

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT, PUBLIC USE PERMIT, DEVELOPMENT AGREEMENT, AGRICULTURAL PRESERVE DIMINISHMENT AND CERTIFICATE OF TENTATIVE CANCELLATION RESOLUTIONS, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2024 at 10:00 A.M.** or as soon as possible thereafter. **Conditional Use Permit No. 220035, Public Use Permit No. 220002, Development Agreement No. 2200018, Agricultural Preserve Diminishment Nos. 240002, 240003 and Certificate of Tentative Cancellation Resolution Nos. 2024-260, 2024-261. Conditional Use Permit No. 220035 (CUP220035)** is a proposal to construct, operate, maintain, and decommission an up to 117 megawatts (MW) solar power plant with up to a 117 MW battery energy storage system (BESS) on 1,082 acres of private County land. The total Sapphire Renewable Energy Project is to consist of 1,082 acres of private land under County of Riverside's jurisdiction and 41 acres of public land under the Bureau of Land Management (BLM) federal's jurisdiction. The project site's onsite electrical substation would consist of the BESS area, a 3,000 sq. ft operation & maintenance (O&M) building with 10 parking spaces, associated access roads, and generation-tie (gen-tie) line. The Project is seeking a 39-year life entitlement. The Project would interconnect with the Southern California Edison (SCE) 230-kV Red Bluff Substation via line tap on the existing Desert Harvest generation-tie line located on lands administered by the BLM. **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 Nos. 240002, 240003 and Certificate of Tentative Cancellation Resolution Nos. 2024-260, 2024-261** are a request to diminish Chuckwalla Agricultural Preserve No. 2, Chuckwalla Agricultural Preserve No. 3 to allow for the project on the site as described above.– APN: 807-172-010, 011; 808-240-001 thru 006; 808-240-009 thru 016; 808-250-001 thru 016; 808-260-005, 006, 007, 013, 014, 015; 811-270-008 thru 013. This proposed project is located: northeast of Highway 177/Orion Road and north of Oasis Road, east of Kaiser Road, south of Beekley Road in the Fourth Supervisorial District.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 25, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant