RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

COUNTY OF RIVERSIDE – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

DATE: March 10, 2025

TO: Responsible and Trustee Agencies, Interested Organizations, and Individuals

PROJECT CASE NO./TITLE: Savira Solar Project - Draft Environmental Impact Report Conditional Use Permit (CUP) No. 240027/Development Agreement No. 2400008

PROJECT LOCATION: The Savira Solar Project (Savira or Project) is located in Riverside County, north of Interstate 10 (I-10) and approximately 8.5 miles east of the town of Desert Center, CA (*Figure 1, Project Location*). The Project consists of 6 parcels on private land (totaling ~535 acres). The solar energy generated by the Project would be transmitted via a new, approximately 2-mile-long, 230 kV generation interconnection tie (gen-tie) line to the existing Arica and Victory Pass substation, where it would be carried on the existing approximate 3-mile 230 kV Arica/Victory Pass gen-tie to interconnect to the regional transmission grid at the existing Southern California Edison (SCE) Red Bluff Substation.

Regional access to the Project site is provided from the Corn Springs exit off I-10. This exit leads to BLM open route DC950 and then to open route DC511. To reach the northern portion of the site, usage of BLM open route DC505 is also proposed. Project-related roads for direct access to the site would include a perimeter road and interior solar field access ways.

The Assessor's Parcel Numbers (APNs) of which are listed on the attached sheet titled "Assessor's Parcels for Project Site CUP240027 Savira Solar Project." (*Figure 2, Project Location and Parcels*)

PROJECT DESCRIPTION: Savira Renewables, LLC ("Applicant"), a wholly owned indirect subsidiary of Clearway Energy Group LLC, proposes to construct the Savira Solar Project, 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 would generate up to approximately 150 megawatts (MW) of renewable energy via arrays of solar PV panels. Project facilities include an Operations and Maintenance (O&M) building, a Project substation, and up to approximately 250 MW Battery Energy Storage System (BESS), and access driveways. The Savira Solar Project would include a 230 kilovolt (kV) substation. From there, the solar energy generated by the Project would be transmitted via the new approximately 2-mile-long, 230 kV gen-tie line.

The Commercial Operation Date (COD) of the Project is anticipated in 2028. The Project would operate for a minimum of 40 years. At the end of its useful life, the Project would be decommissioned and the land returned to its pre-Project conditions. Revegetation would be conducted in accordance with an approved Decommissioning and Revegetation Plan, and revegetation success would depend on the climatic conditions in the area at the time of decommissioning.

The Applicant is seeking a minimum 40-year CUP (CUP240027) for the construction, operation, and decommissioning of the proposed solar and battery facility and gen-tie line. Ancillary permits, including grading

and construction permits, and certificates of occupancy, are anticipated from the County. These permits and approvals are local ministerial actions that will follow California Environmental Quality Act (CEQA) compliance.

Pursuant to CEQA, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation of an Environmental Impact Report (EIR) for the above-described Project. The purpose of this notice is to solicit guidance from Responsible and Trustee Agencies, Interested Organizations, and Individuals as to the scope and content of the environmental information to be included in the EIR. In accordance with the time limits mandated by State law, information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving notice. The public review period is from **March 24 to April 22, 2025**.

LEAD AGENCY:	County of Riverside TLMA Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92501	Contact Person: Elizabeth Mora-Rodriguez Phone Number: (951) 955-3024 Email: emorarodriguez@rivco.org Website: https://planning.rctlma.org/
APPLICANT:	Savira Renewables, LLC c/o Clearway Energy Group 100 California Street, Suite 400 San Francisco, CA 94111	Contact Person: Deandra Cass Phone Number:(760) 717-5574 Email: deandra.cass@clearwayenergy.com

SCOPE OF ANALYSIS: The County of Riverside has determined that an EIR shall be prepared to address the potentially significant impacts of the proposed Project. The proposed Project would have the potential to result in significant impacts under the following topic areas and therefore, a detailed analysis of the following topic areas will thus be included in the forthcoming EIR:

- Aesthetics/Visual Resources/Reflection
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population and Housing and Socioeconomics
- Public Services and Utilities/Service Systems
- Recreation
- Traffic and Transportation
- Wildfire

PUBLIC SCOPING MEETING: A scoping session has been scheduled in order to bring together and resolve concerns of affected federal, State, and local agencies, the proponent of the proposed Project, and other interested persons, as well as inform the public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be

important. The scoping session is not a public hearing on the merit of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the Project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address concerns expressed at the scoping session through revisions to the proposed Project and/or completion of a Final EIR prior to the formal public hearing on the proposed Project. Mailed notice of public hearing will be provided to anyone requesting such notification.

SAVIRA SOLAR PROJECT SCOPING MEETING DETAILS:

Date:	**March 31, 2025**
Time:	**1:30 P.M. or as soon as possible thereafter**
Location:	**Riverside County Planning Department 4080 Lemon Street, 1st Floor, Board Chambers, Riverside, California 92501**

Information on how to participate in the meeting will be available on the Planning Department website at: https://planning.rctlma.org/public-hearings. For information regarding this project please contact Project Planner **Elizabeth Mora-Rodriguez** at **(951) 955-3024** or email at emorarodriguez@rivco.org, or go to the Riverside County Planning Department's Planning Department Director's Hearing agenda web page at https://planning.rctlma.org/directors-hearings

For electronic documents and information related to the Notice of Preparation, please view the project webpage below or email the Project Planner at emorarodriguez@rivco.org who will send a link via email:

https://tinyurl.com/mtynfc74 and/or https://planning.rctlma.org/environmental-notices-ceqa

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Elizabeth Mora-Rodriguez, Project Planner
PO Box 1409; Riverside, CA 92502-1409
emorarodriguez@rivco.org

If you have any questions, please contact **Elizabeth Mora-Rodriguez** at **(951) 955-3024** or by email at emorarodriguez@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Elizabeth Mora-Rodriguez
Project Planner for Savira Solar Project

Savira Solar Project

Assessor's Parcels for Project Site (CUP 240027/ DA 2400008)
Private Land Parcels
811190004
811231004
811231003
811231001
811231008
811190005

NOTICE OF PREPARATION
ATTACHMENT A
SAVIRA SOLAR PROJECT

A. Description of the Proposed Project

Project Location

The Savira Solar Project is located on private land in Riverside County, north of Interstate 10 (I-10) and approximately 8.5 miles east of the town of Desert Center, CA. Nearby land uses include existing or developing solar facilities, transmission lines, and fallow and active agriculture. The Riverside County land use designation of the Project area is Open Space: Rural (OS: RUR) and has a zoning classification of Controlled Development Areas, 10-Acre Minimum (W-2-10). The surrounding area north of the I-10 comprises lands managed by the federal Bureau of Land Management (BLM) that have been designated as development focus areas, much of which have been developed with existing solar projects.

Nearby existing solar projects include the Arica Solar Project, located north of the Proposed Project, and Victory Pass Solar Project, which is located west of the Proposed Project. The solar energy generated by the Project would be transmitted via a new approximately 2-mile-long, 230 kilovolt (kV) generation interconnection tie (gen-tie) line to the existing Arica and Victory Pass substation, where it would be carried on the existing approximate 3-mile-long 230 kV Arica/Victory Pass gen-tie to interconnect to the regional transmission grid at the existing Southern California Edison (SCE) Red Bluff Substation.

The entire solar facility site is located within the County of Riverside's jurisdiction. The 230 kV gen-tie line and access road from the I-10 Corn Springs exit would be located on BLM-administered public lands.

Project Description

The proposed Project is located on approximately 535 acres of private land in Riverside County east of Desert Center, California (*see Figure 1 for Project Location, Figure 2 for Project Location and Parcels and Figure 3, Project Location and Surrounding Solar Projects*). The Project would generate up to approximately 150 megawatts (MW) of renewable energy via arrays of solar photovoltaic (PV) panels. Project facilities include an Operations and Maintenance (O&M) building, a Project substation, and up to approximately 250 MW Battery Energy Storage System (BESS), and access driveways. The Savira Solar Project would include a 230 kV substation. From there, the solar energy generated by the Project would be transmitted via the new approximately 2-mile-long, 230 kV gen-tie line.

The proposed Project would consist of the following major components:

- **Solar and Energy Storage Facility (535 acres of private land)**
    - Solar array field
    - A power conditioning system (PCS)
    - 34.5kV interior collection power lines
    - Onsite substation yard and associated equipment
    - Operations and Maintenance building
    - Permanent lighting
    - Meteorological (MET) stations
    - 250 MW Battery energy storage system (BESS)

- Perimeter fencing
- Access Road Improvements

- **New 230 kV Gen-tie Line**

Applicant's Project Objectives

The Applicant's purpose of the Project is to generate, store, and transmit renewable energy to the statewide wholesale electricity grid. The Applicant's identified Project objectives are:

- Establish a PV renewable energy power-generation facility of a sufficient size and configuration to produce up to approximately 150 MW of electricity in a cost-competitive manner;
- Establish an energy storage system of sufficient size and configuration to store up to approximately 250 MW of electricity for at least four-hour discharge in a cost-competitive manner;
- Assist California load-serving entities in meeting their obligations under California's Renewable Portfolio Standard (RPS) Program and energy generation goals under the Clean Energy and Pollution Reduction Act of 2015 (Senate Bill 350) and the 100 Percent Clean Energy Act of 2018 (Senate Bill 100), as well as greenhouse gas (GHG) emissions reduction goals of the California Global Warming Solutions Act of 2006 (AB 32), as amended by Senate Bill 32 in 2016;
- Assist California load-serving entities in meeting their obligations under CPUC's Energy Storage Framework and Design Program;
- Enhance California's fossil-free resource adequacy capabilities and help to solve California's "duck curve" power production problem by installing battery energy storage capacity;
- Minimize environmental impacts and land disturbance associated with solar energy development by siting the facility on relatively flat, contiguous lands with high solar insolation, in close proximity to established utility corridors, existing transmission lines with available capacity to facilitate interconnection, and road access;
- Conform with the Desert Renewable Energy Conservation Plan, including Conservation Management Actions, on BLM-administered land;
- Bring living-wage jobs to Riverside County; and
- Bring sales tax revenues to Riverside County by establishing a point of sale in the County for the procurement of most major project services and equipment.

Land Use Considerations

The solar facility site is located within the County of Riverside's jurisdiction. The Riverside County land use designation of the Project area is Open Space: Rural (OS: RUR) and has a zoning classification of Controlled Development Areas, 10-Acre Minimum (W-2-10). The Applicant would enter into a Development Agreement with the County of Riverside, which would set forth the rights and responsibilities of each party with respect to Project construction, operation, and decommissioning.

After leaving the solar facility, the 230 kV gen-tie line would traverse BLM-administered public lands within the Riverside East Solar Energy Zone (SEZ) of BLM's Western Solar Plan, and within the Desert Renewable Energy Conservation Plan (DRECP) Development Focus Area (DFA), which amends the California Desert Conservation Area (CDCA) Plan. A portion of the gen-tie line would also be sited within the Section 368 Federal Energy Corridor as established by the Westwide Energy Corridor Final Programmatic Environmental Impact Statement (PEIS) and Record of Decision. The Applicant is working with the BLM to ensure the Project has a right-of-way for use of the BLM access road and to construct and operate the gen-tie.

Project Components

The Project would consist of two major components: a PV solar power and energy storage facility and a 230 kV generation tie (gen-tie) transmission line. The fenced-in renewable energy facility site would occupy approximately 535 acres on privately-owned land. The renewable energy facility sites would include a solar array field, a system of interior collection power lines, inverters, substation, an O&M building, and several interior access roads. The gen-tie line would be approximately 2 miles and would be located within a Right-of-Way (ROW) on federal lands managed by the BLM, Palm Springs-South Coast Field Office.

Solar Arrays

The Project would utilize high-efficiency commercially available solar PV modules that are Underwriters Laboratory (UL)-listed or approved by another nationally recognized testing laboratory. Commercial PV modules are typically 77 inches long by 39 inches wide but could be as long as 96 inches. Materials commonly used for solar PV modules include monocrystalline silicon, polycrystalline silicon, amorphous silicon, and copper indium selenide/sulfide. While many PV modules are not considered hazardous waste, some may contain cadmium, arsenic, copper, and selenium, which are considered toxic materials. The Project would use PV modules mounted on single-axis, horizontal tracker mounting systems. The PV modules would likely be composed of bifacial panels, which can passively absorb light, including energy reflected from the ground surface, from either side of the module. While traditional panels generally use polycrystalline materials, bifacial panels use monocrystalline cells. Both types can have antireflective coating added to reduce glare. Mounted PV modules, inverters, and transformers would be combined to form array blocks.

The vertical support legs for the tracker mounting system would consist of driven posts (wide flange I-beam) approximately 6 to 8 inches across and 6 to 12 feet deep. Posts in some areas of the solar array may need to be deeper depending on hydrologic conditions or other soils constraints.

With a horizontal tracker mounting system, the PV modules are arranged in arrays of north-south oriented rows, and drive motors rotate the PV modules on a single axis from east to west to follow the sun throughout the day. The rows are typically spaced approximately 12 feet (4 meters) to 20 feet (6 meters) apart. In this type of system, a given row ranges from approximately 140 feet (43 meters) to 4000 feet (1220 meters) long and each is powered by a low-voltage solar-powered drive motor. The motor and accompanying actuator are mounted to one of the driven posts on which the PV modules are mounted and do not require a separate foundation. The top edge of each panel when in the most vertical position is approximately 12 to 15 feet off the ground.

Meteorological Stations

Meteorological stations may be installed in the solar development area to monitor solar radiation and wind speed and communicate with the tracker units. Monitoring would allow for the trackers to rotate to a stow position to reduce the potential for damage during high wind activity. The meteorological stations would typically not exceed 12-15 feet in height.

DC Collection System to AC Transformers

The PV modules would convert solar energy (i.e., sunlight) into direct current (DC) electricity, and one or more combiner boxes would be installed in each array block to collect the DC electricity from PV modules. A Power Conditioning System (PCS), which is made up of inverters and medium-voltage transformers as well as other electrical equipment, would convert the DC electricity generated by the solar arrays and collected at the combiner box into alternating current (AC) electricity. Each PCS would serve approximately four array blocks. Each inverter may also be coupled with a battery with the capacity to store energy produced. From the inverter or battery, power is then passed through transformers to convert the low-voltage output from the inverters to high voltage (34.5 kV AC) that is suitable for exporting onto the electricity distribution network. Each PCS also would contain communication equipment to communicate with the tracker units to control operation and

detect anomalous conditions. All electrical equipment would be housed in protective containers, typically 10 feet wide by 20 feet long, on concrete or pier-mounted equipment pads.

34.5 kV AC Collection System

A 34.5 kV AC collection system would convey electricity from the PCSs to the on-site substation. Photovoltaic cells (PVCs) located along each 34.5 kV collector line circuit and would aggregate AC power from PCSs for transmission to the Project substation. The cables from the medium-voltage transformers to the PVCs would be installed either underground or overhead. If underground, they would be installed using 35 kV-rated medium-voltage cables listed for direct buried applications. Underground 34.5 kV cables would be installed to comply with the minimum burial depth in accordance with the National Electrical Code, either directly in the ground (minimum 36-inch depth) or within a prefabricated duct bank system (minimum 24-inch depth). Overhead 34.5 kV collector lines would be installed as double-circuit lines on wood or steel poles with cross-arms and post insulators (typical of medium voltage installations in electric distribution systems). Collector line poles are typically 30 to up to 75 feet tall. The collector system cables would be installed in a linear arrangement generally following the array blocks.

On-site Substation/Switching Station

One on-site substation would be developed within the Project site within an approximately 2-acre graded area (90,000 square feet). At the onsite substation, the low voltage 34.5 kV AC collection system would be stepped up to a 230 kV gen-tie line. The substation would be constructed based on applicable electrical safety codes. The substation would be separately fenced and grounded to provide increased security and protection around the medium- and high-voltage electrical equipment. The substation area would include a transformer containment area, a microwave tower, a control house, and several transformers. Containment measures for all substation equipment would be provided in accordance with Environmental Protection Agency 40 Code of Federal Regulations (CFR) Part 112 and all applicable codes required by the Local, State, and Federal governing authorities.

The transformer containment area would be lined with an impermeable membrane covered with gravel and would include a drain with a valve that would remain closed under normal conditions. Transformers would be provided with secondary oil containment equal to 110 percent of the volume of oil present in the transformer in addition to the volume of rainwater for a 25-year, 24-hour rainfall event. All other equipment in the substation would be placed on foundations of concrete or equivalent engineered substrate per engineering specifications. The remaining area within the substation fence would be covered in aggregate, road base, or other appropriate materials to minimize dust and disturbance.

Off-site 230 kV Gen-Tie Line and Grid Connection

After leaving the on-site project substation, power would be conveyed approximately 2 miles via a new 230 kV gen-tie line to the existing Arica/Victory Pass substation. The existing off-site Arica/Victory Pass Substation is an operational substation at the Arica and Victory Pass Solar facilities, located on BLM-land. New gen-tie poles would be constructed on BLM-managed land and would follow existing lines to the extent possible to convey power from the project substation. The gen-tie from the project will terminate at an existing dead-end structure within the Arica/Victory Pass Substation. Gen-tie poles would be approximately 400-900 feet apart and will likely be steel monopole structures approximately 100 to 150 feet in height. The proposed gen-tie would be of similar construction and specifications to the existing gen-tie line running from Arica/Victory Pass Substation to the point of interconnection at the Red Bluff Substation.

At the Arica/Victory Pass substation, power from the Project would be combined with generation from the Arica/Victory Pass facilities, then transmitted approximately 3 miles on the existing circuit to the existing Red Bluff substation owned by SCE. Relaying and communication improvements at the Arica/Victory Pass substation would be required. No new pole construction would be required beyond the Arica/Victory Pass

substation. The appropriate permit approvals would be obtained from BLM for construction and operation of the Project's off-site gen-tie line.

No expansion is necessary for the SCE Red Bluff Substation, and any improvements would be limited to the existing footprint.

Energy Storage

The Project would include an up to 250 MW BESS. The BESS is expected to either be located adjacent to the Project substation or distributed throughout the solar array blocks at the PCS equipment pads or tracker rows. If centrally located, the BESS would be located on up to approximately 15 acres. All batteries would be fully enclosed in the manufacturer's battery container. Subject to final design, the containers would be approximately 8 feet wide by 4 feet long by 10 feet high, with approximately 6.5 feet of clearance on all sides. The BESS area would require a slight slope to facilitate sheet flow, and the battery containers would be surrounded by gravel. The foundations for the battery containers are expected to be driven steel I-beam piles.

Operations and Maintenance Facility

The Project may include an O&M area occupying up to 1 acre consisting of a permanent O&M building that would house administrative, operation, and maintenance equipment, and personnel and would include an adjacent gravel or compacted dirt parking area. Additional components of the O&M area could include a laydown and storage area, a warehouse, trash containers, water storage tanks (for potable water and potentially for fire protection), and a septic field. The O&M area would be equipped with exterior lighting. Lighting would be shielded and downward facing to avoid light spillage beyond the Project site. The O&M building would also include communication equipment and a storage and equipment area. It would contain offices, toilets, and other features necessary for usage on a daily basis. The design and construction of this building would be consistent with applicable county building standards.

Site Security and Fencing

The solar field and support facilities perimeter would be secured with chain-link metal-fabric security fencing along with desert tortoise exclusion fencing. Controlled access gates would be located at the site's entrance and would include desert tortoise guards or other methods to exclude desert tortoise. The perimeter fence would be an approximately 6- to 7-foot-high chain-link fence, installed on posts, with three-strand barbed-wire at the top and with grounding where needed. The perimeter security fence would have permanent tortoise exclusion fencing incorporated and trenched into the ground if needed. Permanent tortoise exclusion fence material will be galvanized 1-inch by 2-inch vertical wire mesh fence, extending at least 2 feet above the ground and 12 inches into the ground. Design would follow the current recommendations for fence specifications established by the US Fish and Wildlife Service (USFWS). Breakaway fencing may need to be used at drainages.

Additional interior fencing would be included around the on-site substation and BESS, if in a centralized configuration.

Site Access and Roads

Regional access to the Project site is provided from the Corn Springs exit off I-10. This exit leads to BLM open route DC950 and then to open route DC511. To reach the northern portion of the site, usage of BLM open route DC505 is also proposed. While these routes were used during construction of the Palen Solar Project and Arica and Victory Pass Solar projects, some improvements would likely be needed to provide access for the Project site. Improvements could include removing vegetation to meet the required width of road, contour grading to level and compact the road, low water crossings to stabilize the road in areas where it crosses desert washes or other stabilization in excessively sandy areas, and potentially some use of gravel or other stabilizing material. Project-related roads for direct access to the site would include a perimeter road and interior solar field access ways.

Within the solar field, new interior roads would be built to provide vehicle access ways to the solar equipment (i.e., PV modules, inverters, transformers) for O&M activities. These access ways would be approximately 20 feet wide and spaced approximately every 1,320 feet across the solar field. The existing surface area would be graded and compacted using on-site materials to facilitate use by two-wheel-drive vehicles. The access ways would connect to the perimeter road at each end.

Where internal access ways cross drainages, cutoff walls and fill material may be needed to stabilize the road crossings.

Wastewater Facilities

Wastewater generated during construction would include sanitary waste from portable toilets. The waste from portable toilets would be collected by a contracted sanitary disposal service and transported to a licensed disposal facility. During operations, a septic system or leech field may be required for facilities at the O&M building. The leach field, if needed, would be located near the O&M building and connected to it by a sewer line. The final design would depend on site-specific information such as soil percolation, contours, and anticipated use and would follow all State and federal guidelines regarding design.

Lighting, Facility Power, and Communication Lines

Permanent lighting would be provided within the substation(s), around O&M building, around the BESS (if centralized), and at the Project site entry gate. Substation yard lighting and lighting within the O&M building and BESS, would be controlled by a switch and/or timer and would be off unless needed. Exterior lights at the substation yard, O&M building, and BESS would be low lighting controlled by a switch or sensor to allow O&M personnel to reach the infrastructure safely at night, if needed. Both the low lighting and yard or interior lighting for facilities and associated infrastructure would be shielded to keep light downward and within the boundaries of the Project site and at the minimum intensity necessary for the intended use. Night lighting would be controlled or reduced using directed lighting, sensors, shielding, and/or reduced lumen intensity.

The O&M facility, monitoring systems, and lighting would likely be powered by bringing in a permanent SCE distribution line for backup power. Alternatively, solar power, with a minimum 12-hour battery storage unit and a 250 to 300 kVA diesel generator could be used as backup. For a new permanent distribution line, new poles may need to be constructed, to be determined by SCE and the available distribution grid. New communication lines, such as fiber optic or similar, may also be necessary. Communication lines would be installed either underground or overhead based on the location of the closest connection point, available distribution lines, and other site specifics.

General Construction Process

The Project is anticipated to be constructed in a single phase. Construction would include the major activities of pre-construction work, including geotechnical investigations, site surveying and staking, desert tortoise fencing and clearance, followed by mobilization, construction grading and site preparation, installation of drainage and erosion controls, PV panel/tracker assembly, solar field construction, and then testing and commissioning. Some aspects of construction may be initiated off site, including pre-fabrication activities specific to the site along with main power transformer construction that is specific to the site. Some aspects of construction would need to be coordinated with other entities, such as the commissioning of the gen-tie into the Red Bluff substation and any ROW crossing.

Site Preparation

1. Land Surveying and Staking - A licensed professional land surveyor would conduct a land survey of the Project to stake/flag the Project boundaries, work areas (permanent and short-term use), cut and fill zones, access roads, structures, and offsets. Survey and staking would continue through the initial construction stages as the site is graded and prepared for facility installation to mark

locations of foundations, piers, gen-tie structures and other site structures as necessary for construction. Staking/flagging would be maintained until final cleanup and/or reclamation is complete, after which all survey staking would be removed. Staking and flagging is typically performed using wood lathe and colored flagging.

2. Clearance Surveys and Fencing - After project staking, desert tortoise exclusionary fencing would be installed, if required. Fencing is typically installed prior to the desert tortoise clearance periods. Permanent security and tortoise fencing could be trenched simultaneous or temporary tortoise fencing could be installed first and later be attached to the permanent security fencing. Biological and other monitors would clear the fencing locations of any sensitive species, including desert tortoise, prior to fence installation. Fence construction crews may use a drive and crush technique along the fence line to reduce ground disturbance or may require grading of the fence line. Once fencing is installed, desert tortoise clearance surveys would be performed. Clearance surveys would follow the appropriate USFWS protocol.

3. Mobilization and Establishment of Temporary Facilities for Construction - Temporary construction workspace, laydown, and mobilization areas would be established after tortoise clearance. The Project construction contractor would develop a temporary construction mobilization and laydown area at the location of the O&M building or other centralized location(s) that would include temporary construction trailers with administrative offices, construction worker parking, temporary water service, temporary construction power services, and tool sheds and containers as well as a laydown area for construction equipment and material delivery and storage and parking. This area would be up to 5 acres in addition to the O&M area and anticipated to be adjacent to it. Areas adjacent to the permanent access roads could be used for temporary laydown as the solar field is developed, allowing for the O&M building and facilities to be constructed adjacent to the roads. Other laydown yards may be established along roads throughout the facility. These facilities would typically be approximately 2 acres in size, and up to 10 yards may be needed. As part of site preparation activities, temporary perimeter erosion and sediment control measures would be installed prior to significant ground disturbing activities. Specific best-management-practices will be identified as design progresses.

4. Site Clearing, Grading, and Excavation - Additional environmental clearance surveys would be performed at the Project site prior to commencement of construction activities, as needed, such as nesting bird surveys during the applicable season.

   The level of site disturbance has not been determined for the Project. Under typical construction methods for a solar site, the Project site is cleared and grubbed of vegetation using a drive and crush method. While grading is limited to areas that specifically require no slope, such as the substation, the bulk of the site would be disturbed.

   Initial site preparation involving vegetation clearing, grubbing, and grading would use excavators, graders, scrapers, dump trucks, back-hoes, compactors, loaders, pick-ups trucks, water pulls/trucks, and maintenance trucks. Most of the site clearing efforts would be completed within several months of commencement of construction activities. Other clearing would be ongoing throughout construction and could include excavation and backfill for foundations, underground wiring, duct banks, and associated facilities.

   Site clearing and grading would occur after the perimeter erosion and sediment control measures have been installed. Excavation activities include trenching for the installation of electrical collection systems, communication lines, and structural foundations. Clearing, grading, and excavations are required for the perimeter fencing, gates, tortoise guards, substation area preparation, and laydown yard preparation. The civil design site plan would contain details for the grading and drainage design of the overall site.

5. Gravel, Aggregate, and Concrete - Concrete would be poured in place for equipment and building foundations, fence footing, and miscellaneous small pads. Concrete would be brought on site from the nearest feasible provider. The surface of the O&M parking lot would be paved, graveled, or otherwise compacted, and substation areas would be gravel. Gravel/aggregate may also be used for the road systems, where approved and needed, to ensure low water crossings.

Facility Construction

1. **PV Solar Array Assembly and Construction -** Within each area designated for PV equipment, the solar field would be constructed by array, with materials for each row of PV modules staged next to that row within each array. PV array construction would generally follow a consecutive sequence:

    - Prepare trenches for underground feeder line cable.
    - Install underground feeder line cable.
    - Backfill trenches.
    - Install steel foundation posts and tracker structures.
    - Install PV modules.
    - Install concrete footings for inverters and transformers.
    - Install inverter and transformer equipment.
    - Perform electrical terminations.
    - Inspect, test and commission equipment

    Cable trenches would be used to provide underground connection of Project equipment. Trenches would contain electrical conductors for generated power and fiber optic cables for equipment communication. The feeder lines would be installed in a trench approximately 8 inches (20 centimeters) wide and 30 inches (76 centimeters) deep. The assembled solar equipment would be installed on steel posts to which steel tracker structures would be attached. The depth to which the posts would be buried would depend on site-specific geotechnical work, potential scour, and other engineering considerations and would vary throughout the site, likely from 7 feet to 15 feet. The height of the posts would depend on site-specific geotechnical work, depth of flood level, and other engineering considerations and could vary throughout the site but would typically be 4 to 12 feet. Trucks would be used to transport the PV modules to the solar field, and skid steers (lightweight tracked vehicles) would be used to place the modules into the rows. A small mobile crane may be used to assist construction workers in setting the solar modules on the driven steel posts. Final solar field assembly would require skid steers, small cranes, tractors, and rubber-tired forklifts.

2. **Substation Construction**

    Construction of the on-site substation(s) would be initiated with grading, foundation excavation, installation of grounding grid and underground conduit, backfilling, and compaction. Concrete foundations and containment systems would then be installed followed by electrical structural equipment, including lightning protection. Underground conduit would be placed 36 to 42 inches below ground, depending on the NEC code. High voltage transformer(s), breakers, and other equipment enclosures would be installed on foundations. Fencing would be installed around the entire substation site. Underground and overhead cabling would be installed and terminated with inspection, testing, and commissioning of equipment conducted at energization per the Interconnection Agreement. Additional drainage systems would be constructed as needed and

approved.

3. **BESS Construction**

   BESS construction would follow a similar process to PV solar array construction:

   - Prepare trenches for underground feeder line cable.
   - Install underground feeder line cable.
   - Backfill trenches.
   - Install BESS foundations, either steel foundation piles or graveled pads.
   - Install BESS containers.
   - Install concrete footings for inverters and transformers.
   - Install inverter and transformer equipment.
   - Perform electrical terminations.
   - Inspect, test and commission equipment.

   The energy storage facility must be nearly level; therefore, the proposed BESS area would be cleared and graded. Site preparation also would include construction of drainage components to capture and direct stormwater flow around the BESS facility. Once the foundations are in place for the BESS, the batteries, inverters, and other electrical equipment would be mounted and installed.

Construction Water Use and Dust Control

A total of approximately 250 acre-feet of water is estimated to be needed for Project construction, primarily for dust control. The construction water use estimate is based on the median water use of other solar power plant installations in the Desert Center region. Water would either be pumped from a new, on-site well(s) or trucked in from an off-site source.

Construction Waste Management

Construction waste would be managed in accordance with applicable State and local regulations. Light trash items that could be blown away in the wind easily and food would be placed in closed containers with lids.

Limited quantities of hazardous wastes would be generated from construction activities, such as waste hydraulic fluids and lubricating oils from leaks and maintenance activities and the associated oil-soaked materials (i.e., rags, sorbents, and filters). Used hydraulic fluids and lubricating oils would be recycled when possible. The oil-containing solids would be managed as hazardous waste and sent to an approved off-site disposal facility in accordance with applicable policies.

The Spill Prevention and Emergency Response Plan and Hazardous Materials and Waste Management Plan would be implemented during construction of the Project. Contractor personnel would be properly trained to control and clean up any spills. Industry BMPs would be used to prevent spills; however, should any spills occur, they would be cleaned up completely, quickly, safely and reported to the appropriate authorities as required in accordance with the construction Stormwater Pollution Prevention Plan (SWPPP) or similar. Fuel, oil, and hydraulic fluid used in on-site vehicles and equipment would be transferred directly from a service truck to construction equipment and would be stored on site in accordance with the Hazardous Materials and Waste Management Plan and the Spill Prevention and Emergency Response Plan. Should fueling or maintenance occur on site, it would be done in a designated area that includes secondary containment located away from washes or drainages or, should refueling be needed in the field due to the nature of some larger construction vehicles, it would be completed with secondary containment. It is possible that fuel tanks would be stored on

site during construction. Each tank would contain between 500 and 1,000 gallons of fuel. These tanks would be utilized for the construction period only and removed from site once construction is complete.

Service personnel and construction contractors would follow standard operating procedures for filling and servicing construction equipment and vehicles to reduce the potential for incidents involving hazardous materials. Batteries would be used during construction in vehicles and equipment. As with any other commercial vehicle, spent batteries would be recycled and/or disposed of at an appropriate facility. All measures required in the SWPPP or equivalent, Spill Prevention and Emergency Response Plan, and Hazardous Materials and Waste Management Plan would be implemented.

Construction Workforce, Schedule, Equipment and Materials Workforce

The on-site construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The on-site construction workforce is anticipated to be an average of approximately 200 construction workers including laborers, craftsmen, supervisory personnel, support personnel, construction management, and delivery drivers. Most construction staff and workers would commute daily to the jobsite from within Riverside and San Bernardino counties.

Construction Hours

Construction generally would occur during daylight hours and may occur 7 days a week. Additional hours may be necessary due to weather, to make up schedule deficiencies, or to complete critical construction activities. For instance, during hot weather, it may be necessary to start work earlier (e.g., at 5:00 a.m.) to avoid work during high ambient temperatures. Construction would require some night-time activity for installation, service or electrical connection, inspection, and testing activities, but this would occur rarely.

Equipment and Materials

Materials would be delivered to the site during construction periodically throughout the day via trucks. Material deliveries would avoid rush hour. Signage would be placed on the delivery route from the Corn Springs exit off I-10 directing delivery traffic to the Project site. Once delivered to the site, construction equipment would be used on site for the construction phase and transported off site when no longer needed for construction.

Operation and Maintenance Activities

The facility would operate 7 days a week using automated facility controls and monitoring systems with supervisory control and data acquisition (SCADA) control systems. The Project would directly employ approximately 10 people during operations. This workforce would include administrative and management personnel, operators, and security and maintenance personnel. Most operations staff would be located off site, with site visits occurring daily for security, maintenance, and repairs. To maintain power-generation performance, PV array cleaning, maintenance repairs, troubleshooting, and testing may occur up to 24 hours per day (including nighttime).

A plant operation and maintenance program typical of a project this size would be implemented and would primarily include equipment inspections. During the first year of operation, the frequency of inspections would be increased to address settling and electrical termination torque values (e.g., for year one, inspections shown as semi-annually are performed quarterly, inspections shown as annual are performed semi-annually). At designated intervals, approximately every 10 to 15 years, major equipment maintenance would be performed. Operation and maintenance procedures would be consistent with industry standard practices for maintaining the useful life of plant components.

Normal BESS operations include regular augmentation to maintain capacity while batteries degrade. Augmentation activities include delivery of new BESS containers and installation. Battery container foundations for augmentation batteries would be installed during the construction period, therefore, no new ground

disturbance would be required during operations. Depending on the specific battery technology and design, augmentation is anticipated to start as soon as the second year of operations and occur as often as once per year.

One panel cleaning is anticipated per year. Cleaning would occur utilizing power washers carried by small trucks or the best available technology at the time that minimizes trips and water usage. Other cleaning methods that utilize new technology could be used as long as methods would not involve the transporting of a substantial amount of water and the methods would not result in significant runoff of water or any other substance from panel surfaces.

Up to 20 acre-feet of water per year is estimated to be needed for Project operation and maintenance. The operational water use estimate is based on the median water use of other solar power plant installations in the desert areas of California. Actual water use varies widely at different facilities depending on weather, soil, and vegetation conditions. Operations water could be trucked to the site or accessed from an on-site well. A water storage tank would be constructed if required per County or Fire Department coordination for fire safety purposes.

Operation and maintenance would require the use of vehicles and equipment, including crane trucks for minor equipment maintenance. Pick-up trucks would be in periodic use on the site. No heavy equipment beyond rubber tire water trucks would be used during normal plant operation. Vehicle traffic to the Project site during operation and maintenance would be minimal, at less than 10 round-trips per day under normal operational conditions.

Decommissioning

The Project has an anticipated operational life of more than 40 years. At the end of the Project's operational term, the applicant may either determine that the Project should be decommissioned and deconstructed or seek an extension of its CUP. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, State, and County regulations. Because the PV arrays' supporting equipment would sit on the surface of the land, the land would be largely unaltered from its natural state when the arrays are removed after Project decommissioning. Clearway would work with the County to put an agreement in place to ensure the decommissioning of the Project after its productive lifetime. The Project would use best management practices to ensure the collection and recycling of materials and to avoid the potential for modules and batteries to be disposed of as municipal waste.

B. Environmental Topics to be Addressed

Introduction

The County of Riverside has determined that an Environmental Impact Report (EIR) shall be prepared to address the potential significant impacts of the proposed Savira Solar Project. The EIR will involve research, analysis, and study of the following environmental topics:

- Aesthetics/Visual Resources/Reflection
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population and Housing and Socioeconomics
- Public Services and Utilities/Service Systems
- Recreation
- Traffic and Transportation
- Wildfire

The EIR will include all topical areas of content required by the California Environmental Quality Act (CEQA), including cumulative impacts, alternatives to the proposed Project, and growth-inducing impacts. For each resource topic, environmental impacts relating to construction, operations, and decommissioning phases of the Project will be identified. However, the level of analysis to be included may vary based on the complexity of the issues, public and agency input to this Notice of Preparation (NOP), and/or refinements to the Project description that may occur subsequent to the publication of this NOP. For impacts that are significant, mitigation measures will be proposed to alleviate or avoid the significant impact(s).

Aesthetics/Visual Resources/Reflection

Placement of PV solar panels, the transmission line, and other Project facilities may alter the views of the Project area. Potential visual impacts of this Project on sensitive receptors and scenic resources will be further evaluated in the EIR, including consideration of construction of other solar projects in the surrounding Project area. Photo simulations of the proposed Project from key observation points will be provided to assist in the evaluation. The EIR will also analyze the possible impacts of reflection of the sun off the solar modules and nighttime lighting of portions of the solar facility.

Agricultural and Forestry Resources

The potential impact on the potential impact of converting agricultural lands to non-agricultural will be evaluated in the EIR.

Air Quality

The proposed Project site is located in the Mojave Desert Air Basin (MDAB), and air emissions are regulated by the South Coast Air Quality Management District. The Riverside County portion of the MDAB is designated as nonattainment for the State ozone and particulate matter under 10 micrometers in diameter (PM10)

standards. The EIR will address consistency with regional and local air quality plans and evaluate and quantify the short-term and long-term sources of air pollutants generated by the Project, including mobile, stationary, and area source emissions.

Biological Resources

A biological resources assessment will be provided to evaluate the Project's effects on the area's vegetation communities, wildlife habitats, wildlife movement, wetlands and waters, habitat conservation plans/protection ordinances, and sensitive and/or listed species.

Cultural Resources and Tribal Cultural Resources

Cultural and tribal cultural resource effects will be analyzed in the EIR, including a query of the Northwest Information Center of the California Historical Resources Information System, analysis of sacred lands identified through consultation with the Native American Heritage Commission, and consultation with Native Americans and other interested parties (e.g., local historical societies). The evaluation will also address the potential impacts to historic resources.

Energy

The EIR will examine the potential for wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation and the Project's consistency with state or local plans for renewable energy.

Geology and Soils

The EIR will assess soil and geologic conditions of the Project area and address hazards related to seismic activity, including the potential for liquefaction, ground shaking, soil failure, soil stability, and erosion potential.

Greenhouse Gas Emissions

The EIR will address the potential construction- and operation-related impacts relative to greenhouse gas emissions.

Hazards and Hazardous Materials

The EIR will evaluate the presence of hazards or hazardous conditions that could affect construction and operation of the Project, including the location of nearby or on-site hazardous waste sites included on State or federal databases, airport and airstrip hazard zones, emergency response routes, and wildfire hazards.

Hydrology and Water Quality

The EIR will include an analysis of existing drainage systems and will evaluate potential impacts to water resources.

Land Use and Planning

The proposed Project may affect the use of the project properties. The EIR will evaluate potential environmental effects to land use that include compatibility with existing and proposed local zoning and consistency with land use plans, policies, or regulations of the applicable jurisdictions, which include the Riverside County General Plan.

Mineral Resources

The EIR will address potential impacts, including loss of availability, to any known mineral resources in the Project area.

Noise

The EIR will determine noise levels due to construction and operation of the proposed Project and will evaluate impacts for consistency with applicable laws, regulations, ordinances, and guidelines.

Paleontological Resources

The EIR will address the occurrence of and potential impacts to paleontological (fossil) resources.

Population and Housing and Socioeconomics

The EIR will address the short- and long-term population and housing impacts that would result from the construction workforce. These effects could include physical and service-related changes within area communities associated with demand for temporary housing.

Public Services and Utilities/Service Systems

With the accommodation of the construction workforce, there may be a temporarily increased demand for public services and utilities, including community facilities and schools, and an increased need for police and fire protection services. The EIR will evaluate the potential for impacts on these public services.

Traffic and Circulation

The EIR will include a traffic study that evaluates changes in circulation that could result from the proposed Project, focusing on effects during Project construction.

Wildfire

The EIR will address whether construction, operation, or decommissioning of the Project would impact emergency response, exacerbate wildfire risk, and/or expose people or structures to significant risk due to wildfires and/or post-fire effects.

Figure 1 Project Location

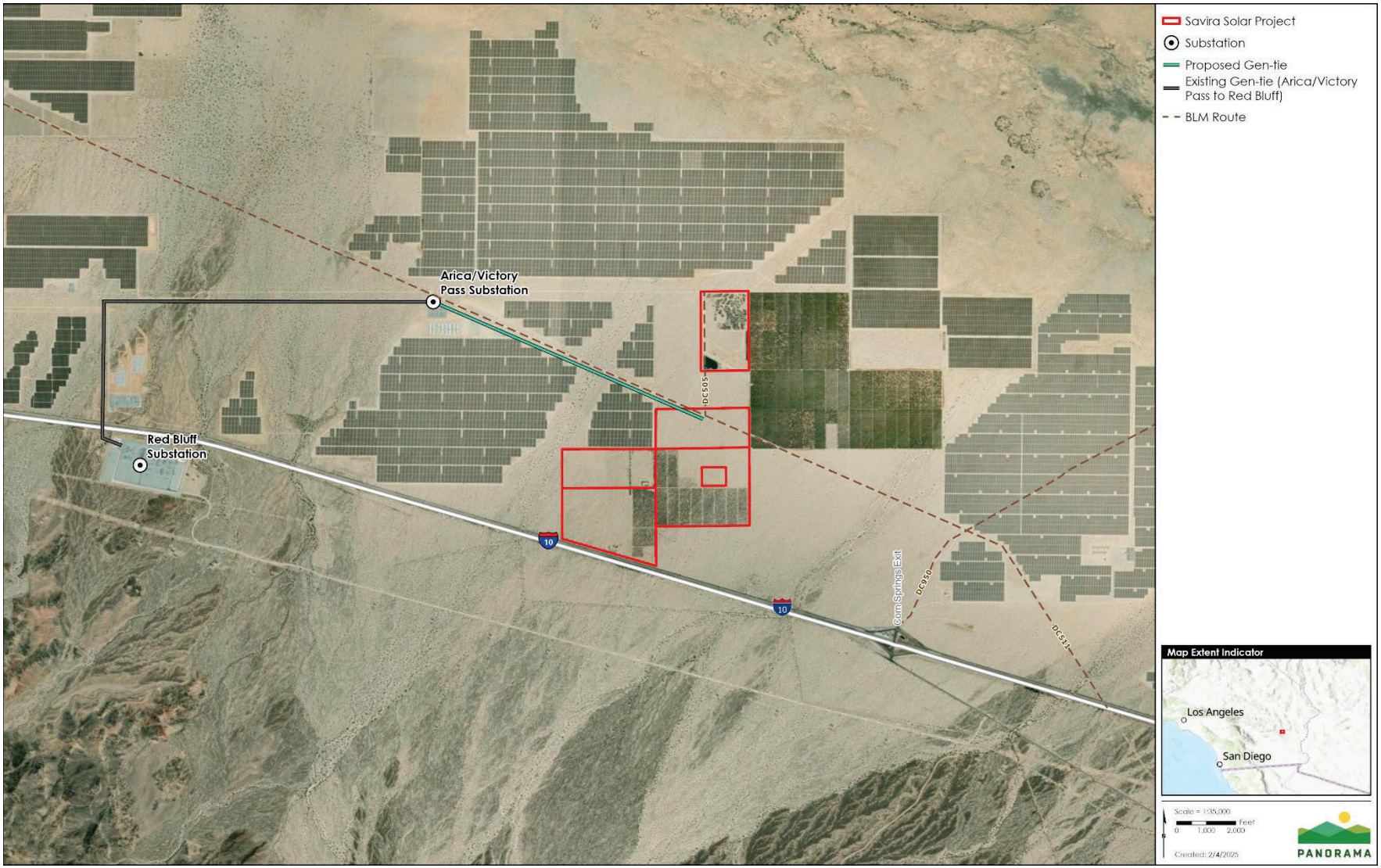

Figure 2 Project Location and Parcels

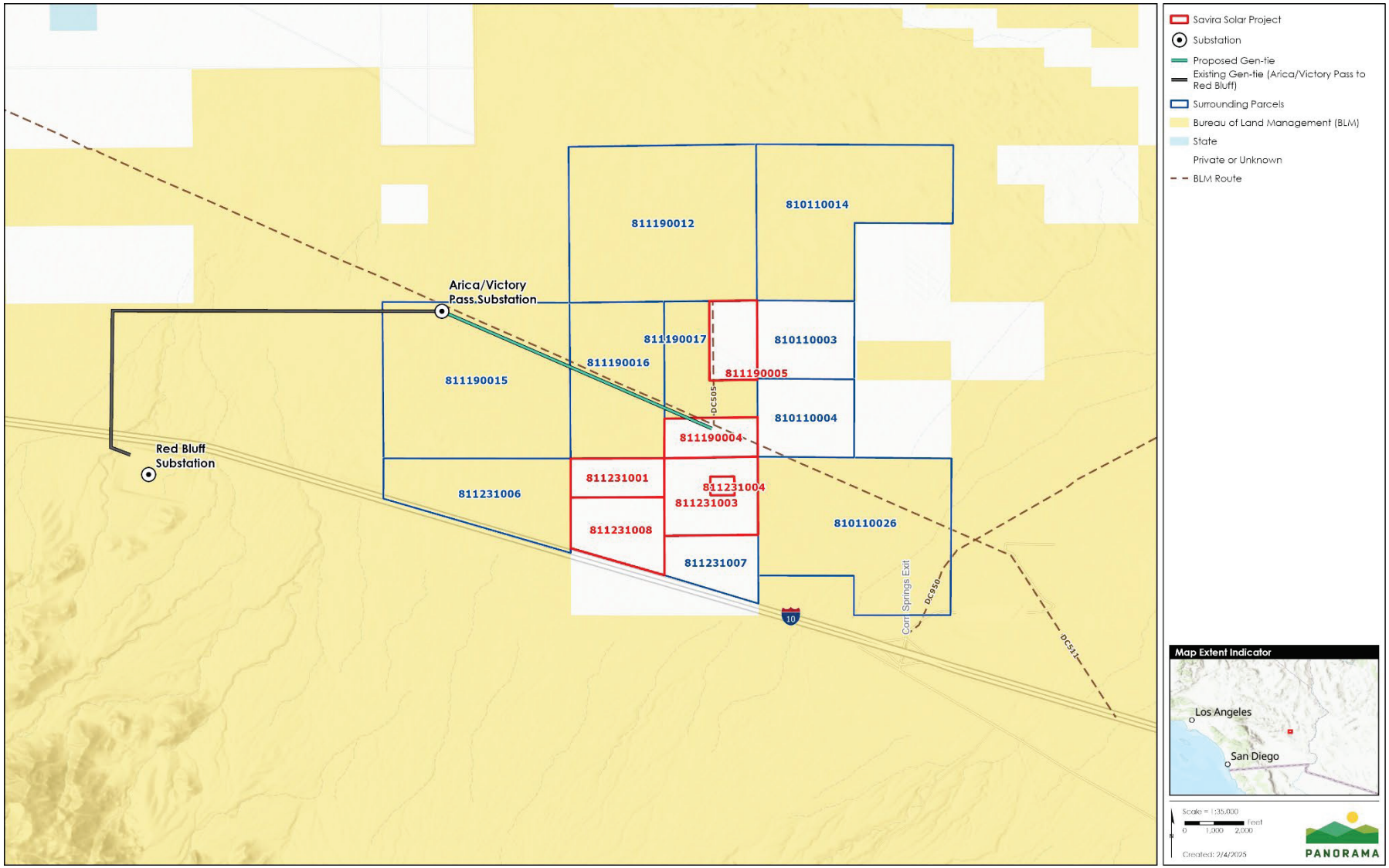

Figure 3 Project Location and Surrounding Solar Projects