

Record of Conversation

DOCKET
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From: Alan Solomon, Project Manager
California Energy Commission
916-653-8236

Date: August 30, 2010 4:45pm

Regarding: Palen Solar Power Project

DATE	AUG 30 2010
RECD.	SEP 10 2010

On August 30, 2010, I called Ray Juarez, a planner with the County of Riverside Planning Commission. Mr. Juarez is the County staff person assigned to this project.

Background

Riverside County APN 810-110-007, is a 40-acre parcel located in the Southern California desert within the proposed Palen Solar Power Project. This parcel is under private ownership, but under County land use jurisdiction. The surrounding property is owned by BLM. The project proposes to place solar troughs on the Riverside County land, as well as, the surrounding BLM land.

According to the Riverside County records, the Zoning Classification is W-2. Per County regulations and as indicated in a May 20, 2010 letter from the Riverside County, Zoning Classification W-2 is compatible with a Solar Facility.

According to the Riverside County records, the Land Use Designation is Open Space – Rural (OS-RUR). The following Riverside County General Plan land use policies apply to land designated OS-RUR:

- LU 20.1 Require that structures be designed to maintain the environmental character in which they are located.
- LU 20.2 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.
- LU 20.4 Ensure that development does not adversely impact the open space and rural character of the surrounding area.

The May 20, 2010 letter from the Riverside County also indicated that OS-RUR is compatible with a Solar Facility. However, when considering the three land use policies listed above and considering how the intended use of the parcel would change the present character of the land, the proposed project appears to be incompatible with the General Plan Land Use policies. I called Mr. Juarez to discuss.

Discussion

I asked Mr. Juarez if this project would conform to the County's Land Use Designation OS-RUR. He stated that, per the County regulations, the project would not conform to the County policies. He also told me that the County is in the process of updating their general plan, which would bring this property into compliance; however, at the present time this project is not in conformance.