

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023050303

Project Title: Sapphire Solar Project

Lead Agency: County of Riverside Contact Person: Tim Wheeler
 Mailing Address: PO Box 1409 Phone: 951-955-6060
 City: Riverside Zip: 92502-1409 County: Riverside

Project Location: County: Riverside City/Nearest Community: Desert Center

Cross Streets: Approximately 3 miles north of Desert Center Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 5 " N / 115 ° 22 ' 17 " W Total Acres: Approximately 1,192

Assessor's Parcel No.: Refer to Table 1 below Section: 01,02,05,06,34,35,36 Twp.: 5S and 4S Range: 16E and 15E Base: _____

Within 2 Miles: State Hwy #: State Route 177 Waterways: None

Airports: Desert Center Airport Railways: None Schools: None

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type Solar MW 117
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Open Space, Rural and Agriculture (County) and A-1-20 (Light Agriculture) and W-2-10 (Controlled Development Areas) (County); Development Focus Area; Solar Energy Zone (BLM)

Project Description: *(please use a separate page if necessary)*

See attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 12, 2024 Ending Date September 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Sapphire Solar, LLC</u>
Address: <u>605 Third Street</u>	Address: <u>1445 Innovation Drive</u>
City/State/Zip: <u>Encinitas/California/92024</u>	City/State/Zip: <u>San Diego/California/92128</u>
Contact: <u>Chelsea Ohanesian</u>	Phone: <u>(925) 768-0800</u>
Phone: <u>(760) 479-4863</u>	

Signature of Lead Agency Representative: Tim Wheeler

Digitally signed by Tim Wheeler
Date: 2024.08.08 17:41:01 -0700

Date: 08/08/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOC Project Description

EDF Renewables Development, Inc. (EDFR) on behalf of Sapphire Solar, LLC (Applicant) proposes to entitle, construct, operate, maintain, and decommission the Sapphire Solar Project (Project). The Project would include a utility-scale solar photovoltaic (PV) electrical generating and storage facility and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid.

The Project's solar site (solar site) would include up to 117 megawatts (MW) of PV solar generation and up to 117 MW of battery storage. The Project would also include two Linear Facility Routes that would include one 230-kilovolt (kV) generation tie (gen-tie) line, two access roads (one would be constructed for primary access and one for County required secondary access for emergency services), and one collector line route, all of which would be located on lands administered by the U.S. Department of Interior, Bureau of Land Management (BLM). The Project would interconnect with the Southern California Edison 230-kV Red Bluff substation via a line tap on the existing Desert Harvest Solar Project gen-tie line located on lands administered by the BLM. The Project would also include a secondary (redundant) communications path that would be installed as a new under hung fiber optic cable (i.e., a second cable hung under the transmission lines on the same poles) as the gen-tie line and existing Desert Harvest Solar Project gen-tie line.

The Project is anticipated to be online in late 2025. The Applicant is seeking a minimum 39-year Conditional Use Permit (CUP) (CUP 220035) for the construction, operation, and decommissioning of the proposed solar facility, as well as a Public Use Permit (PUP) (PUP 220002) for portions of the gen-tie line that would traverse County Roads (Osborne Avenue and Kaiser Road). The Applicant is also seeking cancellation of Williamson Act contracts within the Project site, which will be considered as part of the Project's permitting process. Roads along the Project perimeter on the outside of the solar facility would remain dedicated to public access as applicable. Ancillary permits, including encroachment permits, grading and construction permits, and certificates of occupancy, are anticipated from the County. These permits and approvals are local ministerial actions that would occur after certification of the Project's Environmental Impact Report.