INV CO
C/O COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

ASMT: 879110014, APN: 879110014
GILA FARM LAND
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 866021007, APN: 866021007
CHARLES ODEN, ETAL
5700 WILSHIRE BLV NO 330
LOS ANGELES CA 90036

ASMT: 879300007, APN: 879300007
MARGIE URRUTIA, ETAL
PO BOX 2242
INDIO CA 92202

ASMT: 866022001, APN: 866022001
TOHSHIN TRADING INC
P O BOX 1226
BLYTHE CA 92226

ASMT: 866030001, APN: 866030001
LHS RIVERSIDE FARMS
1291 US HIGHWAY 258 N
KINSTON NC 28504

ASMT: 879090035, APN: 879090035
USA 879
DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 879090052, APN: 879090052
NANCY WOO, ETAL
82257 CROSBY DR
INDIO CA 92201

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/21/2015.

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

APN (s) or case numbers PUP00913 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

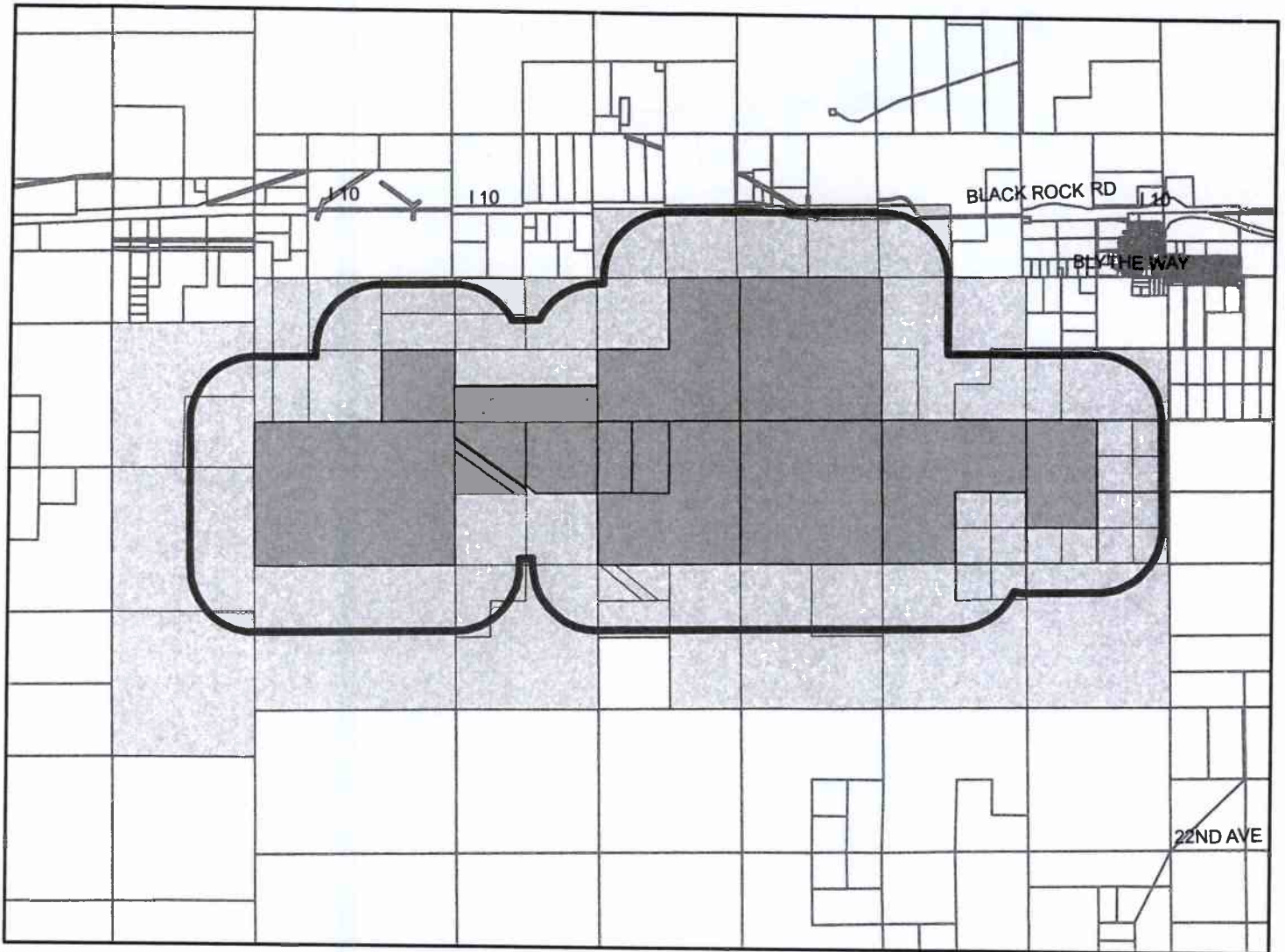
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Checked,
Valid until 7-21-15*

PUP00913 (2400 feet buffer)



Selected Parcels

879-080-014 879-030-007 879-080-001 879-080-002 879-080-034 879-080-007 879-080-003 879-080-008 879-080-013 879-100-003
879-090-053 879-090-054 879-090-036 879-090-037 879-090-038 879-090-039 879-090-040 879-090-041 879-090-042 879-090-043
879-090-044 879-090-045 879-090-048 879-090-049 879-090-050 879-090-051 879-110-013 879-110-014 879-090-001 879-100-005
879-080-006 879-100-011 879-080-018 879-100-012 879-080-010 879-090-052 879-080-016 879-080-017 879-080-019 879-100-001
879-080-032 879-080-028 879-100-013 818-231-028 818-231-030 818-232-001 818-232-002 818-232-003 818-232-004 818-241-021
818-242-025 879-030-014 879-030-017 879-050-004 879-080-020 879-080-021 879-080-022 879-080-023 879-080-024 879-080-025
879-080-026 879-080-027 879-090-031 879-090-032 879-090-033 879-090-034 879-090-035 879-100-006 879-100-007 879-110-006



4,400 2,200 0 4,400 Feet

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ASMT: 879080006, APN: 879080006
LIANG CHU
11640 BALD EAGLE LN
MORENO VALLEY CA 92557

ASMT: 879080007, APN: 879080007
CYNTHIA WALSH
35272 VISTA DE TODO
CAPISTRANO BEACH CA 92624

ASMT: 879080008, APN: 879080008
JOTTN HARRISON, ETAL
26346 RIDGEMOOR RD
SUN CITY CA 92586

ASMT: 879080010, APN: 879080010
LINNA CHEN, ETAL
C/O OLIVIA CHEN
5232 VIA RINCON
NEWBURY PARK CA 91320

ASMT: 879080013, APN: 879080013
DORIS SPEIERMAN
10630 HICKORY CREST LN
COLUMBIA MD 21044

ASMT: 879080014, APN: 879080014
ALEXANDER WALTENSBERGER
2316 11TH ST
NORTH BEND OR 97459

ASMT: 879080018, APN: 879080018
MARIA VIRAMONTES
1534 N CALIFORNIA AVE
LA PUENTE CA 91744

ASMT: 879080019, APN: 879080019
WALTER TOMICH, ETAL
449 RIVER ST
FILLMORE CA 93015

ASMT: 879080027, APN: 879080027
USA 879
UNKNOWN 10-17-95
—

ASMT: 879080032, APN: 879080032
RICHARD NELSON
46 THE COLONNADE
LONG BEACH CA 90803

ASMT: 879080034, APN: 879080034
BLYTHE ENERGY
C/O LS POWER
TWO TOWER CENTER 11TH FL
EAST BRUNSWICK NJ 816

ASMT: 879090001, APN: 879090001
YAO LEE, ETAL
164 HONEYSUCKLE LN
BREA CA 92821

ASMT: 879090052, APN: 879090052
NANCY WOO, ETAL
82257 CROSBY DR
INDIO CA 92201

ASMT: 879090053, APN: 879090053
FSE BLYTHE 1
C/O TAX DEPT
211 CARNEGIE CENTER
PRINCETON NJ 8540



ASMT: 879090054, APN: 879090054
FSE BLYTHE 1
C/O NRG SOLAR PU
1817 ASTON AVE STE 104
CARLSBAD CA 92008

ASMT: 879100001, APN: 879100001
AUSTIN WHITNEY, ETAL
C/O PDS TAX SERVICES
P O BOX 13519
ARLINGTON TX 76094

ASMT: 879100003, APN: 879100003
CANDACE WALDRON, ETAL
949 OLD RANCH RD
SOLVANG CA 93463

ASMT: 879100005, APN: 879100005
AURORA ACOSTA, ETAL
1700 DEANNA WAY
REDLANDS CA 92374

ASMT: 879100007, APN: 879100007
USA 879
DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 879100011, APN: 879100011
MAHMMAD KHALAJZADEH
C/O MAJID YOUSSEFIHA
6134 CASE ST
NORTH HOLLYWOOD CA 91606

ASMT: 879100012, APN: 879100012
MICKEY WU
3129 S HACIENDA BLV NO 345
HACIENDA HEIGHTS CA 91745

ASMT: 879100013, APN: 879100013
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 879110001, APN: 879110001
YUAN JIUN CHAO
3902 MILLER WAY
SACRAMENTO CA 95817

ASMT: 879110008, APN: 879110008
USA 879
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 879110014, APN: 879110014
GILA FARM LAND
5700 WILSHIRE BLV NO 330
LOS ANGELES CA 90036



Adams Broadwell Joseph & Cardozo Koss, Rachel Environmental Paralegal 601 Gateway Blvd., Suite 1000 South San Francisco, CA 94080-7037	Agua Caliente Band of Cahuilla Indians Park, Margaret Director of Planning and Natural Resources 5401 Dinah Shore Drive P.O. Box 846 Palm Springs, CA 92264	Altagas Power Holdings, Inc. 1411 Third Street, Ste. A Port Huron, MI 48060
Agua Caliente Band of Cahuilla Indians Garcia, Patricia Tribal Historic Preservation Officer 5401 Dinah Shore Drive P.O. Box 846 Palm Springs, CA 92264	Audubon California George, Garry 926 S. Citrus Ave. Los Angeles, CA 90036	Augustine Band of Cahuilla Mission Indians Green, Mary Ann Chairperson P.O. Box 846 Coachella, CA 92236
Air Resources Board, Stationary Source Division/7th Floor Vettraino, Lawrence 1001 "I" Street P.O. Box 2815 Sacramento, CA 95812	Basin and Range Watch Cunningham, Laura P.O. Box 70 Beatty, NV 89003-0070	Blythe Energy C/O LS Power Two Tower Center 11th Floor East Brunswick, NJ
Audubon California, Headquarters 220 Montgomery Street, Suite 1000 San Francisco, CA 94104	Blythe Airport Shippy, Daryl General Manager 17240 W. Hobson Way Blythe, CA 92225	Building Industry Association of Southern California Blankenship, Bill Executive Officer 77-570 Springfield Lane, Suite E Palm Desert, CA 92211-0473
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Bureau of Indian Affairs, Southern California Agency Lamb, Lenore Natural Resources Officer 1451 Research Park Dr., Suite 100 Riverside, CA 92507	Cabazon Band of Mission Indians Roosevelt, David Chairperson 84-245 Indio Springs Indio, CA 92203	Cahuilla Band of Indians Salgado, Luther Sr. Chairperson P.O. Box 391760 Anza, CA 92539
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

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

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

The Blythe Mesa Solar Energy Project/ CONDITIONAL USE PERMIT NO. 3685, PUBLIC USE PERMIT NO. 913, CHANGE OF ZONE NO. 7831, ORDINANCE NO. 664.57 Approving Development Agreement No. 79, and DEVELOPMENT AGREEMENT NO. 79 (collectively "the Project"), and ENVIRONMENTAL IMPACT REPORT NO. 529

Project Title/Case Numbers

Larry Ross
County Contact Person

951-955-5859
Phone Number

2011111056
State Clearinghouse Number (if submitted to the State Clearinghouse)

Renewable Resources Group
Project Applicant

113 S. La Brea Avenue, 3rd floor, Los Angeles, CA 90036
Address

The Project is located north and south of Interstate 10, west of Neighbors Boulevard and Arrowhead Boulevard and south and east of the Blythe Airport.
Project Location

Conditional Use Permit No. 3685 proposes a 485 megawatt solar photovoltaic (PV) electrical generating facility consisting of a solar array field utilizing single-axis solar PV trackers and panels with a combined maximum height of eight feet. Supporting facilities on-site would include up to three electrical substations, up to two operation and maintenance buildings, inverters, transformers, and associated switchgear. The Project site will be secured 24 hours per day by on site private security personnel or remote services with motion-detection cameras. An equestrian-wire, wildlife-friendly and drainage-compatible security fence that meets National Electric Safety Code would be placed around the perimeter of the site. An approximate 334-acre portion of the 3,660-acre Project site is located within the City of Blythe jurisdiction, the remaining 3,326 acres is within the unincorporated County. Public Use Permit No. 913 proposes to permit a new 8.4 mile long, 230 kilovolt (kV) double-circuit generation-tie transmission line would connect the proposed Project with the approved Colorado River Substation located west of the Project site subject to Public Use Permit (3.6 miles of the generation-tie line are located within the Project site, and 4.8 miles are located off-site within a 125-foot-wide BLM ROW between the Project site and the Colorado River Substation). Change of zone No. 7831 proposes to rezone approximately 1,249 acres from Controlled Development Areas 5 acre minimum and 10 acre minimum (W-2-5 and W-2-10) and Natural Assets (N-A) to Light Agriculture 10 acre minimum (A-1-10). The applicant has also proposed to enter into a Development Agreement (DA No. 79) with the County for the Project consistent with the County's solar power plant program. DA No. 79 has a term of thirty years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement. Proposed Ordinance No. 664.57 incorporates by reference and adopts DA No. 79 consistent with Government Code Section 65867.5.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. Findings and a Statement of Overriding Considerations WAS NOT adopted for the project.

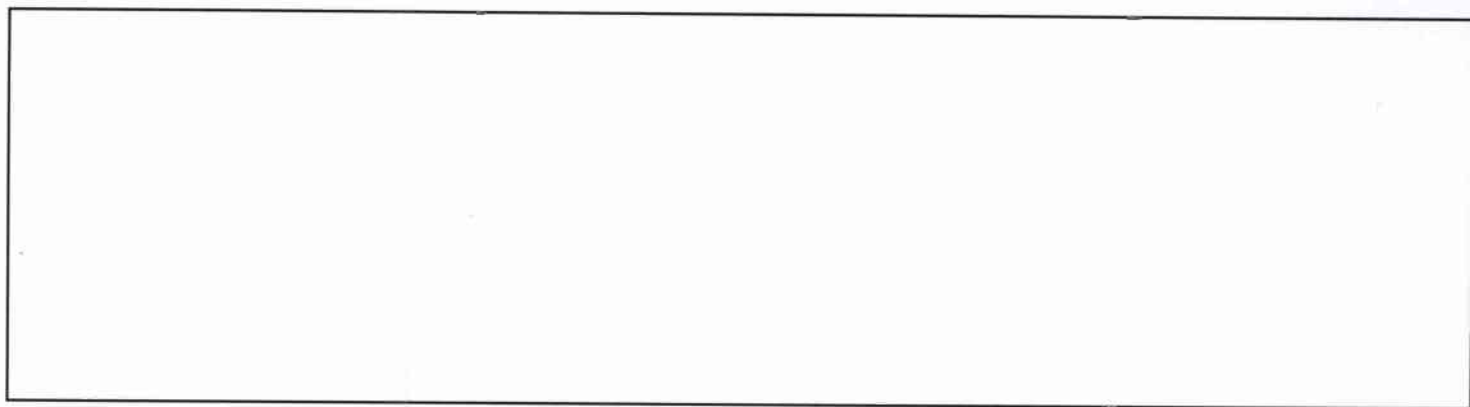
This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1104720

4080 Lemon Street
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(951) 955-3200

39493 Los Alamos Road
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Received from: PATEL RUPAL \$64.00
paid by: CK 1170
CA FISH AND GAME FOR EA42448
paid towards: CFG05820 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 12, 2011 16:02
GLKING posting date May 12, 2011

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1500386

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

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

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

Received from: PATEL RUPAL \$3,069.75
paid by: CK 001898
CA FISH AND GAME FOR EA42448
paid towards: CFG05820 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 14, 2015 15:31
MGARDNER posting date Jan 14, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

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



LEGEND:

- NOT A PART OF COUNTY CUP
- PROPOSED PROJECT BOUNDARY
- PROJECT GEN-TIE LINES 230KV
- PROJECT GEN-TIE LINES 34.5KV
- EXISTING OVERHEAD LINES
- EXISTING EASEMENT
- INDICATES ZONING
- DIRECTIONAL FLOW ARROW
- EXISTING GRADE SPOT ELEVATION
- FINISH GRADE SPOT ELEVATION
- INDICATES ACCESS GATE (ALONG SEELEY AVE.)
- INDICATES EXISTING UNDERGROUND GAS LINE
- INDICATES PROPOSED 7' PERIMETER FENCE
- TEMPORARY AREA FOR CONSTRUCTION TRAILERS
- TEMPORARY LAYDOWN AREAS INCLUDE:
 - CRANES/TOWERS/CRIBBING/CONTAINERS/PIERS/FASTENERS (NUTS/BOLTS, ETC.) / DRIVE MOTORS/ ELECTRIC CABLE

ITEMS TO BE REMOVED:

ITEM #	PARCEL	STRUCTURE	SIZE
1	863-100-016	SHOP	58' X 25'
2	863-100-016	HOUSE W/ POOL AND DETACHED 4 CAR GARAGE	2300 SQ FT
3	863-100-016	STORAGE SHED	12' X 28'
4	863-100-016	MOBILE HOME	24' X 40'
5	863-060-015	MOBILE HOME	24' X 40'
6	821-120-026	SHOP	75' X 150'
7	821-120-039	SHOP	30' X 45'

NOTES:

- 90 MPH WIND ZONE, EXPOSURE C, SNOW LOAD 0PSF
- TOP-TO-TOE SHOWN WITH 5' INTERVAL; ARRAY SHOWN ON AERIAL IMAGE.
- ALL STRUCTURES WILL BE REMOVED BY THE DEVELOPER PRIOR TO CONSTRUCTION
- PROPOSED PROJECT WILL HAVE 7' FOOT EQUESTRIAN FENCE.
- MAIN ACCESS POINTS TO HAVE 24' ROADS EACH, WITH 24' WIDE GATE.
- THIS DESIGN INCORPORATES OPEN SPACE REQUIREMENTS PER THE MOUNTAIN LAND USE GUIDELINES, AND INCORPORATES APPROPRIATE SETBACKS AS DESIGNATED BY THE ZONING ORDINANCE.
- DAY BUILDINGS (LESS THAN 3500 SQ FT) WILL HAVE GRAVEL PARKING LOTS FOR UP TO 10 VEHICLES.
- PROJECT WILL NOT INCLUDE ADDITIONAL WATER SUPPRESSION FOR FIRE.
- ALL PANELS WILL BE A MINIMUM OF 30' FROM FENCED PROPERTY LINE.

NO MASS GRADING WILL BE REQUIRED FOR PROJECT SITE. EXISTING GRADE ELEVATIONS AND DRAINAGE PATTERNS WILL NOT CHANGE.

BROAD SHEET FLOW EXISTS. THE NATURAL WATERCOURSE DELINEATED IN THE SOUTHEASTERN PARCEL WILL BE LARGELY MAINTAINED. WHERE EQUIPMENT MAY ENCROACH THE DELINEATED AREA, PIERS CAN BE DESIGNED TO MEET SCOUR CALCULATIONS AND EQUIPMENT/HARDWARE CAN BE ELEVATED TO MAINTAIN EXISTING DRAINAGE PATTERNS.

UNDERGROUND DIRECT BURIAL LINE:

THERE WILL BE DIRECT BURIED 34.5KV COLLECTOR CIRCUITS WHICH WILL TIE EACH OF THE INVERTER AC STATIONS BACK TO THE SUBSTATION. THESE COLLECTOR CIRCUITS WILL TRANSITION FROM UNDERGROUND TO OVERHEAD AT SOME POINT PRIOR TO ENTERING THE SUBSTATION. THE DIRECT BURIED CIRCUIT SHALL BE A 3-1/2" CONSTRUCTION WITH MINIMUM 100K XLPE OR EPR INSULATION AND HEAVY DUTY PVC JACKET SUITABLE FOR DIRECT BURIAL. THE UNDERGROUND CIRCUITS SHALL BE PROTECTED BY 12" CONCRETE PIPE TO 150' DEPTH AND SHALL HAVE APPROPRIATELY SIZED CONDUITS. THE ROUTING AND SIZING OF THE DIRECT BURIED COLLECTOR CIRCUIT AND THE LOCATION OF THE UNDERGROUND/OVERHEAD TRANSITION SHALL BE DETERMINED DURING DETAILED DESIGN AND SHALL BE IDENTIFIED WITHIN CONSTRUCTION PERMIT PACKAGES.

EASEMENT LEGEND:

- COOPAH #27
- COOPAH #41
- COOPAH #45
- SUNWORLD #61
- SUNWORLD #70
- SUNWORLD #73

NOTE: SEE SHEET 1 FOR EASEMENT INFORMATION

RRG AND SOLAR STAR BLYTHE MESA

COLORADO RIVER BLYTHE, CALIFORNIA

BLYTHE MESA SOLAR PROJECT SITE PLAN FOR CONDITIONAL USE PERMIT NO. 03685

12/12/11

AS SHOWN

SCALE: 1" = 1200'

12/12/11

DATE

REVISIONS

REV	DESCRIPTION	DATE
C	INCORPORATED COUNTY PLANNING DEPT. COMMENTS	9/10/13
B	REVISED LAYOUT	5/15/12
A	ISSUED FOR REVIEW	12/12/11

123128.CUP.2.DWG

12/12/11

123128

2 OF 3

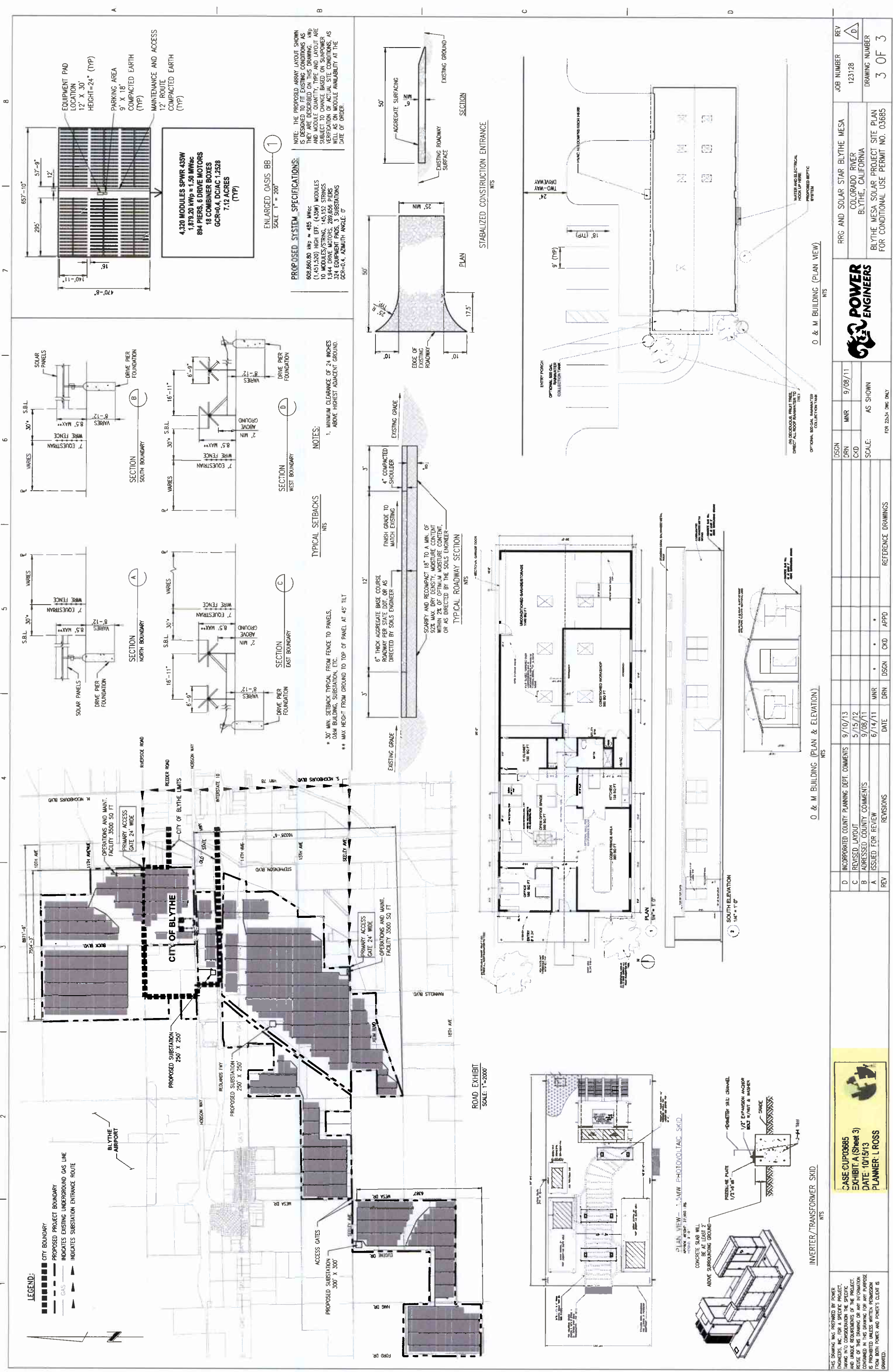
CASE: CUP03685

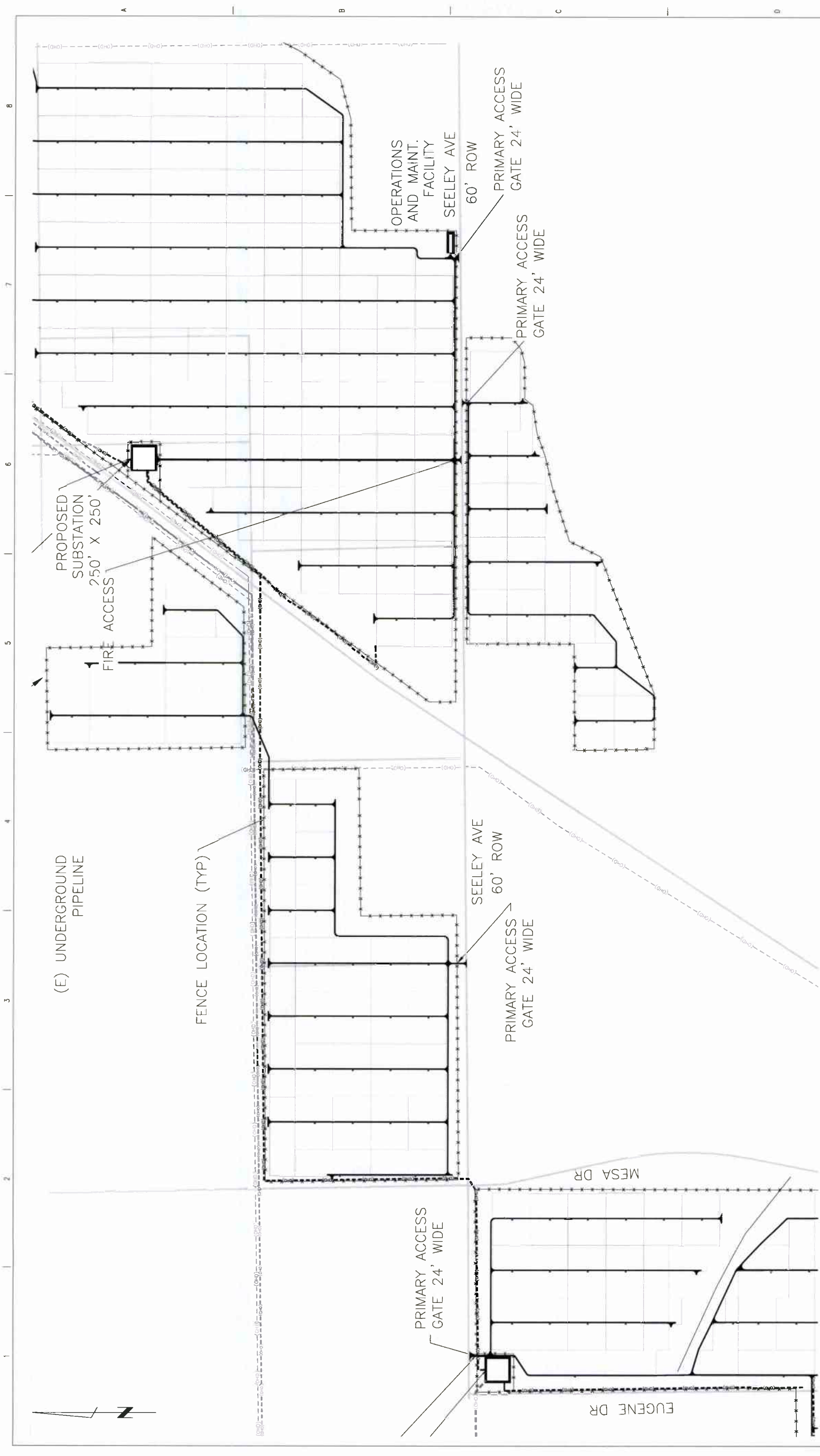
EXHIBIT A (Sheet 2)

DATE: 10/15/13

PLANNER: L ROSS

THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING IS PROHIBITED FROM REPRODUCING OR TRANSMITTING THIS DRAWING IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POWER ENGINEERS, INC.

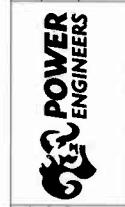




ROAD EXHIBIT
SCALE: 1"=2000'

THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF POWER ENGINEERS, INC. ANY REUSE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT INTENDED BY POWER ENGINEERS, INC. IS PROHIBITED.

CASE: CUP03685
EXHIBIT: Seeley Access Exhibit
DATE: 10/15/13
PLANNER: L ROSS

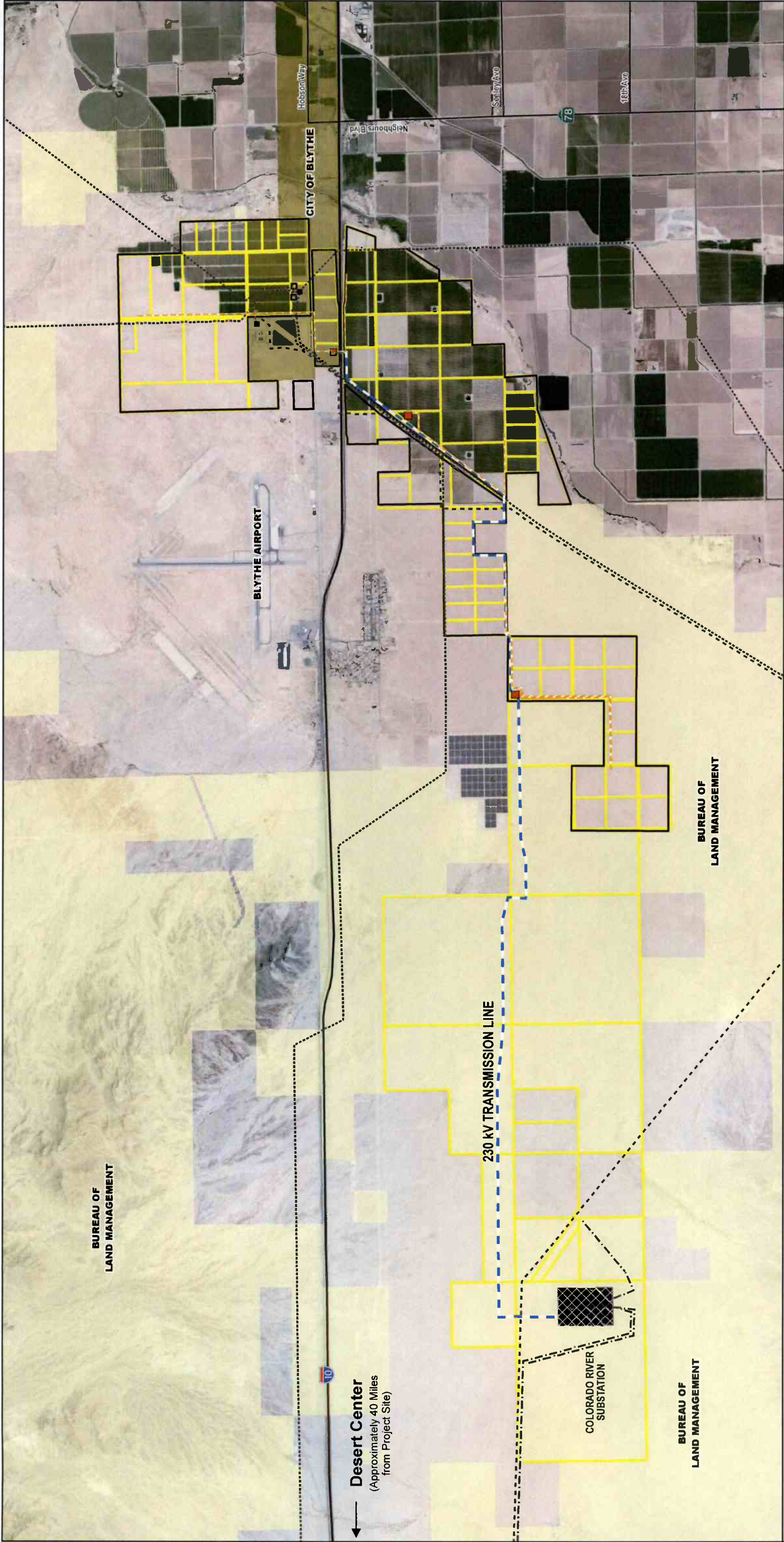


RRG AND SOLAR STAR BLYTHE MESA COLORADO RIVER BLYTHE, CALIFORNIA	JOB NUMBER 123128	REV D
BLYTHE MESA SOLAR PROJECT SITE PLAN FOR CONDITIONAL USE PERMIT NO. 03685	DRAWING NUMBER 4 OF 4	

DSGN	DRN	CHK	DATE	9/08/11
SCALE: AS SHOWN	FOR 22.5A DMS ONLY			

REFERENCE DRAWINGS	DIS	DRN	DATE	6/14/11
REV	DSGN	CHK	APPD	

REVISIONS	DATE	DESCRIPTION
A	6/14/11	Issued to make section from cup-2 larger



Legend

- Project**
- Blythe Mesa Solar Project Boundary
 - Blythe Mesa 230 kV Transmission Line
 - Blythe Mesa 34.5 kV Transmission Line
 - Project Substation

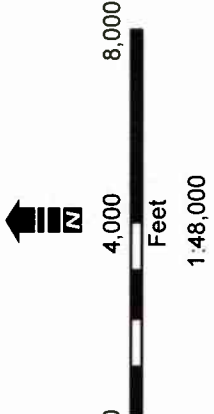
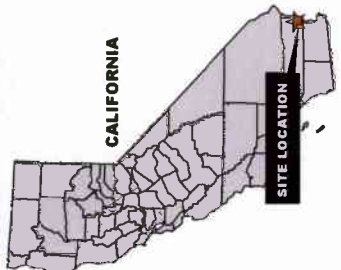
- Parcels**
- Parcel Boundaries

- Existing Transmission Lines**
- Existing 138-161 kV Line
 - Existing 230 kV Line
 - Existing 500 kV Line

- Electrical Facilities**
- Colorado River Substation

- Jurisdiction**
- Bureau of Land Management
 - City of Blythe

CASE: PUP00913
EXHIBIT: Exhibit A
DATE: 1/5/15
PLANNER: L ROSS



PUBLIC USE PERMIT

BLYTHE MESA SOLAR PROJECT

