

PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – DECEMBER 5, 2022

COUNTY ADMINISTRATIVE CENTER 12th Floor, Conference Room A 4080 Lemon Street, Riverside, Ca 92501

CALL TO ORDER: 1:35 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

NONE

4.0 SCOPING SESSION

4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT **REPORT FOR CONDITIONAL USE PERMIT NO. 220021** and DEVELOPMENT AGREEMENT NO. 2200016 -Applicant: IP Easley, LLC c/o Camille Wasinger -Engineer/Representative: Aspen Environmental c/o Hedy Koczwara - Fourth Supervisorial District - Chuckawalla Zoning Area – Desert Center Area Plan – Open Space: Rural (OS: RUR) and Agriculture (AG) - Location: Northeast of Highway 177/Orion Road and north of Oasis Road, east of Kaiser Road, south of Investor Avenue - +/- 3,727 Acres -Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10), Controlled Development Areas - 20 Acre Minimum (W-2-20), Light Agriculture - 20 Acre Minimum (A-1-20), and Natural Assets (N-A) - REQUEST: Conditional Use Permit 220021 is a proposal to develop a 650-megawatt (MW) photovoltaic solar array facility with an interconnection to a 500 kV substation adjacent from the Oberon Renewable Energy Project site. From the substation, energy generated from the Easley Project would be transmitted via the Oberon gen-tie line to interconnect with the regional transmission grid at the SCE Red Bluff Substation. BLM land makes up the almost 2,727 acres of the overall project site. Development Agreement No. 2200016 proposes a development agreement with the applicant and County consistent with the County's solar plant program and grants vesting rights to develop the project in accordance with the terms of the agreement which requires certain calculation of development impact fees. - APN: 808- 023-005, 018, 031, 032; 808-030-002; 808-240-007; 808-280-001 thru 008; 811-141-011; 811-270-001 thru 007, and 015; plus, BLM owned land. Related Cases: CUP03788 and PAR220008 -Agricultural Preserves: Chuckwalla No. 1, 2, & 3 – Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org

<u>ITEM</u> Presented and opened for public comments. Public comments received at hearing for the Environmental Impact Report.

5.0 PUBLIC COMMENTS

ADJOURNMENT: 2:43 p.m.