



Lead Agency: CITY OF RIVERSIDE
ATTN: KATIE KUPLEVICH
Address: 4080 LEMON ST, 12TH FLOOR
RIVERSIDE, CA 92502-1409

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202401315
12/11/2024 12:13 PM Fee: \$ 4101.25
Page 1 of 2

Removed: By: Deputy


Project Title

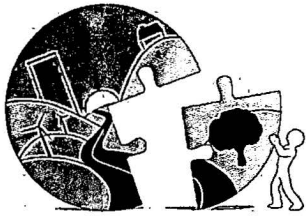
CUP220035 / PUP220002 / DA2200018 / APD240002 / APD240003

Filing Type

- ☒ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☐ Other: NOTICE OF PUBLIC HEARING

Notes

SCH #2023050303



Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21152 of the California Public Resources Code.

CUP220035 / PUP220002 / DA2200018 / APD240002 / APD240003

Project Title/Case Numbers

Tim Wheeler
County Contact Person

951-955-6060
Phone Number

SCH# 2023050303
State Clearinghouse Number (if submitted to the State Clearinghouse)

EDF Renewables c/o Katie Kuplevich
Project Applicant

15445 Innovation Dr., San Diego, CA 92128
Address

northeast of Highway 177/Rice Road and north of Oasis Road, east of Kaiser Road, south of Beekley Road
Project Location

Conditional Use Permit No. 220035 (CUP220035) is a proposal to construct, operate, and maintain, an up to 117 megawatt (MW) solar power plant with an up to 117 MW battery energy storage system (BESS) on approximately 1,082 acres of private lands in unincorporated Riverside County. It would connect with the remainder of the Sapphire Solar on 41 acres of public land under the Bureau of Land Management (BLM) federal jurisdiction, which is subject to separate approvals by BLM. The Project is seeking a 39-year life entitlement. Sapphire's onsite substation would consist of the BESS area, a 3,000 sqft operation & maintenance (O&M) building with 10 parking spaces, associated access roads, and generation-tie (gen-tie) lines. The 1.74 mile 230-kilovolt (kV) gen-tie lines would traverse BLM federal land and connect to existing Desert Harvest gen-tie poles from the Desert Harvest substation, located along Kaiser Road to the west, and transmit to the electrical grid at the SCE Red Bluff Substation. **Public Use Permit No. 220002 (PUP220002)** would allow gen-ties crossings of roadways under County jurisdiction, including medium voltage collector line crossings of Osborne Avenue and Kaiser Road. **Development Agreement No. 2200018 (DA2200018)** the applicant has proposed entering into a development agreement (DA2200018) with the County of Riverside for the Project, consistent with the County's solar power plant program. Board of Supervisors Policy No. B-29 regarding solar power plants states, "No approval required by Ordinance, No. 348 shall be given for a solar power plant unless the Board first approves a development agreement with the solar power plant owner and the development agreement is effective." County Staff has negotiated terms and provisions with the Applicant, for the Board's consideration, consistent with Board Policy B-29. The DA has a term of 39 years and will grant the Applicant vesting rights to develop the Project in accordance with the terms of the agreement. **Agricultural Preserve Diminishment (APD) Case Nos 240002, and 240003.** In order to approve CUP 220035, PUP 220002, and DA 2200018, the Board must also consider diminishment of the agricultural preserves and cancellation of the Williamson Act contracts on the affected parcels within the project site. Duly noticed public hearings were held on the agricultural preserve diminishment were held by the Comprehensive Agricultural Technical Advisory Committee (CAPTAC) on July 25, 2024, and the required findings for diminishment and the proposed alternative land use were met in accordance with Resolution No. 84-526.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on December 10, 2024, and has made the following determinations regarding that project:

1. The project WILL 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 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Tim Wheeler
Signature

Project Planner
Title

December 10, 2024
Date

Date Received for Filing and Posting at OPR: _____