SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ITEM: 3.27
(ID # 28403)
MEETING DATE:
Tuesday, September 09, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: SAPPHIRE RENEWABLE ENERGY PROJECT – ADOPTION OF ORDINANCE NO. 664.110, APPROVING DEVELOPMENT AGREEMENT NO. 2200018 – Applicant: Sapphire Solar, LLC c/o Katie Kuplevich –Engineer/Representative: Dudek c/o Chelsea Ohanesian – 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 Beekley Road. Adoption of Ordinance No. 664.110 will finalize the Board's approval of Development Agreement No. 2200018 (DA2200018) for the Project, which will grant the applicant vesting rights to develop the Project in accordance with the terms of the agreement with the full approval of Conditional Use Permit No. 220035 and Public Use Permit No. 220002; plus the adoptions of Resolution Nos. 2025-255 & 2025-256 approving Agricultural Preserve Diminishment Case No. 240002 & 240003 and Issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve Nos. 1 and 3 . The terms of DA2200018 are consistent with Board of Supervisors Policy No. B-29, a term of 39 years, computation of development impact fees in the amount of $756 per acre, and an Additional Community Benefit Fee of $430 per acre. Nothing Further Required under CEQA. District 4. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT Ordinance No. 664.110, an Ordinance of the County of Riverside Approving Development Agreement No. 2200018;

Continued on Page 2
ACTION:Policy

John Hildebrand, Planning Director 9/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 664.110 is adopted with waiver of the reading.

Ayes:	Medina, Spiegel, Perez and Gutierrez
Nays:	None
Absent:	Washington
Date:	September 09, 2025
xc:	Planning, Recorder, COB/MC/AB/DL/NS/WM

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT Resolution No. 2025-255 approving Agricultural Preserve Diminishment Case No. 240002 and Issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 2, amending the current Map No. 622 with Map No. 240002, based upon the findings and conclusions incorporated in this resolution and the CAPTAC report, both attached hereto and incorporated herein, and this staff report;

ADOPT Resolution No. 2025-256 approving Agricultural Preserve Diminishment Case No. 240003 and Issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 3, amending the current Map No. 629 with Map No. 240003, based upon the findings and conclusions incorporated in this resolution and the CAPTAC report, both attached hereto and incorporated herein, and this staff report;

APPROVE Conditional Use Permit No. 220035, subject to the findings, conclusions, conditions, and contingencies incorporated in the staff report, for the Project, and Certificates of Tentative Cancellation, Resolution Nos. 2024-260, 2024-261, the attached advisory notification document and conditions of approval, and the subsequent Board of Supervisors' approval of Development Agreement No 2200018, adoption of the corresponding Ordinance No. 664.110, and approval of the Certificates of Final Cancellation of the Land Conservation Contracts, based on the findings and conclusions incorporated in the staff report; and,

APPROVE Public Use Permit No. 220002, subject to the findings, conclusions, conditions, and contingencies incorporated in the staff report, for the Project, and Certificates of Tentative Cancellation, Resolution Nos. 2024-260, 2024-261, the attached advisory notification document and conditions of approval, and the subsequent Board of Supervisors approval of Development Agreement No 2200018, adoption of the corresponding Ordinance No. 664.110, and approval of the Certificates of Final Cancellation of the Land Conservation Contracts, based on the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The public hearing on the Sapphire Renewable Energy Project ("Project") was held on December 10, 2024 (agenda item 21.2). At the conclusion of public testimony, the Board of Supervisors closed the public hearing and: (i) adopted Resolution No. 2024-259 Certifying the Environmental Impact Report for the Sapphire Solar Project (SCH No. 2023-05-0303), adopting environmental findings and statement of overriding considerations pursuant to the California Environmental Quality Act, adopting a Mitigation Monitoring and Reporting Program; (ii) tentatively approved Conditional Use Permit No. 220035, Public Use Permit No. 220002,

tentatively adopted Resolution Nos. 2024-260 and 2024-261 (now updated to Resolution No. 2025-255 and 2025-256) amending the current maps with Map Nos. 240002, 240003 and issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve Nos. 2 and 3; all subject to the conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. 2024-259; and (iii) introduced Ordinance No. 664.110 approving Development Agreement No. 2200018 based upon the findings and conclusions incorporated in the staff report and in Resolution No. 2024-259. Nothing further is required under CEQA as the Board adopted the EIR and findings including the statement of overriding considerations on December 10, 2024.

The adoption of Ordinance No. 664.110 will finalize the Board's approval of Development Agreement No. 2200018 (DA2200018) for the Project. Per State law, a Development Agreement is a legislative act that must be approved by Ordinance. Ordinance No. 664.110 incorporates by reference and adopts DA2200018.

As previously advised in Agenda Item 21.2 of December 10, 2024, DA2200018 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. DA2200018 contains terms consistent with Board of Supervisors Policy No. B-29, including terms regarding public benefit payments and increases (Section 4.2) and terms requiring the applicant to take actions to ensure allocation directly to the County of the sales and use taxes payable in connection with the construction of the solar power plant, to the maximum extent possible under the law (Section 4.3). The DA content as it pertains to the agreement between the parties regarding the computation of development impact fees in the amount of $756.66 per acre and an Additional Community Benefit Fee of $430.00 per acre (Section 4.4).

Additionally, per this action, Conditional Use Permit No. 220035 and Public Use Permit No. 220002 will be fully approved and its use conditioned upon DA No. 2200018 being entered into and effective.

Impact on Residents and Businesses

The impacts of processing DA No. 2200018 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff and the Board of Supervisors. The opportunity for public review and comment was provided during the December 10, 2024, public hearing scheduled for this Project and any verbal or written testimony provided by the public was considered by Board at that time. Today's action on the adoption of Ordinance No. 664.110 will finalize the Board's approval of DA No. 2200018. Staff labor and expenses to process this project have been paid directly through the applicant's deposit-based fees. There was no general fund used on this project.

Board of Supervisors Public Hearing

At the Board of Supervisors public hearing held on December 10, 2024, the Board of Supervisors approved the Project by a vote of 5-0.

Additional Fiscal Information
All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

a. **Board of Supervisors Staff Report**
b. **Conditional Use Permit Exhibits**
c. **Environmental Impact Report**
d. **Advisory Notification and Conditions of Approval**
e. **Radius Map**
f. **Resolution No. 2025-255**
g. **Resolution No. 2025-256**
h. **Development Agreement No. 2200018**
i. **Ordinance No. 664.110**

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 9/3/2025

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY A. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2025-0298046
09/29/2025 02:46 PM Fee: $ 0.00
Page 1 of 14
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY 3036

RESOLUTION NO. 2025-255

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240002
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND DIMINISHMENT OF
CHUCKWALLA AGRICULTURAL PRESERVE NO. 2

(GOVERNMENT CODE § 51283.4)

(FOURTH SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY – PLANNING – ITEM 3.27 of 09/09/2025)

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION**

Board of Supervisors County of Riverside

RESOLUTION NO. 2025-255

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240002

ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND

DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 2

(Government Code Section 51283.4)

WHEREAS, the Chuckwalla Agricultural Preserve No. 2 was established on February 24, 1987, pursuant to Map No. 622 ("Agricultural Preserve"); and,

WHEREAS, the Chuckwalla Agricultural Preserve No. 2 is generally located in the Chuckwalla area, northeast of Highway 177/Orion Road and north of Oasis Road, east of Kaiser Road, south of Beekley Road; and,

WHEREAS, Riverside Jojoba, Inc., Josef Huber, Jojoba Plantation Investors, Ltd., Katherine Schmid-Sager, and Gary A. Bryce and Barbara L. Bryce each entered into separate agreements with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) for land within Chuckwalla Agricultural Preserve No. 2, and which were recorded on March 9, 1987 as Instrument Nos. 64237, 64238, 64239, 64240 and February 13, 1987 as Instrument No. 42574, and which took effect on January 1, 1987("Land Conservation Contracts"); and,

WHEREAS, there have not been any subsequent amendments or diminishments since the establishment of the Agricultural Preserve; and,

WHEREAS, EDF Renewables Development, Inc. (EDFR) was granted ownership of 538.59 acres subject to Land Conservation Contract for the Chuckwalla Agricultural Preserve No. 2 which is identified as Assessor's Parcel Numbers (APN's) 808-240-009, 808-240-010, 808-240-011, 808-240-012, 808-240-013, 808-240-014, 808-240-015, 808-240-016, 808-250-001, 808-250-002, 808-250-003, 808-250-004,

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS 9-2-25 DATE

808-250-005, 808-250-006, 808-250-007, 808-250-008, 808-250-009, 808-250-010, 808-250-011, 808-250-012, 808-250-013, 808-250-014, 808-250-015, and 808-150-016; and,

WHEREAS, on March 26, 2024, the Owners served a Notice of Non-Renewal of the Land Conservation Contract on the County of Riverside and filed Agricultural Preserve Diminishment No. 240002 in order to remove 538.59 acres of the 578.59 acres from the Chuckwalla Agricultural Preserve No. 2, which is more precisely described in the legal description attached hereto and incorporated herein as **Exhibit "A";** and,

WHEREAS, Agricultural Preserve Diminishment No. 240002 is Amendment No. 1 to the Agricultural Preserve and will amend the current Map No. 622 with Map No. 240002, which is attached hereto and incorporated herein as **Exhibit "B";** and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Rules and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been satisfied, including the preparation of an Environmental Impact Report; and,

WHEREAS, the purpose of the diminishment is to allow for the Sapphire Solar project (Conditional Use Permit No. 220035, Public Use Permit No. 220002, and Development Agreement No.2200018), which is a utility-scale solar photovoltaic (PV) electrical generating and storage facility and includes the associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The project would generate and store up to 117 megawatts **(MW)** of renewable electricity via arrays of solar PV panels, battery energy storage system (BESS), and appurtenant facilities. The project would include a 230-kV gen-tie line, access roads, and collector line routes, collectively referred to as "Linear Facility Routes." The Linear Facility Routes are located on federal public lands administered by BLM and designed to support the proposed Project, which is located on adjacent private lands. Each of the three 200-foot wide Linear Facility Routes has been included to provide flexibility as it relates to potential California Independent System Operator (CAISO) interconnection options and County Fire Department emergency

access requirements. The totality of the Sapphire Solar project is hereinafter referred to as the Alternative Land Use. The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the Zoning Classification; and,

WHEREAS; the Riverside County Assessor's Office has determined the total amount of the cancellation fee for Agricultural Preserve Diminishment No. 240002, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be $1,346,250; and,

WHEREAS, a duly noticed public hearing was held on this matter by the Comprehensive Agricultural Technical Advisory Committee ("CAPTAC") on July 25, 2024, no public comments were received, and CAPTAC found Agricultural Preserve Diminishment No. 240002 consistent with the state and local regulations regarding agricultural preserves and land conservation contracts recommending the cancellation by a vote of 3-0; and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on December 10, 2024 and September 9, 2025.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on September 9, 2025, that:

The above recitals are incorporated herein by this reference.

2. **A notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526).**

   Based on service of the Notice of Non-Renewals on March 26, 2024, the Land Conservation Contracts will expire on December 31, 2034 (Government Code section 51245 and Revenue and Taxation Code section 426(c)).

3. **The cancellation is not likely to result in the removal of adjacent lands from agricultural use.**

The proposed alternative use of the land would not induce growth but rather would provide a source of renewable energy and offer discounted utility bills to residents within Riverside County and the larger Southern California area, limiting the need for fossil-fuel energy production and helping to reduce the cost of utility bills. The surrounding area does not have viable agricultural potential for the future, with groundwater water supply in decline. Therefore, the partial cancellation of the contract is not likely to result in the removal of any adjacent lands from agricultural use.

4. **The proposed alternative use of land is consistent the provisions of the County General Plan.**

The subject parcels are designated in the General Plan as Agriculture. The proposed alternative use of land accompanying the proposed cancellation includes the construction, operation, and decommissioning of the Sapphire Solar Project. The subject parcels are zoned Light Agriculture - 20 Acre Minimum (A-1-20). This zone implements the parcels' General Plan designation. Solar power plants are allowed in this zone with approval of a Conditional Use Permit. The land use application includes requests pursuant to the Riverside County Land Use Ordinance No. 348, including Conditional Use Permit No. 2200035 (Section **18.28),** Public Use Permit No. 220002, and Development Agreement No. 2200018 (Section 18.26b). Therefore, the proposed alternative use will be consistent with the Riverside County General Plan and Zoning Ordinance upon approval of the requested entitlements by the County Board of Supervisors according to provisions of Ordinance 348. Therefore, with an approved entitlement, the proposed alternative land use is consistent with the provisions of the Riverside County General Plan.

5. **The cancellation will not result in discontiguous patterns of urban development. The cancellation will not result in a discontinuous pattern of urban development.**

The relevant parcels are located in a rural area and not in an urban area. As described above, the proposed alternative use of the land would not induce growth, but rather would provide a source of renewable energy to existing residents within the County. Project construction and operation will not increase the population of the area and the construction phase will represent a negligible change in existing population. The low profile of the project's structures and proposed landscape screening is compatible with the rural and open space nature of the surrounding area. The project site is primarily surrounded by other solar utility projects and open areas, and the project would not conflict with continued agricultural uses in the area or on the remaining open portions of the subject parcels. Therefore, the cancellation will not result in discontinuous patterns of urban development. The existing pattern of development will be maintained, and the proposed development is contiguous with the existing urban areas.

6. **There is no proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The Project, which is a utility scale solar project, would be constructed within private land designated as Open Space, Rural, and Agriculture under the County's General plan and zoned A-1-20 (Light Agriculture) and W-2-10 (Controlled Development Areas). The Project includes generation-tie (gentie) line and associated infrastructure to interconnect the Project to the grid. The gen-tie line would be located on Bureau of Land Management (BLM) administered lands located within a Development Focus Area (DFA) for solar, wind, and geothermal projects under the Desert Renewable Energy Conservation Plan (DRECP) he Project is appropriately located in an area of the County which has been developed, or is

proposed to be developed with, other utility-scale solar projects, largely due to BLM lands in the area which are designated as a solar DFA by the DRECP. Additionally, none of the private land proposed for the Project is currently used for agricultural purposes. Private lands within the Project site formerly supported mixed use agricultural practices, including cultivating jojoba and aquaculture farming.

However, based on available U.S. Department of Agriculture Natural Resources Conservation Service crop data, agricultural operations have not occurred on site for at least 14 years (2008 is the last year crop data for the Project site .is available) (U.S. Department of Agriculture 2022). In its existing condition, the Project site consists of scattered fallow jojoba fields and a semi developed, nonoperational aquaculture area within the western portion of the site. Scattered dead jojoba shrubs and two mid-twentieth century water pumps associated with the fallow agriculture fields remain within the Project site. Former agricultural practices within the Project site have greatly modified the natural hydrology. Portions of the prior aquaculture farm support relic aquatic features including open water basins, wetlands, and non-native riparian areas, which were created as an artifact of agricultural practices.

Project development would require cancellation of Williamson Act contracts encumbering approximately 639.48 acres of the 1,082 acre project site (includes acreage in the concurrently filed agricultural preserves diminishment case, APD240002), including the contract that is the subject of this cancellation petition. For purposes of this analysis, EDFR considered land in the vicinity of the Project site as potentially available for solar development if it was not already developed or proposed for development with other renewable energy facilities. EDFR considered land potentially suitable ifit was large enough for economical solar development and not subject to conservation or other management

restrictions that would make solar development infeasible. There is no land in the vicinity of the Project site that is both suitable and available for Project development.

Although much of the surrounding area is not currently used for agricultural purposes, nor have been use for agricultural purposes for several years, there is an active aquaculture facility to the west and active agricultural operations to the east of the Project site. With the exception of the aforementioned facilities, all property directly adjacent to the proposed property is unavailable as it is currently under exclusive control by other developers either through long term lease, purchase, or through the serialized application process with the BLM. Other properties in the area are unavailable because they already developed with solar facilities, and other parcels that might be available are unsuitable because they are too small for feasible solar development, are discontinuous, or are too isolated from existing transmission infrastructure. The remaining parcels in the area are subject to conservation restrictions (e.g., desert tortoise conservation areas or other critical environmental areas) that make solar development infeasible. Accordingly, there is no proximate noncontracted land that is both suitable and available for the Project.

7. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the Board of Supervisors may grant the proposed diminishment.

8. The Board of Supervisors has considered the Environmental Impact Report and, based thereon, determined that the proposed diminishment of the Agricultural Preserve will not have a significant adverse impact upon the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that the applicant shall comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property as outlined in Government Code Section 51283.4:

1. The cancellation fee of $1,346,250 shall be paid; and,

2. All conditions necessary for the County to issue grading permits for Conditional Use Permit No. 220035, Public Use Permit No. 220002, and Development Agreement No. 2200018 have been met; and,

3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with respect to the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:

1. Chuckwalla Agricultural Preserve No. 2, Map No. 622 is further amended by Map No. 240002, deleting therefrom the area shown and described in **Exhibit "A"** attached hereto and incorporated herein by reference, being on file in the Office of the Clerk of the Board.

2. The Land Conservation Contract will be canceled to the extent said contract applies to the land referenced in the petition for cancellation of the aforementioned property owner, thereby removing from the effect of said contract the real property in the County of Riverside, State of California, as described.

BE IT FURTHER RESOLVED by the Board of Supervisors that, if any portion of the cancellation fee of $1,346,250 is not paid within one year following the recordation of this Certificate of Tentative Cancelation, that portion of the fee shall be recomputed pursuant to Government Code Section 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that, upon application of the landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use if the Board finds that such amendment is consistent with the findings made pursuant to Government Code Section 51282.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Clerk of this Board shall file and record in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County copies of the following:

1. This resolution,
2. **Exhibit "A"** legal description of the diminishment of Agricultural Preserve Diminishment No. 240002,and
3. **Exhibit "B"** map titled Chuckwalla Agricultural Preserve No. 2, Map No. 622, as further amended by Map No. 240002.

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2025-255

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240002 ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 2 (GOVERNMENT CODE § 51283.4)

ROLL CALL:

Ayes:	Medina, Spiegel, Perez, and Gutierrez
Nays:	None
Absent:	Washington
Abstain:	None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

09/09/2025 Item 3.27

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSED ON DOCUMENT)

BOARD of SUPERVISORS
Established
1893
Riverside County, California

Date: 09/09/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT A
CHUCKWALLA AGRICULTURAL PRESERVE NO. 2
MAP NO. 622
(NOTICE OF NON-RENEWAL)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

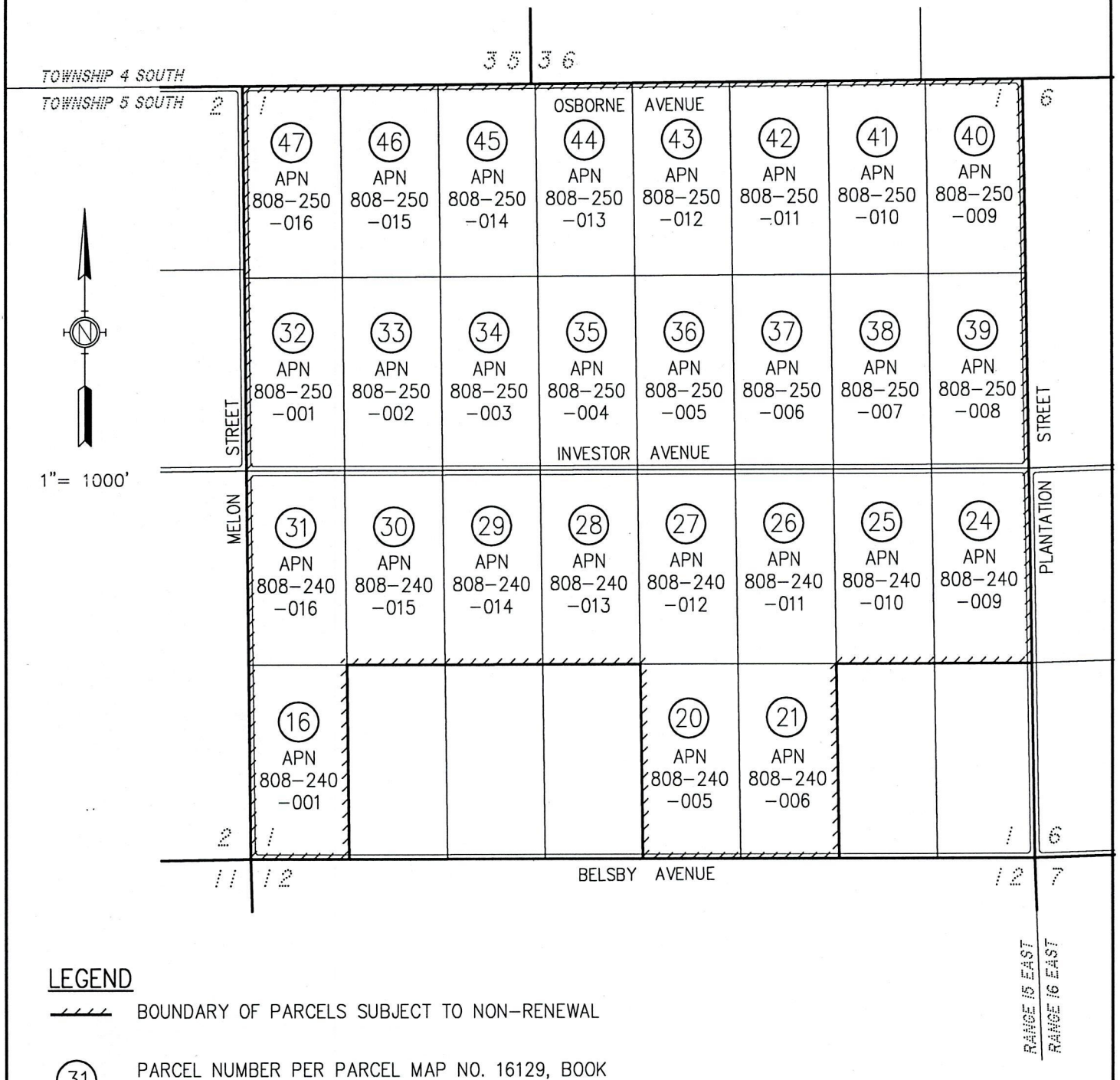
BEING THOSE PORTIONS OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN.

LOTS 16, 20, 21, 24 THROUGH 47, INCLUSIVE, AS SHOWN ON PARCEL MAP NO. 16129, RECORDED OCTOBER 8, 1981, IN BOOK 96 OF PARCEL MAPS, PAGES 76 THROUGH 80, INCLUSIVE, IN THE OFFICE OF THE OFFICIAL RECORDER, RIVERSIDE COUNTY, CALIFORNIA.

PM 16129 PARCEL #	ASSESSOR PARCEL NUMBER	ACRES AS ASSESSED	OWNER	PM 16129 PARCEL #	ASSESSOR PARCEL NUMBER	ACRES AS ASSESSED	OWNER
16	808-240-001	20.02	Tafazoli Family Trust	35	808-250-004	19.89	EDF Renewables Development, Inc.
20	808-240-005	20.05	Rogelio and Paraluman Banaga	36	808-250-005	19.92	EDF Renewables Development, Inc.
21	808-240-006	20.06	Rogelio and Paraluman Banaga	37	808-250-006	19.95	EDF Renewables Development, Inc.
24	808-240-009	20.05	EDF Renewables Development, Inc.	38	808-250-007	19.98	EDF Renewables Development, Inc.
25	808-240-010	20.04	EDF Renewables Development, Inc.	39	808-250-008	20.02	EDF Renewables Development, Inc.
26	808-240-011	20.04	EDF Renewables Development, Inc.	40	808-250-009	19.99	EDF Renewables Development, Inc.
27	808-240-012	20.03	EDF Renewables Development, Inc.	41	808-250-010	19.96	EDF Renewables Development, Inc.
28	808-240-013	20.02	EDF Renewables Development, Inc.	42	808-250-011	19.93	EDF Renewables Development, Inc.
29	808-240-014	20.01	EDF Renewables Development, Inc.	43	808-250-012	19.90	EDF Renewables Development, Inc.
30	808-240-015	20.01	EDF Renewables Development, Inc.	44	808-250-013	19.86	EDF Renewables Development, Inc.
31	808-240-016	20.00	EDF Renewables Development, Inc.	45	808-250-014	19.83	EDF Renewables Development, Inc.
32	808-250-001	19.79	EDF Renewables Development, Inc.	46	808-250-015	19.80	EDF Renewables Development, Inc.
33	808-250-002	19.82	EDF Renewables Development, Inc.	47	808-250-016	19.77	EDF Renewables Development, Inc.
34	808-250-003	19.85	EDF Renewables Development, Inc.				

AMENDMENT TO
MAP NO. 622
CHUCKWALLA AGRICULTURAL PERSERVE NO. 2

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE



LEGEND

BOUNDARY OF PARCELS SUBJECT TO NON-RENEWAL

(31) PARCEL NUMBER PER PARCEL MAP NO. 16129, BOOK 96, PAGE 76-80, RIVERSIDE COUNTY RECORDS

APN 808-240-016 COUNTY ASSESSOR'S PARCEL NUMBER

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY A. RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2025-0298047
09/29/2025 02:46 PM Fee: $ 0.00
Page 1 of 14
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2025-256

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240003
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND DIMINISHMENT OF
CHUCKWALLA AGRICULTURAL PRESERVE NO. 3

(GOVERNMENT CODE § 51283.4)

(FOURTH SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY – PLANNING – ITEM 3.27 of 09/09/2025)

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION**

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2025-256

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240003

ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND

DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 3

(Government Code Section 51283.4)

WHEREAS, the Chuckwalla Agricultural Preserve No. 3 was established on February 24, 1987, pursuant to Map No. 629 ("Agricultural Preserve") with approximately 233.04 acres; and,

WHEREAS, the Chuckwalla Agricultural Preserve No. 3 is generally located in the Chuckwalla Area, northeast of Highway 177/Orion Road and north of Oasis Road, east of Kaiser Road, south of Beekley Road; and,

WHEREAS, Riverside Jojoba, Inc., Spindle Top Bayou, Inc., and Werner Mueller each entered into separate agreements with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) for land within the Chuckwalla Agricultural Preserve No. 3, which were recorded on March 9, 1987 as Instrument Nos. 64244, 64243, and 64242 in the Office of the County Recorder of Riverside County, California, and took effect on January 1, 1987 ("Land Conservation Contracts"); and,

WHEREAS, there have not been any subsequent amendments or diminishments since the establishment of the Agricultural Preserve; and,

WHEREAS, EDF Renewables Development, Inc. (EDFR) was granted ownership of **100.24 acres** subject to Land Conservation Contract for the Chuckwalla Agricultural Preserve No. 3 which is identified as Assessor's Parcel Numbers (APN's) 811-270-008, 811-270-009, 811-270-010, 811-270-011, 811-270-012; and,

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS DATE 9-4-25

WHEREAS, on March 26, 2024, the Owners served a Notice of Non-Renewal of the Land Conservation Contract on the County of Riverside and filed Agricultural Preserve Diminishment No. 240003 in order to remove 100.24 acres of the 233.04 acres from the Chuckwalla Agricultural Preserve No. 3, which is more precisely described in the legal description attached hereto and incorporated herein as **Exhibit "A"**; and,

WHEREAS, Agricultural Preserve Diminishment No. 240003 is Amendment No. 1 to the Agricultural Preserve and will amend the current Map No. with Map No. 240003, which is attached hereto and incorporated herein as **Exhibit "B"**; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Rules and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been satisfied, including the preparation of an Environmental Impact Report; and,

WHEREAS, the purpose of the diminishment is to allow for the Sapphire Solar project (Conditional Use Permit No. 220035, Public Use Permit No. 220002, and Development Agreement No. 2200018), which is a utility-scale solar photovoltaic (PV) electrical generating and storage facility and includes the associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. The project would generate and store up to 117 megawatts (MW) of renewable electricity via arrays of solar PV panels, battery energy storage system (BESS), and appurtenant facilities. The project would include a 230-kV gen-tie line, access roads, and collector line routes, collectively referred to as "Linear Facility Routes." The Linear Facility Routes are located on federal public lands administered by BLM and designed to support the proposed Project, which is located on adjacent private lands. Each of the three 200-foot wide Linear Facility Routes has been included to provide flexibility as it relates to potential California Independent System Operator (CAISO) interconnection options and County Fire Department emergency access requirements. The totality of the Sapphire Solar project is hereinafter referred to as the Alternative

Land Use. The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the Zoning Classification; and,

WHEREAS, the Riverside County Assessor's Office has determined the total amount of the cancellation fee for Agricultural Preserve Diminishment No. 240003, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be $250,000; and,

WHEREAS, a duly-noticed public hearing was held on this matter by the Comprehensive Agricultural Technical Advisory Committee ("CAPTAC") on July 25, 2024, no public comments were received, and CAPTAC found Agricultural Preserve Diminishment No. 240003 consistent with the state and local regulations regarding agricultural preserves and land conservation contracts recommending the cancellation by a vote of 3-0; and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on December 10, 2024 and September 9, 2025.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on September 9, 2025, that:

1. The above recitals are incorporated herein by this reference.

2. **A notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526).**

   Based on service of the Notice of Non-Renewals on March 26, 2024, the Land Conservation Contracts will expire on December 31, 2034 (Government Code section 51245 and Revenue and Taxation Code section 426(c)).

3. **The cancellation is not likely to result in the removal of adjacent lands from agricultural use.**

   The proposed alternative use of the land would not induce growth, but rather would provide a source of renewable energy and offer discounted utility bills to residents within Riverside

County and the larger Southern California area, limiting the need for fossil-fuel energy production and helping to reduce the cost of utility bills. The surrounding area does not have a viable agricultural potential for the future, with groundwater water supply in decline. Therefore, the partial cancellation of the contract is not likely to result in the removal of any adjacent lands from agricultural use.

4. **The proposed alternative use of land is consistent with provisions of the County General Plan.**

The subject parcels are designated in the General Plan as Agriculture. The proposed alternative use of land accompanying the proposed cancellation includes the construction, operation, and decommissioning of the Sapphire Solar Project. The subject parcels are zoned Light Agriculture – 20 Acre Minimum (A-1-20). This zone implements the parcels' General Plan designation. Solar power plants are allowed in this zone with approval of a Conditional Use Permit. The land use application includes requests pursuant to the Riverside County Land Use Ordinance No. 348, including Conditional Use Permit No. 2200035 (Section 18.28), Public Use Permit No. 220002, and Development Agreement No. 2200018 (Section 18.26b). Therefore, the proposed alternative use will be consistent with the Riverside County General Plan and Zoning Ordinance upon approval of the requested entitlements by the County Board of Supervisors according to provisions of Ordinance 348. Therefore, with an approved entitlement, the proposed alternative land use is consistent with the provisions of the Riverside County General Plan.

5. **The cancellation will not result in discontiguous patterns of urban development. The cancellation will not result in a discontinuous pattern of urban development.**

The relevant parcels are located in a rural area and not in an urban area. As described above, the proposed alternative use of the land would not induce growth, but rather would provide

a source of renewable energy to existing residents within the County. Project construction and operation will not increase the population of the area and the construction phase will represent a negligible change in existing population. The low profile of the project's structures and proposed landscape screening is compatible with the rural and open space nature of the surrounding area. The project site is primarily surrounded by other solar utility projects and open areas, and the project would not conflict with continued agricultural uses in the area or on the remaining open portions of the subject parcels. Therefore, the cancellation will not result in discontinuous patterns of urban development. The existing pattern of development will be maintained, and the proposed development is contiguous with the existing urban areas.

6. **There is no proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The Project, which is a utility scale solar project, would be constructed within private land designated as Open Space, Rural, and Agriculture under the County's General plan and zoned A-1-20 (Light Agriculture) and W-2-10 (Controlled Development Areas). The Project includes generation-tie (gentie) line and associated infrastructure to interconnect the Project to the grid. The gen-tie line would be located on Bureau of Land Management (BLM) administered lands located within a Development Focus Area (DFA) for solar, wind, and geothermal projects under the Desert Renewable Energy Conservation Plan (DRECP) he Project is appropriately located in an area of the County which has been developed, or is proposed to be developed with, other utility-scale solar projects, largely due to BLM lands in the area which are designated as a solar DFA by the DRECP. Additionally, none of the

private land proposed for the Project is currently used for agricultural purposes. Private lands within the Project site formerly supported mixed use agricultural practices, including cultivating jojoba and aquaculture farming.

However, based on available U.S. Department of Agriculture Natural Resources Conservation Service crop data, agricultural operations have not occurred on site for at least 14 years (2008 is the last year crop data for the Project site is available) (U.S. Department of Agriculture 2022). In its existing condition, the Project site consists of scattered fallow jojoba fields and a semideveloped, nonoperational aquaculture area within the western portion of the site. Scattered dead jojoba shrubs and two mid-twentieth century water pumps associated with the fallow agriculture fields remain within the Project site. Former agricultural practices within the Project site have greatly modified the natural hydrology. Portions of the prior aquaculture farm support relic aquatic features including open water basins, wetlands, and non-native riparian areas, which were created as an artifact of agricultural practices.

Project development would require cancellation of Williamson Act contracts encumbering approximately 639.48 acres of the 1,082 acre project site (includes acreage in the concurrently filed agricultural preserves diminishment case, APD240002), including the contract that is the subject of this cancellation petition. For purposes of this analysis, EDFR considered land in the vicinity of the Project site as potentially available for solar development if it was not already developed or proposed for development with other renewable energy facilities. EDFR considered land potentially suitable if it was large enough for economical solar development and not subject to conservation or other management restrictions that would make solar development infeasible. There is no land in the vicinity of the Project site that is both suitable and available for Project development.

Although much of the surrounding area is not currently used for agricultural purposes, nor have been use for agricultural purposes for several years, there is an active aquaculture facility to the west and active agricultural operations to the east of the Project site. With the exception of the aforementioned facilities, all property directly adjacent to the proposed property is unavailable as it is currently under exclusive control by other developers either through long term lease, purchase, or through the serialized application process with the BLM. Other properties in the area are unavailable because they already developed with solar facilities, and other parcels that might be available are unsuitable because they are too small for feasible solar development, are discontinuous, or are too isolated from existing transmission infrastructure. The remaining parcels in the area are subject to conservation restrictions (e.g., desert tortoise conservation areas or other critical environmental areas) that make solar development infeasible. Accordingly, there is no proximate noncontracted land that is both suitable and available for the Project.

7. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the Board of Supervisors may grant the proposed diminishment.

8. The Board of Supervisors has considered the Environmental Impact Report and, based thereon, determined that the proposed diminishment of the Agricultural Preserve will not have a significant adverse impact upon the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that the applicant shall comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property as outlined in Government Code Section 51283.4:

1. The cancellation fee of $250,000 shall be paid; and,

2. All conditions necessary for the County to issue grading permits for Conditional Use Permit No. 220035, Public Use Permit No. 220002, and Development Agreement No. 2200018 have been met; and,

3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with respect to the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:

1. Chuckwalla Agricultural Preserve No. 3, Map No. 629 is further amended by Map No. 240003, deleting therefrom the area shown and described in **Exhibit "A"**, attached hereto and incorporated herein by reference, being on file in the Office of the Clerk of the Board.

2. The Land Conservation Contract will be canceled to the extent said contract applies to the land referenced in the petition for cancellation of the aforementioned property owner, thereby removing from the effect of said contract the real property in the County of Riverside, State of California, as described.

BE IT FURTHER RESOLVED by the Board of Supervisors that, if any portion of the cancellation fee of $250,000 is not paid within one year following the recordation of this Certificate of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

BE IT FURTHER RESOLVED by the Board of Supervisors that, upon application of the landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use if the Board finds that such amendment is consistent with the findings made pursuant to Government Code Section 51282.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Clerk of this Board shall file and record in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County copies of the following:

1. This resolution,
2. **Exhibit "A"** legal description of the diminishment of Agricultural Preserve Diminishment No. 240003, and
3. **Exhibit "B"** map titled Chuckwalla Agricultural Preserve No. 3, Map No. 629, as further amended by Map No. 240003.

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2025-256

APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 240003 ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 3 (GOVERNMENT CODE § 51283.4)

ROLL CALL:

Ayes:	Medina, Spiegel, Perez, and Gutierrez
Nays:	None
Absent:	Washington
Abstain:	None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board

By: _____

Deputy

09/09/2025 Item 3.27

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSED ON DOCUMENT)



Date: 09/09/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT A
CHUCKWALLA AGRICULTURAL PRESERVE NO. 3
MAP NO. 629
(NOTICE OF NON-RENEWAL)

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

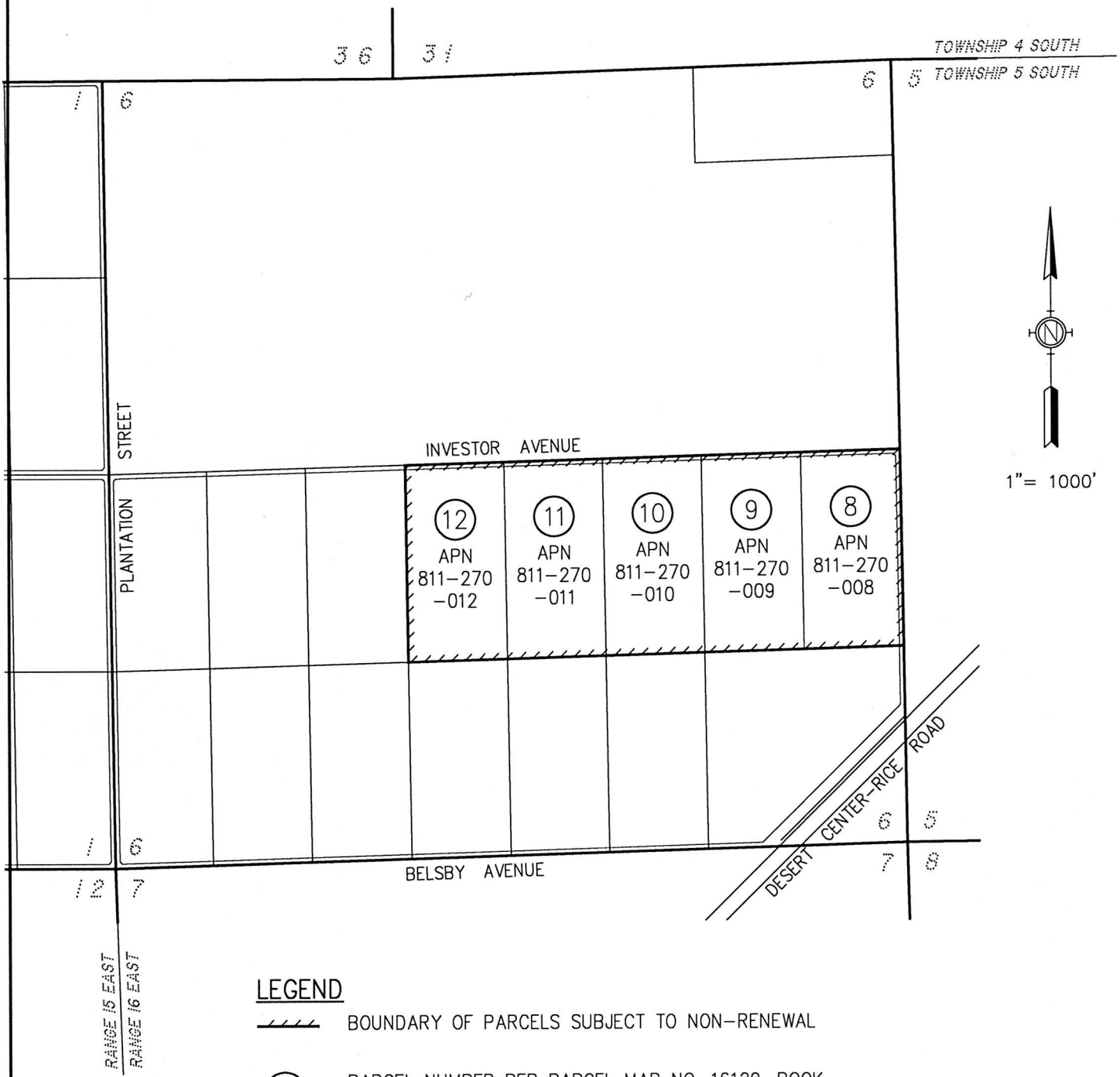
BEING THOSE PORTIONS OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 16 EAST, SAN BERNARDINO MERIDIAN.

LOTS 8 THROUGH 12, INCLUSIVE, AS SHOWN ON PARCEL MAP NO. 16129, RECORDED OCTOBER 8, 1981, IN BOOK 96 OF PARCEL MAPS, PAGES 76 THROUGH 80, INCLUSIVE, IN THE OFFICE OF THE OFFICIAL RECORDER, RIVERSIDE COUNTY, CALIFORNIA.

PM 16129 PARCEL #	ASSESSOR PARCEL NUMBER	ACRES AS ASSESSED	OWNER
8	811-270-008	20.04	EDF Renewables Development, Inc.
9	811-270-009	20.04	EDF Renewables Development, Inc.
10	811-270-010	20.05	EDF Renewables Development, Inc.
11	811-270-011	20.05	Paul Vanderhorst
12	811-270-012	20.06	Marian Afurong

AMENDMENT TO
MAP NO. 629
CHUCKWALLA AGRICULTURAL PERSERVE NO. 3

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 16 EAST, SAN BERNARDINO MERIDIAN, STATE OF CALIFORNIA, COUNTY OF RIVERSIDE



LEGEND

BOUNDARY OF PARCELS SUBJECT TO NON-RENEWAL

(31) PARCEL NUMBER PER PARCEL MAP NO. 16129, BOOK 96, PAGE 76-80, RIVERSIDE COUNTY RECORDS

APN 808-240-016 COUNTY ASSESSOR'S PARCEL NUMBER

ORDINANCE NO. 664.110

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

APPROVING DEVELOPMENT AGREEMENT NO. 2200018

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 2200018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.

Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 2200018 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.

Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors
V. Manuel Perez

ATTEST:
KIMBERLY RECTOR
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM

December 4, 2024

By: _____
AARON C. GETTIS
Chief Deputy County Counsel

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 9, 2025, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Perez, and Gutierrez

NAYS: None

ABSENT: Washington

DATE: September 9, 2025

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
Deputy

SEAL

09/09/2025 Item 3.27

THE PRESS-ENTERPRISE
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Riverside, California 92501
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cgonzales@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011755314
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	09/18/2025
Total Amount:	$364.59
Payment Amount:	$0.00
Amount Due:	$364.59
Notice ID:	qNC43uoYP6fdDxPurlgd
Invoice Text:	BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ORDINANCE NO. 664.110 AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO. 2200018 The Board of Supervisors of the County of Riverside ordains as follows: Section 1.Pursuant to Government Code Section 65867.5, Development Agreement No. 2200018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved. Section 2.The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 2200018 have executed said Development Agreement within thirty (30) days after adoption of this ordinance. Section 3.Effective Date. This ordinance shall take effect thirty (30) days after its adoption. V. Manuel Perez, Chair of the Board I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 9, 2025, the foregoing Ordinance was adopted by said Board by the following vote: AYES: Medina, Spiegel, Perez, and Gutierrez NAYS: None ABSENT: Washington Kimberly A. Rector, Clerk of the Board By: Naomy Sicra, Clerk of the Board Assistant

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011755314

FILE NO. 0011755314

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/18/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 18, 2025.
At: Riverside, California

Christine Gonzalez

Signature

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 664.110
AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO. 2200018

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 2200018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.

Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 2200018 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.

Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 9, 2025,** the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Medina, Spiegel, Perez, and Gutierrez
NAYS: None
ABSENT: Washington

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 9/18/25

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2025 SEP 25 AM 10: 10

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California
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PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
4080 Lemon ST # 127
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

09/18/2025

and that the fees charged are legal.
Sworn to and subscribed before on 09/18/2025

Legal Clerk

Notary, State of WI, County of Brown

6/30/2029
My commission expires

Publication Cost:	$141.32
Tax Amount:	$0.00
Payment Cost:	$141.32
Order No:	11663008
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Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 664.110
AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO. 2200018

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 2200018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.
Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 2200018 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.
Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 9, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:
AYES: Medina, Spiegel, Perez, and Gutierrez
NAYS: None
ABSENT: Washington

Kimberly A. Rector,
Clerk of the Board
By: Naomy Sicra,
Clerk of the Board Assistant
9/18/25

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 664.110
AN ORDINANCE OF THE COUNTY OF RIVERSIDE APPROVING DEVELOPMENT AGREEMENT NO. 2200018

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Pursuant to Government Code Section 65867.5, Development Agreement No. 2200018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein by reference, is hereby approved.
Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date of this ordinance, provided that all owners listed in Development Agreement No. 2200018 have executed said Development Agreement within thirty (30) days after adoption of this ordinance.
Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.
V. Manuel Perez, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 9, 2025**, the foregoing Ordinance was adopted by said Board by the following vote:
AYES: Medina, Spiegel, Perez, and Gutierrez
NAYS: None
ABSENT: Washington

Kimberly A. Rector,
Clerk of the Board
By: Naomy Sicra,
Clerk of the Board Assistant
9/18/25

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

Board of Supervisor's Hearing: **December 10, 2024**

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 220035
	Public Use Permit No. 220002
	Development Agmt. No. DA2200018
Environmental:	Environmental Impact Report
Area Plan:	Desert Center
Zoning Area/District:	Chuckawalla Area
Supervisorial District:	Fourth District
Project Planner:	Tim Wheeler

APN(s): 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

Applicant(s): Sapphire Solar, LLC
c/o Katie Kuplevich

Representative(s): Dudek
c/o Chelsea Ohanesian

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

The requested elements below are considered the "Project." The Project will commonly be referred to as the Sapphire Solar Project (Sapphire or Project). The Applicant's proposed Project consists of the following:

A Conditional Use Permit (CUP) proposing 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. Another approximately 41 acres of the Project is located on land administered by the U.S. Department of Interior, Bureau of Land Management (BLM) and is subject to separate review and approval by BLM. The approximately 41-acre area on BLM-administered lands would be limited to two Linear Facility Routes (LFRs). The two LFRs would include one 230-kilovolt (kV) generation tie (gen-tie) line, three access roads (one would be constructed for primary access and one for Riverside County required secondary access for emergency services, and one collector line route). The Project gen-tie would interconnect with the electrical grid by extending 1.74 miles west from the Project solar field across BLM -administered lands to a line tap on the existing Desert Harvest gen-tie line located adjacent to Kaiser Road. The Project would also hang a redundant fiber optic communication line on the existing Desert Harvest gen-tie poles from the Desert Harvest substation to the Red Bluff Substation.

A Public Use Permit (PUP) for the construction, operation, and maintenance of the proposed solar facility and gen-tie line, as well as a PUP for portions of the gen-tie line that would cross County Roads (Osborne Avenue and Kaiser Road).

A Development Agreement (DA) with the County of Riverside for the Project as proposed by the Applicant, 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."

Agricultural Preserve Diminishments required for the approval of the Project as proposed by the Applicant's CUP, PUP, and DA, 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.

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 diminishments 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 RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

Adopt Resolution No. 2024-259 to Certify Environmental Impact Report (EIR) for the Sapphire Solar Project (SCH No. 2023050303), adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act (CEQA), and adopting a Mitigation Monitoring and Reporting Program (MMRP);

Tentatively Adopt Resolution No. 2024-260 approving Agricultural Preserve Diminishment Case No. 240002 and Issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 2, amending the current Map No. 622 with Map No. 240002,

based upon the findings and conclusions incorporated in this resolution and the CAPTAC report, both attached hereto and incorporated herein, and this staff report;

Tentatively Adopt Resolution No. 2024-261 approving Agricultural Preserve Diminishment Case No. 240003 and Issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 3 amending the current Map No. 629 with Map No. 240003, based upon the findings and conclusions incorporated in this resolution and the CAPTAC report, both attached hereto and incorporated herein, and this staff report;

Tentatively Approve Conditional Use Permit No. 220035, subject to the findings, conclusions, conditions, and contingencies incorporated in the staff report, for the Project, and Certificates of Tentative Cancellation, Resolution Nos. 2024-260, 2024-261, the attached advisory notification document and conditions of approval, and the subsequent Board of Supervisors' approval of Development Agreement No 2200018, adoption of the corresponding Ordinance No. 664.110, and approval of the Certificates of Final Cancellation of the Land Conservation Contracts, based on the findings and conclusions incorporated in the staff report;

Tentatively Approve Public Use Permit No. 220002, subject to the findings, conclusions, conditions, and contingencies incorporated in the staff report, for the Project, and Certificates of Tentative Cancellation, Resolution Nos. 2024-260, 2024-261, the attached advisory notification document and conditions of approval, and the subsequent Board of Supervisors approval of Development Agreement No 2200018, adoption of the corresponding Ordinance No. 664.110, and approval of the Certificates of Final Cancellation of the Land Conservation Contracts, based on the findings and conclusions incorporated in the staff report; and,

Introduce, Read Title, Waive Further Reading Of, and Adopt on successive weeks Ordinance No. 664.110, an Ordinance of the County of Riverside Approving Development Agreement No. 2200018, subject to final approval of the Agricultural Preserve Diminishment Case No. 240002 and 240003.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS), Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space-Rural (OS-RUR), Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Not in a General Plan Policy Area
Surrounding General Plan Land Uses	
North:	Open Space-Rural (OS-RUR)
East:	Open Space-Rural (OS-RUR)
South:	Open Space-Rural (OS-RUR), Agriculture (AG)
West:	Open Space-Rural (OS-RUR), Public Facilities (PF)

Existing Zoning Classification:	Light Agriculture – 20 Acre Minimum (A-1-20), Controlled Development Areas – 10 Acre Minimum (W-2-10)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Natural Assets (N-A), Controlled Development Areas – 10 Acre Minimum (W-2-10)
East:	Natural Assets (N-A)
South:	Natural Assets (N-A), Light Agriculture – 20 Acre Minimum (A-1-20), Controlled Development Areas – 20 Acre Minimum (W-2-20)
West:	Natural Assets (N-A), Controlled Development Areas – 10 Acre Minimum (W-2-10)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant Land and Solar Power Farm
East:	Vacant land, Active Agricultural Operations, Solar Power Farm (Athos)
South:	Solar Power Farm (Easley) and Vacant land
West:	Active Agricultural Operations/aquaculture facility and Vacant land

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	1,082 (private land – County jurisdiction) **41 acres (federal lands – BLM jurisdiction**	N/A
Proposed Building Area (SQFT):	3,000 sq. ft. (O&M building)	N/A
Building Height (FT):	16 ft.	20 ft (most restrictive DS - N/A zone)

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Chuckwalla No. 2 Map 622; Chuckwalla No. 3 Map 629
Liquefaction Area:	Yes –Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

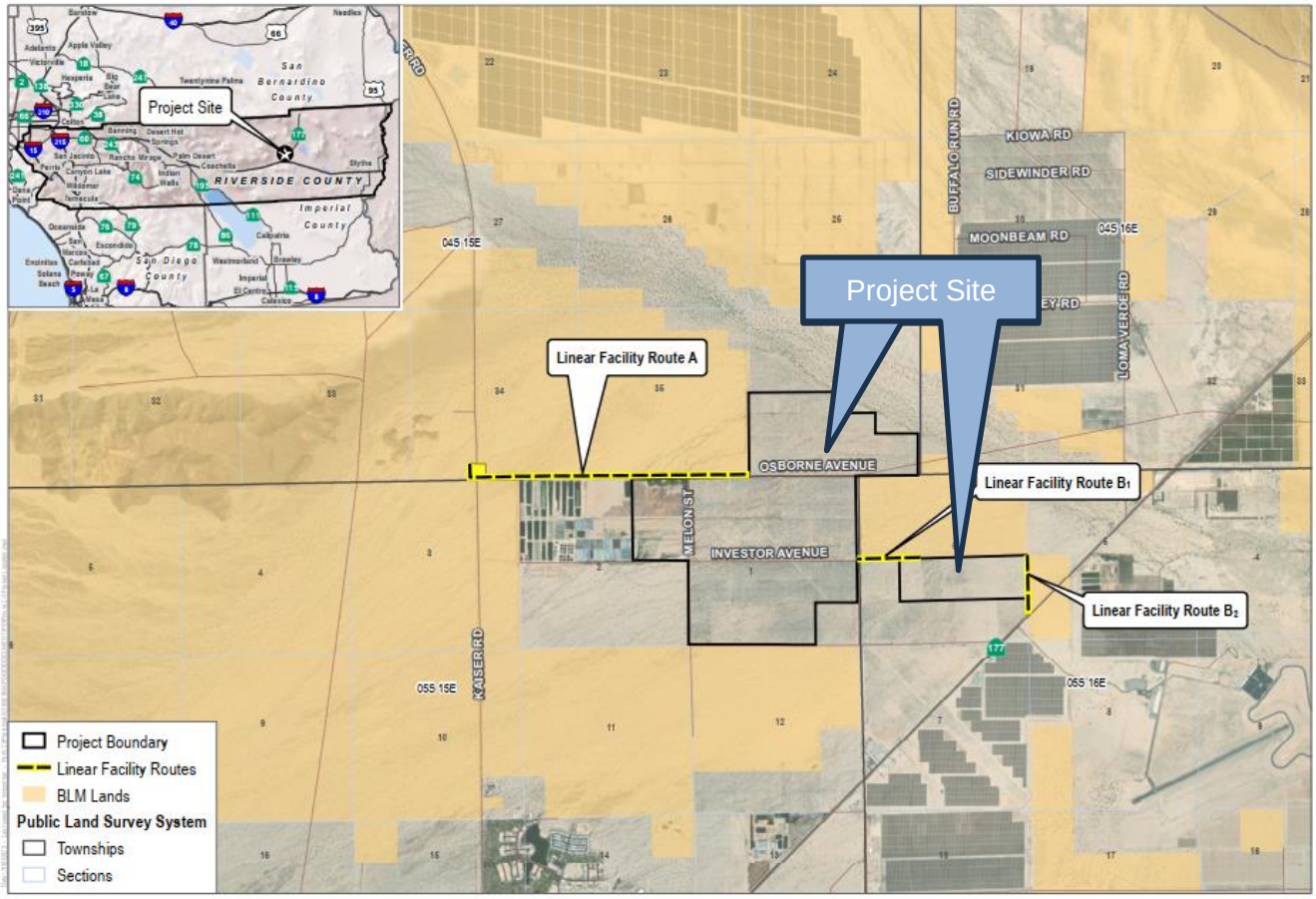


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project 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. The project would ultimately 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.

Public federal lands administered by the BLM within the Project solar application area include lands designated as Development Focus Area by the BLM Desert Renewable Energy Conservation Plan (DRECP) and associated Record of Decision, and thus, have been targeted for renewable energy development. The Project would include two LFRs located on approximately 41 acres of federal public lands, which are subject to separate approvals by the BLM. The Project would interconnect to the electrical grid at Southern California Edison's 230 kV Red Bluff Substation via line tap on the existing Desert Harvest gen-tie line located on BLM administered lands. The Project would also hang a redundant fiber optic

communication line on the existing Desert Harvest gen-tie poles from the Desert Harvest substation to the Red Bluff Substation.

Conditional Use Permit No. 220035 (CUP220035), Public Use Permit No. 220002 (PUP220002), and Development Agreement No. 2200018 (DA2200018) were submitted to the County of Riverside on November 10, 2022. Additionally, Agricultural Preserve Diminishment (APD) Case Nos 240002, and 240003 were submitted to the County to diminish the existing agricultural preserves and cancelling the Williamson Act contracts on the affected parcels in order to approve CUP 220035, PUP 220002, and DA 2200018. In addition to CUP220035, PUP220002, and DA2200018, the Applicant is planning to merge contiguous project parcels within the Project area into a contiguous area. Project construction is anticipated to take approximately 12 to 18 months.

Summary

The requested elements below are considered the "Project." The Project will commonly be referred to as the Sapphire Solar Project (Sapphire or Project). The Applicant's proposed Project consists of the following:

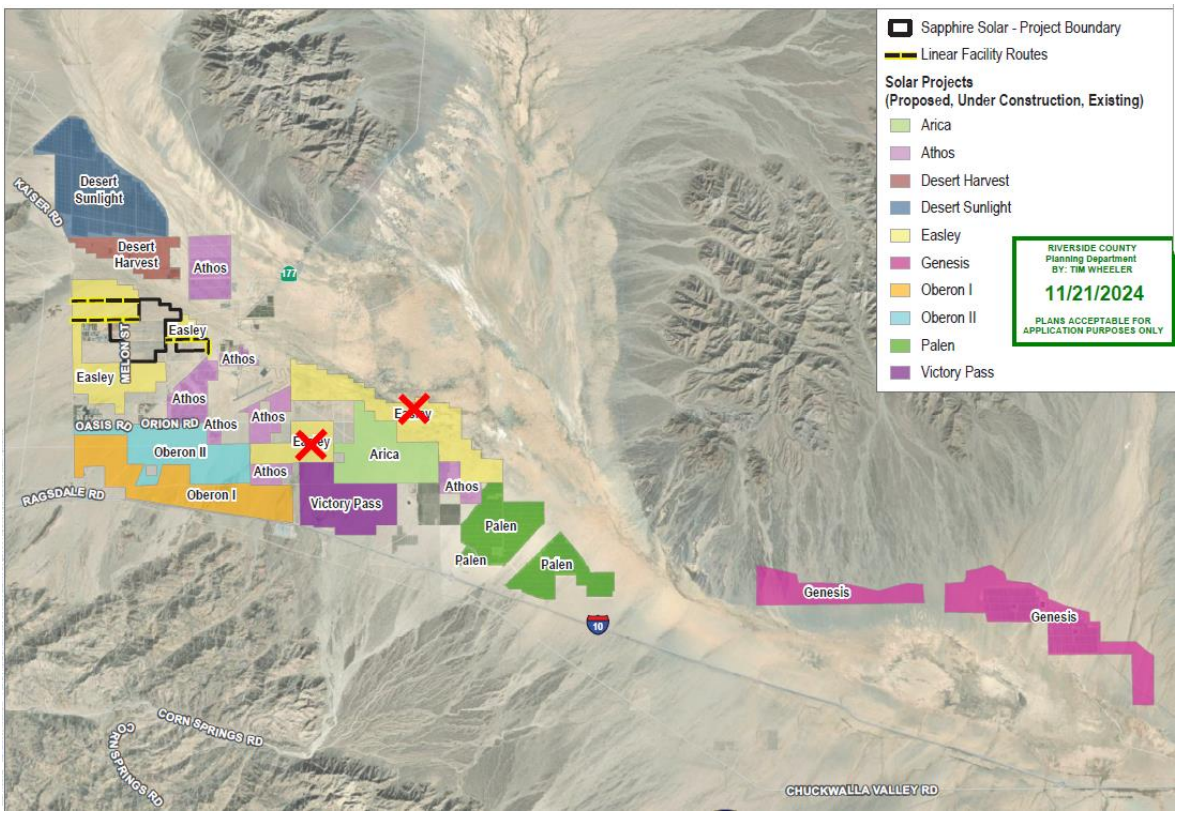
Conditional Use Permit No. 220035 (CUP220035) is a proposal to construct, operate, and maintain, an up to 117 megawatt (MW) solar power plant with an up to 117 MW battery energy storage system (BESS) on approximately 1,082 acres of private lands in unincorporated Riverside County. It would connect with 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 approximately 41-acre area on BLM-administered lands would be limited to two Linear Facility Routes (LFRs). The two LFRs would include one 230-kilovolt (kV) generation tie (gen-tie) line, three access roads (one would be constructed for primary access and one for Riverside County required secondary access for emergency services, and one collector line route). 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.

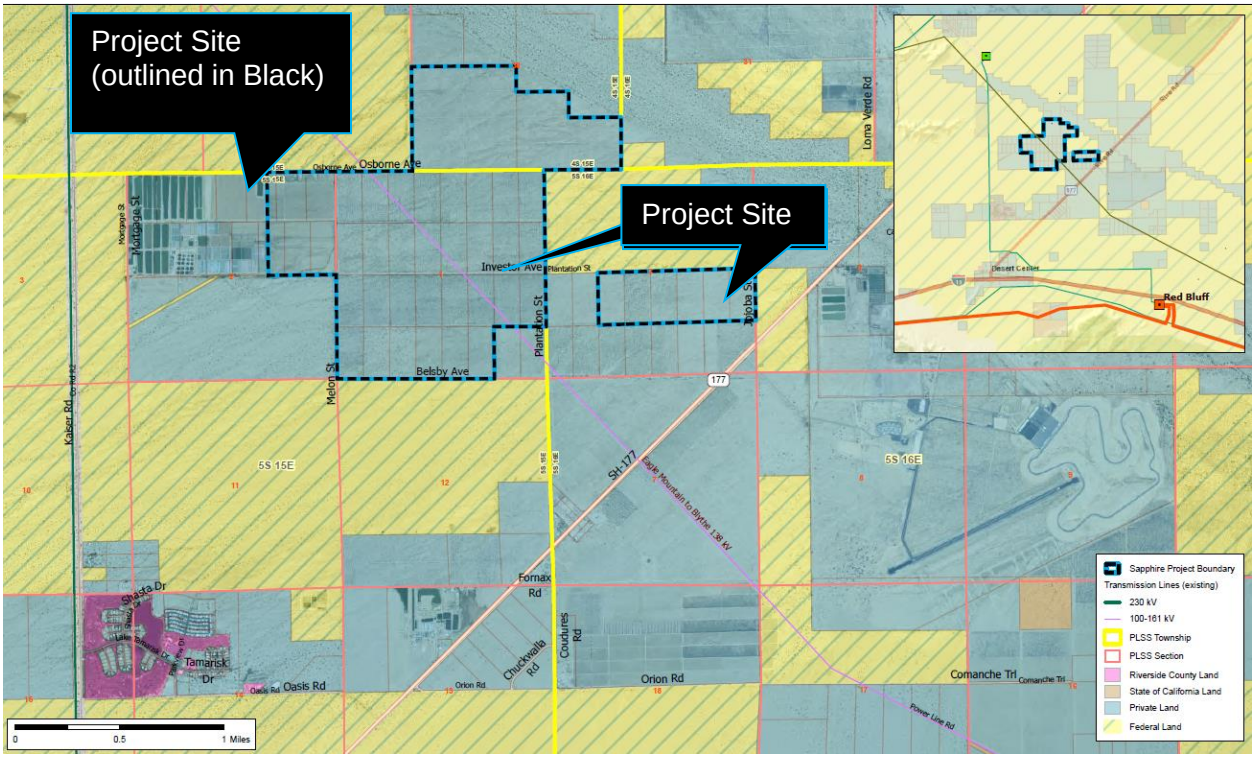
Public Use Permit No. 220002 (PUP220002) would allow gen-ties crossings of roadways under County jurisdiction, including medium voltage collector line crossings of Osborne Avenue and Kaiser Road.

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. There are 33 parcels on the Project site enrolled in contracts under the California Land Conservation Act

of 1965 (referred to as the Williamson Act). Nonrenewal applications were filed in September 2022. Prior to CUP approval, the Williamson Act contracts would need to be cancelled per statutory findings made by the Riverside County Board of Supervisors along with a decision on agricultural preserve diminishment, or it must be determined that the Project is compatible under Riverside County Ordinance No. 509. Duly noticed public hearings were held on the agricultural preserve diminishments 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.





Overview

Staff has reviewed the Project and has determined that it is consistent with the General Plan, zoning classifications and development standards, Board of Supervisors Policy B-29 – Solar Power Plants, and all other applicable ordinances. Additionally, the EIR has been completed with the California Environmental Quality Act (CEQA) requirements.

As an environmental benefit, the Project would help the State achieve its renewable energy goals and mandates. The production of renewable energy has the added benefit of reducing air quality impacts and greenhouse gas emissions that would be produced by fossil-fuel based generation facilities. The Project would be developed on previously disturbed private lands to minimize impacts to sensitive species and habitats.

The Project would also provide other important benefits to the local and regional economy from the purchase of equipment and supplies and sales tax revenue as agreed upon in the terms of Development Agreement No. 2200018. Additionally, the Project would result in the contribution of significant development impact fees (DIF) under Ordinance No. 659 which would assure that the Project pays its fair share of capital costs of facilities, as defined in Ordinance No. 659, associated with development of the Project as part of the development agreement. Indirectly, the County and region would benefit from the employment of between 150 and 250 daily workers during the peak construction period and would provide up to eight permanent full-time and/or part-time jobs upon operation. Other economic benefits include workers utilizing local and regional commercial services such as hotels and restaurants.

The Project has identified objectives in the EIR as follows:

1. Utilize property within Riverside County to develop an economically feasible and commercially financeable project for the delivery of up to 117 MW of affordable wholesale solar PV energy

generation and up to 117 MW of battery energy storage capacity to California ratepayers under long-term contracts with electricity service providers.
2. Minimize environmental impacts and land disturbance associated with solar development by maximizing facility siting on relatively flat, previously disturbed agricultural lands with high solar insolation value, near an identified "solar energy zone (SEZ)" / "Development Focus Area (DFA)" and in close proximity to road access and established utility corridors.
3. Support California's efforts to reduce greenhouse gas (GHG) emissions consistent with the timeline established in 2006 under California Assembly Bill 32, the Global Warming Solutions Act of 2006, which requires the California Air Resources Board to reduce statewide emissions of GHGs to at least the 1990 emissions level by 2020. This timeline was updated in 2016 under SB 32, which requires that statewide GHG emissions are reduced to at least 40% below the statewide GHG emissions limit by 2030.
4. Support California's aggressive RPS Program consistent with the timeline established by SB 100 (De León, also known as the "California Renewables Portfolio Standard Program: emissions of greenhouse gases"), as approved by the California legislature and signed by Governor Brown in September 2018, which increases RPS in 2030 from 50% to 60% and establishes a goal of 100% RPS by 2045.
5. Further the goals of AB 1279, the California Climate Crisis Act, to achieve net zero greenhouse gas emissions no later than 2045, and SB 1020, the Clean Energy, Jobs, and Affordability Act of 2022, requiring that eligible renewable energy resources and zero-carbon resources supply 90 percent of all retail sales of electricity to California end-use customers by 2035.
6. Expand the reach of renewable energy development through the creation of high-capacity battery energy storage systems (BESS) that help to solve California's "duck curve" power production problem and increase energy storage opportunities to meet statewide renewable energy goals and support grid reliability.
7. 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.
8. Provide green jobs with living wages to Riverside County residents and the State of California.

Site Characteristics

The proposed Project is located on approximately 1,082 acres of private land under the County of Riverside's jurisdiction and approximately 41 acres of federal public lands under BLM jurisdiction in Riverside County north of Desert Center, California. Solar arrays would be fenced with open areas between them.

The proposed Project site is in Chuckwalla Valley near the community of Desert Center, about halfway between the cities of Indio and Blythe. The Project site is located approximately 1.28 miles northeast of the community of Lake Tamarisk in Desert Center at its closest point and is south of Joshua Tree National Park. The proposed Project site is located in the central portion of Chuckwalla Valley in the Colorado Desert. The elevation of the surrounding landscape ranges from less than 350 feet above mean sea level (amsl) at Ford Dry Lake to over 1,800 feet amsl West of Desert Center and along the upper portions of the alluvial fans that surround the valley perimeter. The surrounding mountains rise to more than 3,000 feet amsl.

The topography of the Project site generally slopes downward to the northeast at a gradient of less than 1%. Ground surface elevations at the Project site range from approximately 550 feet amsl in the eastern part of the site to 660 feet amsl near the western boundary. The Project lies on wide, flat alluvial fans emanating from the Chuckwalla Mountains to the south and from the Eagle Mountains to the east. Alluvial

flows from these two mountain ranges form a series of shallow, inter-braided, small washes which enter along the western boundary of the Project and traverse the Project from west to east. Anthropogenic features and private land uses in the vicinity include aquaculture, transportation (Kaiser Road, Rice Road/SR-177, Chuckwalla Valley Raceway, and Desert Center Airport), agricultural, renewable energy (both existing and proposed), energy transmission, and unprogrammed recreational and wilderness areas.

The Project would include two LFRs that would include one 230-kV 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 BLM. The Project would interconnect with the SCE 230-kV Red Bluff Substation via line tap on the existing Desert Harvest Solar Project gen-tie line located on lands administered by the BLM. The Project would also hang a redundant fiber optic communication line on the existing Desert Harvest gen-tie poles from the Desert Harvest substation to the Red Bluff Substation.

The existing Desert Sunlight and Desert Harvest solar projects are located north of the proposed Project, the Athos Renewable Energy Project is located to the southeast, and the Oberon Renewable Energy Project are located to the south. The recently approved Easley Renewable Energy Project (approved by the Riverside County Board of Supervisors on August 27, 2024), which is being developed by Intersect Power, would surround the Project from the south, east, and west.

Agency Jurisdiction

The proposed Project is described in detail in Chapter 2 of the EIR. A map showing the location of the Project is included in Figure 1 of this staff report.

The Project area within the County of Riverside's jurisdiction includes the Project's solar facility on approximately 1,082 acres of private land. The Project's LFRs would be located on approximately 41 acres of lands administered by the BLM within the California Desert Conservation Area (CDCA) plan area. The Desert Renewable Energy Conservation Plan (DRECP) Land Use Plan Amendment (LUPA) amended the CDCA and is a collaborative, interagency landscape-scale planning effort and program covering seven California counties—Imperial, Inyo, Kern, Los Angeles, Riverside, San Bernardino, and San Diego. The portion of the Project that would be located on BLM-administered lands is designated as a Development Focus Area (DFA) for solar, wind, and geothermal projects with a small portion (approximately 2.5 acres) being within the Desert Harvest Solar Project existing right of way. Part of the vision for the DRECP is to facilitate the timely and streamlined permitting of renewable energy projects (BLM 2016). Because the proposed Project is partially located on federal lands administered by the BLM, BLM is the lead agency under the National Environmental Policy Act (NEPA), 42 U.S.C. section 4321 et seq. Much of the land surrounding the Project area is part of the DRECP DFA.

General Plan

The proposed Project would be constructed within an area covered by the Desert Center Area Plan (DCAP) primarily on lands designated as Agriculture (AG) and Open Space-Rural (OS-RUR). Desert Center is bisected by State Route 177/Rice Road and is a very focused specialty center primarily serving the commercial needs of the highway traveler. A variety of other uses including two mobile home parks, industrial/storage facilities, an airport, and a Caltrans equipment yard are also located in Desert Center. Consistency with the General Plan is outlined in detail in the Findings Section of this report.

Ordinance No. 348 (Zoning Regulations)

The Project's approximately 1,082 acres that are located on private lands under the County's jurisdiction have zoning classifications of Light Agriculture – 20 Acre Minimum (A-1-20) and Controlled Development Areas – 10 Acre Minimum (W-2-10). Project parcels are not located within a Specific Plan area. Ordinance No. 348, Article XV (Controlled Development Areas, W-2 Zone), Section 15.1.D.32 allows solar power plants within the W-2 zoning classification on a lot 10 acres or larger, subject to the approval of a Conditional Use Permit. Ordinance No. 348, Article XII (Light Agriculture), Section 13.1.C.12 allows solar power plants within the A-1-20 zoning classification on lots 10 acres or larger, subject to the approval of a Conditional Use Permit. Ordinance No. 348, Section 18.29.A.2 allows in any zone classification, facilities for the storage or transmission of electrical energy where the County is not preempted by law from exercising jurisdiction, subject to the approval of a Public Use Permit.

The PV arrays will have a maximum height of 15 feet above the grade at the tallest point. The Project's on-site O&M building would have a maximum height of 16 feet. Gen-tie structures at the on-site substation under the jurisdiction of the County of Riverside would be less than 200 feet in height. If an on-site microwave/ communication tower (co-located within the substation footprint) were constructed instead of the proposed hanging of a redundant fiber optic communication line on the existing Desert Harvest gen-tie route, the tower would be up to 90 feet in height. The Development Standards for Zones A-1 and W-2 state that no structure shall exceed 50 feet in height, or 105 feet in height unless a variance is approved pursuant to Section 18.27 of the Land Use Ordinance. However, under Section 18.29 of the Land Use Ordinance, a Public Use Permit allows for facilities used for the storage or transmission of electrical energy and public utilities. As stated in Section 18.29.A.2, "facilities for the storage or transmission of electrical energy are not subject to the development standards of the zone classification in which they are located."

In addition, the Project would be conditioned to ensure that the structure heights are as proposed. The proposed Project has submitted the required Planning applications (CUP220035 and PUP220002). Compliance with the Land Use Ordinance (Ordinance No. 348) is outlined in detail in the Findings Section of this report.

Williamson Act

There are Williamson Act contract lands within the Project area that comprise Riverside County agricultural preserves Chuckwalla No. 2, Map No. 622 and Chuckwalla No. 3, Map No. 629. Williamson Act contracts would need to be cancelled for the parcels that would be included as part of the Project.

APD Case Nos 240002 and 240003: In order to approve CUP220035, PUP220002, and DA2200018, 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 on the agricultural preserve diminishments 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.

Agricultural Preserve Diminishment No. 240002 for the Chuckwalla Agricultural Preserve No. 2 and will amend the current Map No. 622 with Map No. 240002 as shown on the Exhibit. Resolution No. 2024-260 issues a Certificate of Tentative Cancellation and Diminishment of Chuckwalla Agricultural Preserve No. 2. Chuckwalla Agricultural Preserve No. 2 was established on February 24, 1987, pursuant to Map No. 622 and is generally located northeast of Highway 177/Orion Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue. On March 26, 2024, the Property Owner served a notice of non-

renewal on the Land Conservation Contract on the County of Riverside, which was recorded on March 9, 1987, as Instrument No. 87-64237, in the Office of the County Recorder of Riverside County, California ("Notice of NonRenewal"). The total amount of the cancellation fee for the Property, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be $250,000. With this approval Chuckwalla Agricultural Preserve No. 2 would be fully diminished.

APD Case No. 240003 is Amendment No. 2 to the Chuckwalla Agricultural Preserve No. 3 and will amend the current Map No. 629 with Map No. 240003 as shown on the Exhibit. Resolution No. 2024-261 issues a Certificate of Tentative Cancellation and Diminishment of Chuckwalla Agricultural Preserve No.32. Chuckwalla Agricultural Preserve No. 3 was established on February 24, 1987, pursuant to Map No. 629 and generally located northeast of Highway 177/Orion Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue. On March 26, 2024, the Property Owner served a notice of non-renewal on the Land Conservation Contract on the County of Riverside, which was recorded on March 9, 1987, as Instrument No. 87-64244, in the Office of the County Recorder of Riverside County, California ("Notice of NonRenewal"). The total amount of the cancellation fee for the Property, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be $1,346,250. With this approval Chuckwalla Agricultural Preserve No. 3, the remaining agricultural preserve would be approximately 132.8 acres.

Board of Supervisors Policy B-29

The proposed Project is subject to Policy B-29, and the developer would need to enter into a development agreement with the County. The purpose of Policy B-29 is to ensure that the County does not disproportionately bear the burden of solar energy production and ensure the County is compensated in an amount it deems appropriate for the use of its real property. The policy states that the solar power plant owner shall annually pay the County $150 for each acre of land involved in the power production process with an annual 2% escalation since the policy was enacted in 2013. It also lists requirements for solar power plant owners relating to sales and use taxes payable in connection with the construction of a solar power plant. Once the development agreement is enacted, the proposed Project would comply with this policy. The policy requires an expedited review and approval of any agreement(s), permits, or other approvals from the County necessary to site, develop, and operate solar power plants. In an effort to expedite the review of this Project, per the policy, the Project has been prepared for the consideration of the Board of Supervisors.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The EIR was circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

It was determined as part of the EIR analysis that the Project would result in a significant impact that cannot be fully mitigated (unavoidable) and will be only partially avoided or lessened by compliance with existing regulations. All other impacts have been addressed through Project design or incorporated mitigation measures. Below is a summary of the significant impacts identified in the EIR:

Aesthetics:
Impact: *Visual Quality*
Threshold: Would the project, in nonurbanized areas, substantially degrade the existing

visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Finding of Fact, Significant and Unavoidable: Components of the Project (primarily solar panels but also the gen-tie line and collection system poles) would have varying degrees of visibility from the surrounding area based on elevation of the vantage point, proximity to the Project site, and the presence (or lack thereof) of intervening screening elements such as vegetation, terrain, and/or structures. Operation of the Project could substantially degrade the existing visual character or quality of the site and its surroundings, specifically from key observation point (KOP) 10, North Chuckwalla Mountains Petroglyph District. KOP 10 is located approximately 4.3 miles south/southeast of the Project site on the elevated foothill terrain of the Chuckwalla Mountains and provides a north-oriented view of the Chuckwalla Valley landscape. Similar to other evaluated KOPs, the view from KOP 10 includes the characteristic vegetation and rocky tan soils of the Chuckwalla Valley. In addition, the KOP 10 foreground includes several braids of dark-toned desert pavement. While the form of individual solar panels would not be clear, the installation of panels and ancillary components would appear as a broad, dark, and flat geometric form that would stand out against the muted tones of desert terrain and vegetation. In addition, access roads and the denuded perimeter around the solar field would create moderate color and line contrasts. Due to proximity, the color of Project solar panels would be more distinct than more distant panels of solar development to the north and, as a result, strong contrasts are anticipated. Therefore, when viewed from KOP 10, impacts would be potentially significant absent mitigation measures. Implementation of MM VIS-1 (Project Design) would reduce the visual contrast of perceptible landscape alteration by employing design elements that reduce the Project's visual contrast to characteristics of the landscape. However, the degree of contrast associated with solar panels at KOP 10 would remain strong and, thus, significant and unavoidable. Due to the elevated vantage point of the North Chuckwalla Mountains Petroglyph District, there is no additional feasible mitigation that would further reduce visual impacts at KOP 10. Therefore, the resulting visual change would remain significant and unavoidable.

Impacts of the Project are also cumulatively considerable when combined with impacts from past, present, and reasonable future projects. Impacts would be considered cumulatively significant for the following issue areas:

Aesthetics:
Impact: *Cumulative Visual Impact*
Threshold: Cumulatively considerable Project contribution to a significant visual impact.

Finding of Fact, Significant and Unavoidable: In addition to past and present uses such as the communities of Desert Center and Lake Tamarisk, agricultural uses such as aquaculture and the palm tree farms, and solar projects like Desert Sunlight and Desert Harvest and their associated transmission lines, the cumulative scenario also includes multiple approved large-scale solar plants and transmission lines either presently or soon to be under construction whose scale and pervasiveness will contribute to adverse visual cumulative effects. If all the projects were implemented, they would introduce substantial visual contrast associated with discordant geometric patterns in the landscape; large-scale, built facilities with prominent industrial character; unnatural lines of demarcation in the valley floor landscape; inconsistent color contrasts; and visible night lighting within the broader Chuckwalla Valley. As a result, the Project

in combination with the cumulative projects would result in significant cumulative visual impacts when viewed by sensitive viewing populations along I-10 and State Route 177, from nearby residences, and in the surrounding mountains and wilderness. Effective incorporation of MM VIS-1 (Project Design) would reduce the severity of the cumulative visual effects, though not to levels that would be less than significant. However, the Project site is surrounded by land designated as SEZ and DFA, much of which is either developed with other solar projects, including those listed above, or under application for development of solar projects. Therefore, the significant cumulative temporary visual effects that the Project will contribute to are the consequence of deliberate policy decisions to concentrate utility scale solar development in the Chuckwalla Valley.

Cultural Resources

Impact: *Cumulative Visual Impact to Cultural Landscape*

Threshold: Cumulatively considerable Project contribution to a significant visual impact to the Prehistoric Trails Network Cultural Landscape.

Finding of Fact, Significant and Unavoidable: The addition of more industrial components to the Chuckwalla Valley as a result of the Project contributes in a small but measurable way to create a visual intrusion upon the setting of the Prehistoric Trails Network Cultural Landscape (PTNCL), particularly from character defining features within the landscape. To mitigate such visual impacts, the Project would implement Mitigation Measures CUL-1 through MM CUL-7 and MM VIS-1, which would avoid and minimize impacts to archaeological resources and employ design elements that reduce the Project's visual contrast to characteristics of the landscape, reducing project-level impacts to less than significant. Cumulative projects would likely be required to implement similar measures. However, while the implementation of these mitigation measures helps to reduce the Project's contribution to adverse visual impacts upon the resource, seen in combination with past projects, other current projects, and probable future projects, cumulative visual impacts to the PTNCL would remain significant, and the Project's incremental contribution would be cumulatively considerable.

Tribal Cultural Resources

Impact: *Cumulative Visual Impact to Cultural Landscape*

Threshold: Cumulatively considerable Project contribution to a significant visual impact to the Prehistoric Trails Network Cultural Landscape.

Finding of Fact, Significant and Unavoidable: The addition of more industrial components to the Chuckwalla Valley as a result of the Project contributes in a small but measurable way to create a visual intrusion upon the setting of the PTNCL, particularly from character defining features within the landscape. To mitigate such visual impacts, the Project would implement Mitigation Measures TCR-1, MM TCR-2, CUL-1 through MM CUL-7, and MM VIS-1, which would avoid and minimize impacts to archaeological resources and employ design elements that reduce the Project's visual contrast to characteristics of the environment, reducing project-level impacts to less than significant. Cumulative projects would likely be required to implement similar measures. However, while the implementation of these mitigation measures helps to reduce the Project's contribution to adverse visual impacts upon the PTNCL as a resource, seen in combination with past projects, other current projects, and probable future projects, cumulative visual impacts to the PTNCL would remain significant, and the Project's incremental contribution would be cumulatively considerable.

In compliance with CEQA, the County prepared and circulated a Draft EIR for the Project. The Draft EIR was published on August 12, 2024, for a 45-day comment period ending on September 26, 2024. The Draft EIR was distributed to agencies, organizations, and interested individuals, and made publicly available for review and comment in accordance with Section 15087 of the State CEQA Guidelines and PRC 21092(b)(3). Comments received during the Draft EIR comment period include: two from agencies, two from businesses/organizations, and two from tribes. The comment letters address aesthetics, air quality/air emissions and dust, biological resources, tribal cultural resources, cultural resources, hydrology and water quality. Since the end of the public review period for the EIR, revisions were made to the Project. However, the revisions made did not change the project description, material analysis, or environmental conclusions identified in the circulated EIR. Therefore, the EIR was not recirculated per California Environmental Quality Act Statue and Guidelines Section 15073.5(c).

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Open Space-Rural (OS-RUR) and Agriculture (AG).

2. The Project site has a Zoning Classification of Light Agriculture – 20 Acre Minimum (A-1-20) and Controlled Development Areas – 10 Acre Minimum (W-2-10), which is consistent with the Riverside County General Plan.

3. Ordinance No. 348, Article XV (Controlled Development Areas, W-2 zone), Section 15.1.D.32 allows solar power plants within the W-2 zoning classification on a lot 10 acres or larger, subject to the approval of a Conditional Use Permit. Additionally, Ordinance No. 348, Article XIII (Light Agriculture, A-1 zone), Section 13.1.C.12 allows solar power plants within the A-1 zoning classification on a lot 10 acres or larger, subject to the approval of a Conditional Use Permit. Furthermore, Ordinance No. 348, Section 18.29.A.2 allows in any zone classification, facilities for the storage or transmission of electrical energy where the County is not preempted by law from exercising jurisdiction, subject to the approval of a Public Use Permit.

Conditional Use Permit No. 220035 and Public Use Permit No. 220002

1. The proposed use confirms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

- General Plan. The Project site has a General Plan Land Use Designation of Open Space-Rural (OS-RUR) and Agriculture (AG). The Open Space-Rural land use designation is applied to remote, privately-owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed Project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the Project does not detract from efforts to protect endangered species. Additionally, The Agriculture (AG)

land use designation has been established to help conserve *productive* agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

The Project has been evaluated through an EIR, and all necessary mitigation measures have been imposed on the Project that would assist in the protection of any identified endangered species. Moreover, General Plan Policy LU 17.2, which is applicable to all area plans and land use designations, encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.

Policies at the General Plan and Area Plan levels implement the vision and goals of Riverside County. The County of Riverside Vision details the physical, environmental, and economic qualities that the County aspires to achieve. Using that Vision as the primary foundation, the General Plan establishes the policies for development and conservation within the entire unincorporated County territory. The Project is consistent with the following General Plan policy goals:

Land Use Element:

- **Policy LU 2.1.c. Provide a broad range of land uses, including a range of residential, commercial, business, industry, open space, recreation and public facility uses.** The proposed Project is consistent with the Open Space-Rural (OS-RUR) and Agriculture (AG) land use designations and will not limit the range of lands uses. The use will provide renewable energy in line with the energy objectives of the County of Riverside and the State of California.
- **Policy LU 2.1.g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.** Solar arrays and structures would be situated to minimize the loss of environmentally sensitive areas. The Project would comply with applicable conservation and management actions (CMAs) from the DRECP LUPA as they relate to the LFRs located on BLM administered lands. The minimal loss of undisturbed natural habitats that would result from the Project would be offset by protecting compensation lands off site and by the areas conserved under the DRECP.
- **Policy LU 4.1. Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts.** The Project would result in the conversion of land area in the Chuckwalla Valley to an industrial appearing energy facility resulting in an adverse aesthetic impact. However, this impact does not result in an inconsistency given the development context that is already in place in the immediate vicinity of the Project site. Specifically, there are no unique natural features or terrain at the Project site, and the overall visual quality is common to the broader Chuckwalla Valley. Furthermore, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity. The Project would comply with County design standards and codes, which would be required for incorporation as part of the Project's Construction Permit (Building Permit) following CUP/PUP approval.
- **Policy LU 5.1. Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.** The proposed Project will not create a need for additional services, as identified in the EIR. However,

the Project will enter into a development agreement to ensure that Project's fair contribution to County infrastructure and services that will ultimately benefit the public.

- **Policy LU 7.1. Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.** The Project has been developed to minimize impacts. The Project site has been identified as an area intended for solar facilities.

- **Policy LU 7.4. Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic**. The Project would be located in an area that contains existing solar facilities of similar design and is receiving more solar facilities that are currently being permitted/under construction. The visual impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity. Open space areas not occupied by Project facilities would maintain their character. Implementation of mitigation measures recommended in the EIR would minimize potential impacts from noise, noxious fumes, glare, shadowing, and traffic.

- **Policy LU 8.1. Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity.** The Project would help maintain and enhance the County's fiscal viability by increasing the revenue of the County with little need for services. Environmentally sensitive areas of the site would be avoided or mitigated.

- **Policy LU 9.1. Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.** The Project site is not located on open space lands that contain important natural resources, cultural resources, scenic values, or other resources. The private parcels consist of primarily man-made features that include fallow agriculture or developed areas, and the BLM-administered public lands are primarily located within a DFA that encourages renewable energy development. The Project site's landscape is generally lacking in visual variety and scenic quality and is substantially influenced by the abundance of anthropogenic modifications in the Project area including several adjacent or nearby solar projects (either operational or under construction); numerous transmission lines; Red Bluff Substation; Interstate 10 (I-10); SR-177; scattered residences; and other built structures and roads. Although the Project would be a new element in the landscape, the visual changes would be in kind with the current nature and scope of existing visible developments.

- **Policy LU 9.2. Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.** The Project will be consistent with all aspects of the General Plan. An EIR was prepared in accordance with CEQA. Although not under the review of Riverside County, the portions of the Project on BLM-administered land have been reviewed in accordance with NEPA. The Project meets all the requirements in all applicable local, state, and federal laws.

- **Policy LU 10.1. Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.** The Project will enter into a development agreement to ensure that Project's fair contribution to County infrastructure and services that would ultimately benefit the public.

- **Policy LU 14.1. Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.** There are no outstanding scenic vistas in the general Project area, and there are no outstanding visual features on the Project site. The relatively flat desert landscape of the Project site has a low level of visual variety and distinctiveness, and exhibits limited variation in form, line, color palette, and texture that is common to the broader Chuckwalla Valley. The adjacent landscape includes solar projects, solar projects under construction, and electric transmission facilities, both existing and under construction.

- **Policy LU 14.3. Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading within Designated and Eligible State and County Scenic Highways corridors are compatible with the surrounding scenic setting or environment.** The Project would be visible from I-10, which is a County Eligible Scenic Highway. However, the visual characteristics of the proposed solar facilities and gen-tie line would be consistent with other solar projects, both existing and under construction, that are located adjacent to, or in the immediate vicinity of, the Project.

- **Policy LU 14.5. Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.** There are no designated Scenic Highways in the Project vicinity, but I-10 has been identified by the County of Riverside as eligible for designation as a scenic corridor. The Project's gen-tie line, connecting the Project to the SCE 230-kV Red Bluff substation via a line tap on the existing Desert Harvest gen-tie line would be an overhead 230-kV line located on BLM administered lands. The Project is considered consistent with this policy, because the gen-tie line would be on federal land and because the visual characteristics of the gen-tie line would be consistent with the numerous overhead gen-tie, distribution, and bulk transmission lines in the Desert Center area. Furthermore, by line tapping into the Desert Harvest gen-tie line, the Project avoids the need to construct a new, roughly 10-mile-long gen-tie from Kaiser Road to the Red Bluff substation, thereby reducing visual impacts. Co-locating the Project's redundant communication line on the Desert Harvest gen-tie poles instead of constructing it separately also reduces visual impacts.

- **Policy LU 17.2. Permit and encourage, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.** The proposed Project will facilitate the construction, operation, and maintenance of an up to 117 MW solar generation facility with an up to 117 MW energy storage facility, with an associated gen-tie transmission line. The Project has been designed to minimize intrusion to the physical environment as outlined in the EIR.

- **Policy LU 20.1. Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits**. No residential uses are proposed as part of the Project. The proposed Project would install solar renewable energy

facilities on some parcels that allow agriculture as well as renewable energy projects. The parcels are surrounded by federal lands administered by BLM that have been designated for development of solar energy projects. Given that the land surrounding these parcels is designated for solar projects and that solar facilities are an allowed use on the County parcels, the proposed Project would be consistent with the policy.

- **Policy LU 20.2. Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agriculture uses.** No land division is proposed as part of the Project. While the Project would be located on some parcels that could be available for agricultural use, most of the parcels have not been actively farmed. At the conclusion of the Project, the land could be returned to agricultural use. The parcels are surrounded by federal land administered by BLM that have been designated for development of solar energy projects. Given that the land surrounding these parcels is designated for solar projects and that solar facilities are an allowed use on the County parcels, the proposed Project would be consistent with this policy.

- **Policy LU 20.4. Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.** There is agriculturally zoned land in the Project site; however, there are no active agricultural operations on the Project site. The Project area is identified on the important farmland maps with the label “Not mapped for important farmland; no Natural Resources Conservation Service (NRCS) soil survey data available.” The Project area in Riverside County does not have modern NRCS soil survey data available; therefore, the Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) categories are not applicable to this Project. No lands have been designated by the DOC as 'Prime' agricultural lands, and therefore, would not conflict with this policy.

- **Policy LU 20.5. Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965**. Williamson Act contracts would need to be cancelled approximately for 639.48 acres of land that would be included as part of the Project. The proposed Project would install solar renewable energy facilities on some parcels that allow agriculture as well as renewable energy projects. The parcels have not been used for agricultural purposes for at least 14 years and are surrounded by federal lands administered by BLM that have been designated for development of solar energy projects. Given that the land has not been used for agricultural purposes for decades and the land surrounding these parcels is designated for solar projects and that solar facilities are an allowed use on the County parcels, the Williamson Act contracts at the Project site are out of step with long-standing local land use trends and policies such that continued participation in the Williamson Act program at this location is no longer warranted.

- **Policy LU 21.1. Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.** Given the level nature of the Project site, any necessary grading would be consistent with the existing natural contours. Drainage areas of the site would be unaltered. The solar facilities would exhibit a manufactured appearance when viewed from certain locations. However, because the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity, the Project is considered consistent with Policy LU 21.1.

- **Policy LU 21.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.** While the Project would exhibit an industrial, manufactured appearance and cause potentially adverse visual impacts to the existing open space and rural character of the surrounding area when viewed from certain locations, the Project would be located in an area that contains existing solar facilities of similar design and is receiving more solar facilities that are currently under construction. The visual impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

- **Policy LU 24.1. Cooperate with the CDFW, USFWS, and any other appropriate agencies in establishing pro-grams for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats (AI 10).** Mitigation measures provide protection of species and restoration of habitats on private land in the Project site in coordination with California Department of Fish and Wildlife (CDFW), United State Fish and Wildlife Service (USFWS), and Colorado River Basin Regional Water Quality Control Board. Mitigation providing protection of species and restoration of habitats on BLM-administered lands would be implemented in accordance with the DRECP CMAs.

- **Policy LU 26.1. Require that development be designed to blend with undeveloped natural con- tours of the site and avoid unvaried, unnatural, or manufactured appearance. And LU 26.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.** Given the level nature of the Project site, any necessary grading would be consistent with the existing natural contours. With Project buildout, the solar facilities would exhibit a manufactured appearance when viewed from certain locations; however, because the Project features would be visually consistent with other existing solar generation and electric transmission facilities and facilities under construction in the immediate Project vicinity, the visual impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley.

- **Policy LU 26.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.** While the Project would exhibit an industrial, manufactured appearance and cause potentially adverse visual impacts to the existing open space and rural character of the surrounding area when viewed from KOP 10, the Project would be located in an area that contains existing solar facilities of similar design and is receiving more solar facilities that are currently under construction. The visual impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

- **Policy LU 26.4. Encourage parcel consolidation.** The Applicant is planning to merge contiguous Project parcels within the Project area into a contiguous area to the extent feasible. Roads along the Project perimeter on the solar facility lands would remain dedicated public access

- **Policy LU 26.5. Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character.** The Project would be located near

existing solar projects. Open space areas not occupied by Project facilities would maintain their character.

Multipurpose Open Space Element:

- **Policy OS 7.3*.* Encourage conservation of productive agricultural lands and preservation of prime agricultural lands**. No lands at the Project site have been in productive use for at least 14 years and none are designated by the DOC as 'Prime' agricultural lands. While the Project would be located on some parcels that could be available for agricultural use, the parcels are not actively farmed. At the conclusion of the Project, the land could be returned to agricultural use. The parcels are surrounded by federal land administered by BLM that have been designated for development of solar energy projects. Given that the land surrounding these parcels is designated for solar projects and that solar facilities are an allowed use on the County parcels, the proposed Project would be consistent with this policy
- **Policy OS 11.1. Enforce the state Solar Shade Control Act, which promotes all feasible means of energy conservation and all feasible uses of alternative energy supply sources.** The proposed Project will facilitate the construction, operation, and maintenance of an up to 117 MW solar generation facility and an up to 117 MW energy storage facility, with an associated gen-tie transmission line. The Project has been designed to be less intrusive to the physical environment, as outlined in the EIR.

- **Policy OS 11.2. Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.** The proposed Project will facilitate the construction, operation, maintenance, and decommissioning of an up to 117 MW solar facility.

- **Policy OS 11.3. Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.** The proposed Project will allow the construction, maintenance, and operation of an up to 117 MW commercial solar PV solar facility in the Desert Center area of unincorporated Riverside County. The solar facility will utilize single-axis solar PV trackers and panels with a combined maximum height of 15 feet above grade at the tallest point and approximately two feet above grade at the lowest point. Supporting facilities on-site would include an electrical substation, O&M facility, inverters, transformers, communication tower(s), electrical collection system, a roadway system consisting of internal and perimeter roadways, and a battery storage system capable of storing up to 117 MW of electricity.

- **Policy OS 11.4. Encourage site-planning and building design that maximizes solar energy use/potential in future development applications.** The proposed Project would facilitate the construction, operation, maintenance, and decommissioning of an up to 117 MW solar facility with an up to 117 MW energy storage facility, and an associated gen-tie transmission line. The gen-tie line will interconnect with the existing SCE 230-kV Red Bluff substation via a line tap on the existing Desert Harvest gen-tie line.

- **Policy OS 18.1. Preserve multi-species habitat resources in the County of Riverside through the enforcement of the provisions of applicable MSHCPs and through implementing related Riverside County policies.** The Project site is not within an MSHCP area.

- **Policy OS 21.1. Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County**. The relatively low height of the Project's solar arrays along the valley floor would not obstruct skylines, view corridors, or outstanding scenic vistas. The taller gen-

tie facilities also would not obstruct views of outstanding scenic vistas and would be visually consistent with other existing electric transmission facilities in the immediate Project vicinity.

- ***Policy OS 22.1.*** **Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses**. The Project would not be located within a designated scenic highway corridor. I-10 in the vicinity of the Project is an Eligible (but not Designated) County Scenic Highway. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

- ***Policy OS 22.4.*** **Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features**. The Project would not be located within a designated scenic highway corridor. I-10 in the vicinity of the Project is an Eligible (but not Designated) County Scenic Highway, but the Project site does not contain unique or special visual features. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

Circulation Element:

- **Policy C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highway Plan.** The Project would not be located within a designated scenic highway corridor. I-10 in the vicinity of the Project is an Eligible (but not Designated) County Scenic Highway, but the Project site does not contain exceptional or unique visual features. Also, the Project would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

- **Policy C 25.2 Locate new and relocated utilities underground when possible and feasible. All remaining utilities shall be located or screened in a manner that minimizes their visibility by the public.** The Project's gen-tie line, connecting the Project to the SCE 230-kV Red Bluff substation via a line tap on the existing Desert Harvest gen-tie line would be an overhead 230-kV line located on BLM administered lands. By connecting to the existing Desert Harvest gen-tie line, the Project avoids construction of approximately 10 miles of new transmission infrastructure, thereby achieving an improved result over undergrounding. In addition, the visual characteristics of the Project would be consistent with the numerous overhead gen-tie, distribution, and bulk transmission lines in the immediate Project vicinity. The solar field and associated equipment and structures cannot be placed underground.

Desert Center Area Plan:

The Desert Center Area Plan provides customized direction specifically for this portion of the County and guides the evolving character of the agricultural and desert area. It was written in 2010 before widespread development of utility-scale renewable projects and as a result is largely silent on such development. The following policies included in the Desert Center Area Plan generally relate to the Project:

- **Policy DCAP 2.3. Assure that the design of new land uses subject to discretionary review visually enhances, and does not degrade, the character of the Desert Center Region.** While the Project would exhibit an industrial, manufactured appearance and cause adverse visual impacts to the existing open space and rural desert character of the Desert Center Region when viewed from certain locations, the Project would be located in an area that contains existing solar facilities of similar design and is receiving more solar facilities that are currently under construction.

The visual impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley and Desert Center region. Also, the Project features would be visually consistent with other existing (and under construction) solar generation and electric transmission facilities in the immediate Project vicinity.

- **Policy DCAP 3.1. Protect farmland and agricultural resources in Desert Center through adherence to the Agricultural Resources section of the General Plan Multipurpose Open Space Element and the Agriculture section of the General Plan Land Use Element, as well as the provisions of the agriculture land use designation.** While the Project would be located on some parcels that could be available for agricultural use, most of the parcels have not been actively farmed for at least 14 years. At the conclusion of the Project, the land could be returned to agricultural use. The parcels are surrounded by federal land administered by BLM that have been designated for development of solar energy projects. The impacts of the Project would not result in a policy inconsistency given the renewable energy development and energy infrastructure trends already established in the Chuckwalla Valley and Desert Center region. Given that the land surrounding these parcels is designated for solar projects and that solar facilities are an allowed use on the County parcels, the proposed Project would be consistent with this policy.

- **Policy DCAP 4.1. When outdoor lighting is used, require the use of fixtures that would minimize effects on the nighttime sky and wildlife habitat areas, except as necessary for security reasons.** Nighttime lighting would be limited to areas required for operation, safety, or security, such as the on-site substation and O&M building. Nighttime lighting would be directed or shielded from major roadways or possible outside observers. Motion sensitive, directional security lights would be installed to provide adequate illumination around the perimeter of the solar site. Exterior lights would be hooded, and lighting would be shielded and directed downward to minimize glare. Further, with implementation of Mitigation Measure BIO-4 night lighting and glare impacts would be kept to levels that would be less than significant.

- **Policy DCAP 5.2. Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.** Increase traffic during construction is temporary but can affect level of service. With implementation of the mitigation measures in Section 3.19 (Transportation) of the EIR including MM TRAF-1, the Project is not anticipated to impact the County roadway level of service.

- **Policy DCAP 8.1. Protect the scenic highways within the Desert Center Area Plan from change that would diminish the aesthetic value of adjacent properties through adherence to the policies found in the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.** There are no designated Scenic Highways in the Project vicinity, but I-10 has been identified by the County of Riverside as eligible for designation as a scenic corridor. The Project's gen-tie line, connecting the Project to the SCE 230-kV Red Bluff substation via a line tap on the existing Desert Harvest gen-tie line would be an overhead 230-kV line located on BLM administered lands. The Project is considered consistent with this policy, because the gen-tie line would be on federal land and because the visual characteristics of the gen-tie line would be consistent with the numerous overhead gen-tie, distribution, and bulk transmission lines in the Desert Center area.

- **Policy DCAP 9.1. Encourage clustering of development for the preservation of contiguous open space.** The Project would be located near existing solar projects and several proposed or

approved solar projects. Environmentally sensitive areas within the Project site would be avoided or mitigated.

- **Policy DCAP 9.2. Work to limit off-road vehicle use within the Desert Center Area Plan.** The Project would limit off-road vehicle use during construction and decommissioning. Unless required for maintenance and repairs, there will be no off-road vehicle use during operations.

- **Policy DCAP 9.3. Require new development to conform with Desert Tortoise Critical Habitat designation requirements.** The Project site is located within the USFWS-designated Colorado Desert Recovery Unit for Mojave Desert tortoise. No USFWS-designated critical habitat for Mojave Desert tortoise occurs within the Project site except for 14 square feet of previously disturbed critical habitat that will be used for the installation of two new poles adjacent to the Red Bluff substation after completing U.S. Fish and Wildlife Service review under the Endangered Species Act. The BLM-designated Chuckwalla Desert Wildlife Management Area, established to support management and recovery of the listed threatened Mojave Desert tortoise, is located approximately 4.4 miles south of the Project site just south of I-10.

Conditional Use Permit and Public Use Permit Findings:

A conditional use permit or public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community. The requirements for a conditional use permit and a public use permit are met by this project based upon the following findings:

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* As detailed above in the Land Use Findings, the Project site has a General Plan Land Use Designation of Open Space-Rural (OS-RUR) and Agriculture (AG) in the Desert Center Area Plan. Furthermore, General Plan Policy LU 17.2, applicable to all area plans and land use designations, encourages, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside. The conditions of approval and mitigation measures ensure that the Project is being developed in an environmentally responsible manner. The terms of Development Agreement No. 2200018 also ensure that the Project is being developed in a fiscally responsible manner.

2. *The overall development of the land must not be detrimental to the health, safety, or general welfare of the community*. As detailed above, the Conditional Use Permit and Public Use Permit, with the conditions of approval and advisory notification document, will ensure that the Project will not adversely affect the public's health, safety, and general welfare. In addition, the Project has been analyzed through an EIR that has provided mitigation measures that have also been included in the conditions of approval. Throughout the environmental analysis conducted in the EIR, it was determined that no unmitigated impacts related to public health and safety would occur. The Project has been designed to be least intrusive and will provide renewable energy to meet the local, state, and federal energy goals. Therefore, the Project as designed and conditioned, will protect the public's health, safety, and general welfare.

3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* Solar Plant Facilities and electric transmission lines (gen-ties) are allowed within the Light Agriculture (A-1) and Controlled Development Areas (W-2) zoning classifications, subject to the approval of a Conditional Use Permit (solar plant facility). The Project site is predominantly vacant and located approximately 4.5 miles northwest of an existing public utility substation for Southern California Edison (SCE) known as the Red Bluff Substation. To the south is a residential development community (Lake Tamarisk). The Project is located partially within and entirely next to lands specifically designated for focused solar development by the BLM and is surrounded by solar power plants and vacant lands to be developed by approved solar power plants. Therefore, the site will be compatible with the present and future development of the surrounding properties.

Development Standards Findings:

Conditional Use Permit No. 220035 will comply with the development standards of Ordinance No. 348 specific to solar power plants located within the Light Agriculture (A-1) and Controlled Development Areas (W-2) zoning classifications based on the following:

1. Ordinance No. 348, Article XV (Controlled Development Areas, W-2 Zone), Section 15.1.D.32 allows solar power plants within the W-2 zoning classification on a lot 10 acres or larger, subject to the approval of a Conditional Use Permit. One family residences shall not exceed forty (40) feet in height. No residential units are proposed or would be permitted, and the O&M building is proposed at a height of up to 16 feet which is below the standard. Lot sizes within the W-2 zone shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use. In this case, a solar power plant requires a minimum lot size of 10 acres. The Project will comply with the 10-acre lot minimum, since the smallest proposed lot, prior to a Certificate of Parcel Merger (CPM), would be just over 19 acres (APN 808-260-015). Animals are not permitted on existing substandard lots that are less than 10,000 square feet in size. The Project is not proposing the keeping of any animals. There are no specific setback requirements identified for the W-2 sone. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The Project will provide parking spaces (including ADA) for the O&M building. The Development Standards for Zone W-2 state that no structure shall exceed 50 feet in height, or 105 feet in height unless a variance is approved pursuant to Section 18.27 of the Land Use Ordinance. However, under Section 18.29 of the Land Use Ordinance, a Public Use Permit allows for facilities used for the storage or transmission of electrical energy and public utilities. As stated in Section 18.29.A.2, “facilities for the storage or transmission of electrical energy are not subject to the development standards of the zone classification in which they are located. No Project structure would exceed fifty (50) feet in height, except if a 90-foot microwave tower were built at the project substation facility as part of the project’s transmission infrastructure instead of the proposed hanging of a redundant fiber optic line on the existing Desert Harvest gen-tie. Therefore, the Project, as proposed, has demonstrated compliance with all applicable development standards for the W-2 zoning classification.

2. Ordinance No. 348, Article XII (Light Agriculture), Section 13.1.C.12 allows solar plants within the A-1-20 zoning classification on a lot 10 acres or larger, subject to the approval of a Conditional Use Permit. The uses listed in Section 13.1.B. 1, 2, 3, 4, and 5 of this Ordinance shall not be required to have a lot of area in excess of 20,000 square feet or an average lot width in excess of 100 feet, irrespective of the minimum zone requirements for a particular area. In this case, a solar

power plant requires a minimum lot size of 10 acres. The Project will comply with the 10-acre lot minimum, since the smallest proposed lot, prior to a CPM, would be just over 19 acres (APN 808-260-015). Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard. The Project will comply with these minimum setbacks for the solar facility. One family residences shall not exceed forty (40) feet in height. W No residential units are proposed or would be permitted, and the O&M building is proposed at a height of up to 24 feet which is below the standard. If the average lot width of an existing lot is less than 100 feet, animals shall be kept at a minimum of 100 feet from the principal street frontage. The Project is not proposing the keeping of any animals. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The Project will provide parking spaces (including ADA) for the O&M building. The Development Standards for Zone A-1 state that no structure shall exceed 50 feet in height, or 105 feet in height unless a variance is approved pursuant to Section 18.27 of the Land Use Ordinance. However, under Section 18.29 of the Land Use Ordinance, a Public Use Permit allows for facilities used for the storage or transmission of electrical energy and public utilities. As stated in Section 18.29.A.2, "facilities for the storage or transmission of electrical energy are not subject to the development standards of the zone classification in which they are located. No Project structure would exceed fifty (50) feet in height, except if a 90-foot microwave tower were built at the project substation facility as part of the project's transmission infrastructure instead of the proposed hanging of a redundant fiber optic line on the existing Desert Harvest gen-tie. Therefore, the Project, as proposed, has demonstrated compliance with all applicable development standards including setbacks for the A-1 zoning classification.

3. Ordinance No. 348, Section 18.29.A.2 allows in any zone classification, facilities for the storage or transmission of electrical energy where the County is not pre-empted by law from exercising jurisdiction, subject to the approval of a Public Use Permit. This subsection shall take precedence over and supersede and conflicting provision in any zone classification. Facilities for the storage or transmission of electrical energy shall not be subject to the development standards of the zone classification in which they are located. Through the review of the Project and preparation of the EIR, the Project has demonstrated that the use will not be detrimental to the health, safety, and general welfare of the community. Incorporated mitigation measures and conditions have been included to ensure the Project will protect the health, safety, and general welfare of the community.

Development Agreement Findings

Development Agreement (DA) No. 2200018 is consistent with the General Plan, public health, safety, and general welfare of the community. The express term of the DA grants the Applicant vested right to develop the Project in accordance with existing land use regulations, including the General Plan. The conditions of approval, mitigation measures, and entitlement approvals are incorporated into the exhibits of the DA and will ensure that the solar power plant project is developed in a way that would not conflict with the public's health, safety, and welfare. The DA will provide significant benefits and contains terms consistent with the Board of Supervisor's Policy No. B-29, including terms regarding annual public benefits, payments, increases, development impact fees, additional community benefit fees, and local sales tax. The DA content as it pertains to the agreement between the parties with regard to the computation of development impact fees in the amount of $756.66 per acre and an Additional Community Benefit Fee of $430.00 per acre (Section No. 4.4 of DA 2200018). Approval and use of Conditional Use Permit No. 220035 and Public Use Permit No. 220002 are conditioned upon DA No. 2200018 being entered into and effective. All agreement provisions ensure that the DA will ensure the Project's public benefit.

Other Findings:

1. The Project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

3. The project site is not located within a City Sphere of Influence.

4. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

5. In compliance with Assembly Bill (AB) 52, notices regarding the Project were mailed to all requesting tribes on December 16, 2022. The County received no response from the Cahuilla Band of Indians, Cabazon Band of Mission Indians, Colorado River Indian Tribes, Santa Rosa Band of Cahuilla Indians, Quechan Indian Nation, Augustine Band of Cahuilla Indians, Twenty-nine Palms Band of Mission Indians, Torres-Martinez Band of Desert Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, or the Morongo Band of Indians.

   The Agua Caliente Band of Cahuilla Indians responded in an emailed letter dated January 18, 2022, requesting to consult on the project. The cultural report was provided to the tribe and consultation was concluded with Agua Caliente on March 10, 2023.

   The Soboba Band of Luiseno Indians responded in an emailed letter dated January 18, 2023, requesting consultation. The cultural report was sent to Soboba on January 19, 2023, and the project draft conditions of approval were sent on March 08, 2023. No response was received from the Soboba Band of Luiseno Indians and follow-up emails were sent on March 29, 2023, and August 25, 2023. To date there has been no response.

   Neither of the tribes that requested consultation under AB 52 identified specific TCRs on the project site but did express concerns that the project has the potential to disturb as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner and a mitigation measure to that effect accordingly has been included in the EIR (MM TCR-1).

6. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

7. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

The Project site is not located within a Federal Responsibility Area (FRA) and Local Responsibility Area (LRA) and is also not located within a fire hazard severity zone (FHSZ).

Conclusion:

For the reasons discussed above, as well as the information provided in the EIR, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

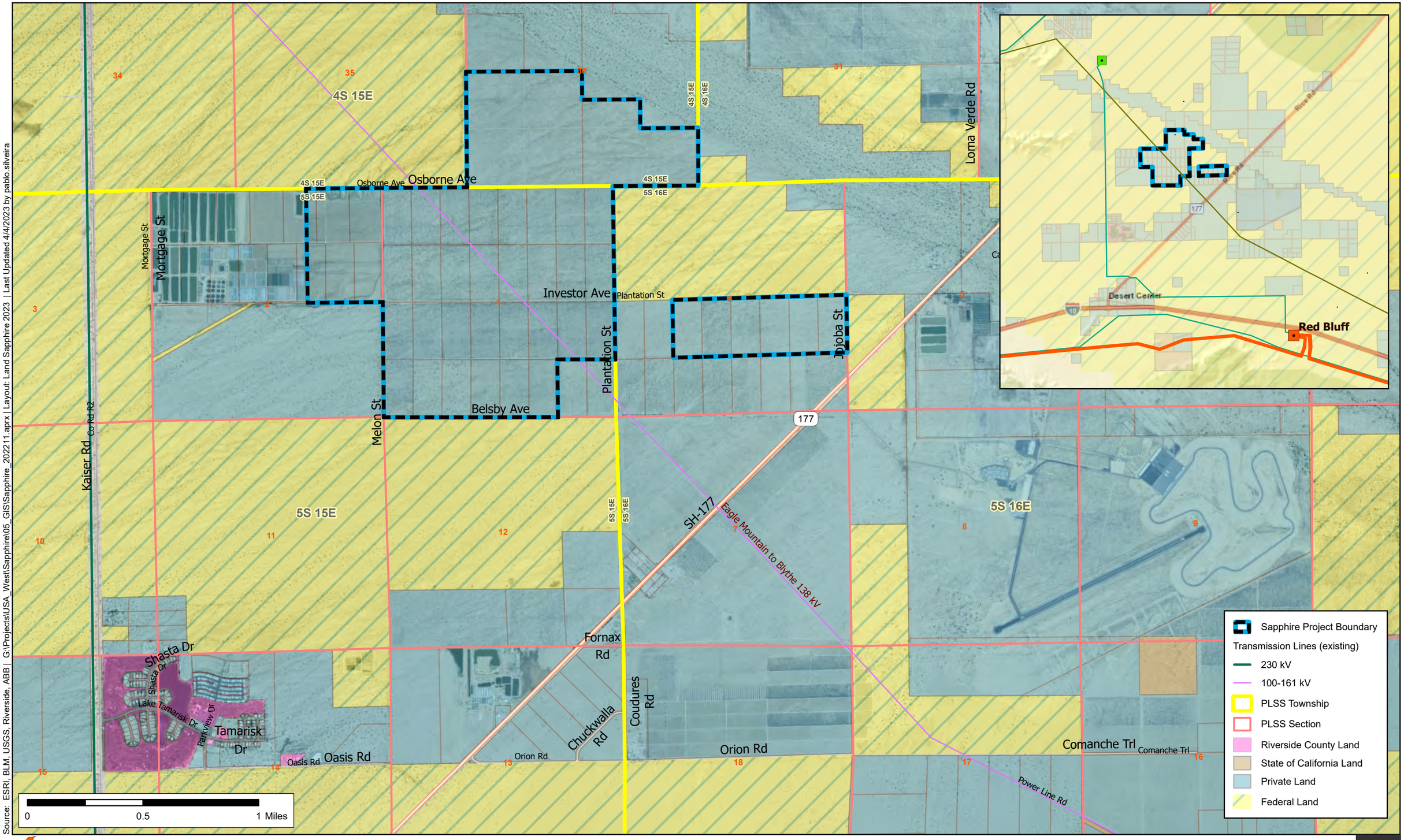
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site and 1200 feet radius to include the entire Lake Tamarisk community. As of the writing of this report, Planning Staff has received written communication/phone calls from the Lake Tamarisk community and other public persons who indicated both support and opposition to the proposed project.

Additionally, comments were received during the 45-day review period from the general public and the Lake Tamarisk Community regarding the Draft EIR. Those comments were included in the Final EIR, which is a part of the staff report package.

MAPS

Public Lands vs Private Lands



Source: ESRI, BLM, USGS, Riverside, ABB | G:\Projects\USA_West\Sapphire\05_GIS\Sapphire_202211.aprx | Layout: Land Sapphire 2023 | Last Updated 4/4/2023 by pablo.silveira

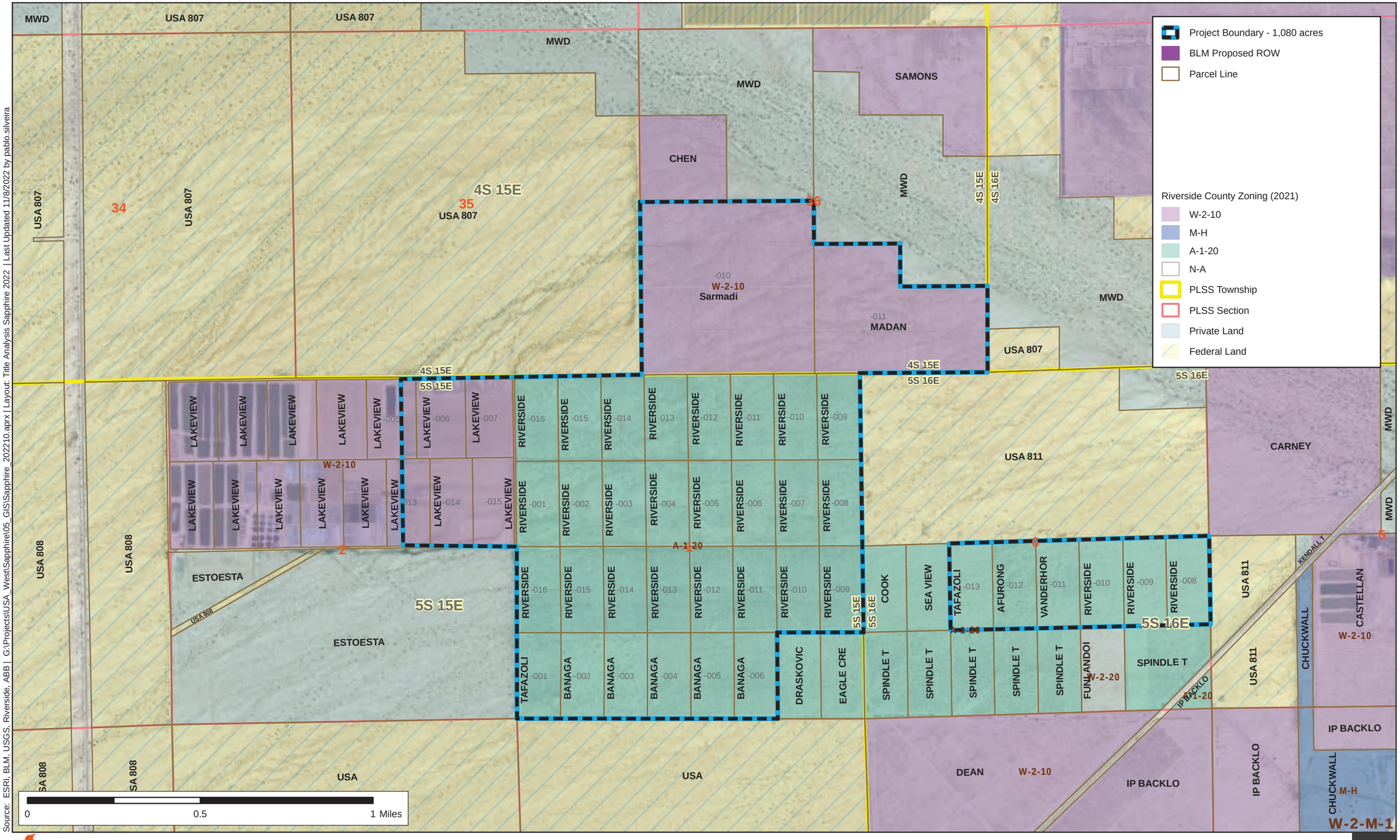
eDF renewables

SAPPHIRE SOLAR PROJECT LAND - 4/4/2023

Sapphire Solar Energy Project | Riverside County, California

-

Parcel Zoning



Source: ESRI, BLM, USGS, Riverside, ABB | G:\Projects\USA_WestSapphire\05_GIS\Sapphire_202210.aprx | Layout: Title Analysis Sapphire 2022 | Last Updated 11/8/2022 by pablo.silveira

TITLE ANALYSIS - 11/8/2022

Sapphire Solar Energy Project | Riverside County, California

-

Property Ownership

Sapphire Project Boundary - 1,082 acres
Sapphire Leased Land
Sapphire Owned Land (post lot merges)
ACEC BLM
Parcel Line
PLSS Township
PLSS Section
Federal Land

Sapphire Solar
EDFR: formerly LakeView
EDFR: formerly Riverside Jojoba and Banaga
EDFR: formerly Afurong, Vanderhor, Riverside

Moonbeam Rd
Beekley Rd
Osborne Ave
Investor Ave
Plantation St
Belsby Ave
Melon St
Jojoba St
Buffalo Run Rd
Little Bear Rd
Loma Verde Rd
Landfill Rd
Kaiser Rd
Mortgage St
Capp Rd
Carr Rd
Fornax Rd
Sh-177
177

4S 15E
4S 16E
5S 15E
5S 16E

SCHARTZ 807172005
CHEN 807172007
REZA 807172010
MADAN 807172011
SAMONS 807172008
ELBASRI 807191005
GOLDEN MO 807191007
FLORES 807192001
CARNEY 811121003
DAVALL 811130004
EDWARDS 811122004
CASTELLAN 811122011
DEAN 811141011
AMERICAN 808030002
FLORES 808030001
TEMPLO SI 808023006
ESTOESTA 808023031
ESTOESTA 808023032
TAFAZOLI 808240001
DRASKOVIC 808240007
EAGLE CRE 808240008
TAFAZOLI 811270013
SEA VIEW 811270014
COOK 811270015
SPINDLE T 811270001
SPINDLE T 811270002
SPINDLE T 811270003
SPINDLE T 811270004
SPINDLE T 811270005
Unknown 811270006
SPINDLE T 811270007
CHUCKWALL 811150005
CHUCKWALL 811142016
IP BACKLO 811142018
IP BACKLO 811122013
STATE SCH 811180026
IP BACKLO 811180033
CHUCKWALL 811170012
LAKE TAMA 808170020
JMP INC 808
GLOBAL OR
BLOWERS

0 0.5 1 Miles

Source: ESRI, BLM, USGS, Riverside, ABB | G:\Projects\USA_WestSapphire\05_GIS\Sapphire_202304.aprx | Layout: Land Ownership Sapphire 2023 | Last Updated 6/28/2023 by pablo.silveira

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LAND OWNERSHIP - SAPPHIRE SOLAR - 6/28/2023

Sapphire Solar Energy Project | Riverside County, California

Circulation Plan

(Public Easement Vacations & New Private Easements)

Public Easements
Sapphire Project Boundary
PLSS Township
PLSS Section
Parcel Line
Federal Land
Sapphire Project Boundary

4S 15E
5S 15E
5S 16E

Osborne Ave
Investor Ave
Belsby Ave
Mortgage St
Melon St
Plantation St
Jojoba St
Kaiser Rd
Sapphire Solar
Sh-177

Kiowa Rd
Loma Verde Rd
Rice Rd
Melon St
Oasis Rd
Orion Rd
Comanche Trl
Ragsdale Rd
Desert Center
Aztec Ave
I-10

0 0.5 1 Miles

Source: ESRI, BLM, USGS, Riverside, ABB | G:\Projects\USA_West\Sapphire\05_GIS\Sapphire_export_202401.aprx | Layout: Easements County Sapphire 2024 | Last Updated 6/12/2024 by David.Stimple

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CURRENT PUBLIC EASEMENTS

Sapphire Solar Energy Project | Riverside County, California

New Public Easment Extensions
Public Easements
Sapphire Project Boundary
PLSS Township
PLSS Section
Parcel Line
Federal Land
Sapphire Project Boundary

4S 15E
5S 15E
5S 16E

Osborne Ave
Investor Ave
Belsby Ave
Mortgage St
Melon St
Plantation St
Jojoba St
Kaiser Rd
Sapphire Solar
Sh-177

0 0.5 1 Miles

Source: ESRI, BLM, USGS, Riverside, ABB | G:\Projects\USA_West\Sapphire\05_GIS\Sapphire_export_202401.aprx | Layout: Easements County Sapphire 2024 | Last Updated 6/12/2024 by David.Stimple

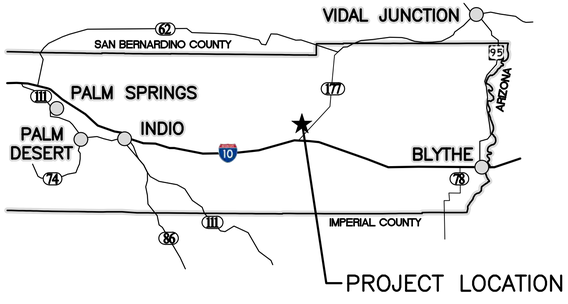
Engineered Facility Drawings

Site Plan

SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA



STATE MAP



COUNTY MAP



VICINITY MAP

N

0 5000 10000
SCALE IN FEET

DRAWING INDEX

SHEET NO.	TITLE
C-01.....	TITLE SHEET, LOCATION MAPS, DATA SOURCE, BASIS OF DRAWING & SHEET INDEX
C-02.....	EXISTING CONDITIONS
C-03.....	OVERALL SITE PLAN AND SHEET LAYOUT
C-04.....	SITE LAYOUT - PRIMARY ACCESS
C-05.....	SITE LAYOUT - NORTHWEST AREA
C-06.....	SITE LAYOUT - NORTH CENTRAL AREA
C-07.....	SITE LAYOUT - SOUTHWEST AREA
C-08.....	SITE LAYOUT - SOUTH CENTRAL AREA
C-09.....	SITE LAYOUT - SOUTHEAST AREA
C-10.....	ACCESS ROAD SECTIONS AND DETAILS
C-11.....	MISCELLANEOUS SECTIONS AND DETAILS

The Project is a solar photovoltaic (PV) with a single-axis tracker system, inverters, converters, transformers, electrical collection and communication lines, a 12-kV distribution line for backup power, an on-site electrical substation, a battery energy storage system (BESS), security fence, an operations and maintenance (O&M) facility including a stand along storage building, up to three onsite groundwater wells, meteorological station and albedometer weather station, a microwave/communication tower, and a supervisory control and data acquisition (SCADA) system that are located on private lands for 39 years.

NOTE:

NO CULTURAL RESOURCES WERE FOUND WITHIN THE PROJECT LIMITS.

Project Construction:
(1) Gen-tie line, telecommunication line fiber optic, access roads, fences, gates, and onsite substation.
(2) Installation of approximately 117 MW of PV solar and installation of a BESS.
(3) Commissioning of PV and BESS facilities
(4) Operations of PV and BESS

BASE FILE	SOURCE & VERSION	DATE OBTAINED
TOPOGRAPHY	LIDAR FILES PROVIDED BY EDF	09/07/2022
	70667_EDF_Sapphire_CA_6_USSFT_Surface.DWG	09/07/2022
AERIAL IMAGE	USDA - NATIONAL AGRICULTURE IMAGERY PROGRAM	09/28/2022
LAND CONTROL	FILES FROM EDF (Site Plan Permiting Sapphire 20220810.kmz)	08/11/2022
PANEL BUILDABLE AREA	Sapphire_Civil_Permitting-RevM-20240605-EDF-updates.dwg PROVIDED BY EDF	06/18/2024
WETLANDS	LiDAR MAPPING DRAWING	09/07/2022

BASIS OF DRAWING FILE	
COORDINATE SYSTEM	CALIFORNIA STATE PLANES, ZONE VI, US FOOT
HORIZONTAL DATUM	NORTH AMERICAN DATUM OF 1983
VERTICAL DATUM	NORTH AMERICAN VERTICAL DATUM OF 1988

FOR REVIEW
NOT FOR CONSTRUCTION
06/20/2024

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION

REVIEW	08/24/23	10/25/23	11/09/23	05/17/24	05/30/24	06/05/24	06/20/24
30% DESIGN							
90% DESIGN							
CONSTRUCTION							
RECORD							
RELEASED TO/FOR	H	I	J	K	L	M	N
DATE RELEASED							

BARR
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

Scale	AS SHOWN
Date	09/28/2022
Drawn	JAM6
Checked	ZJN
Designed	BARR
Approved	-

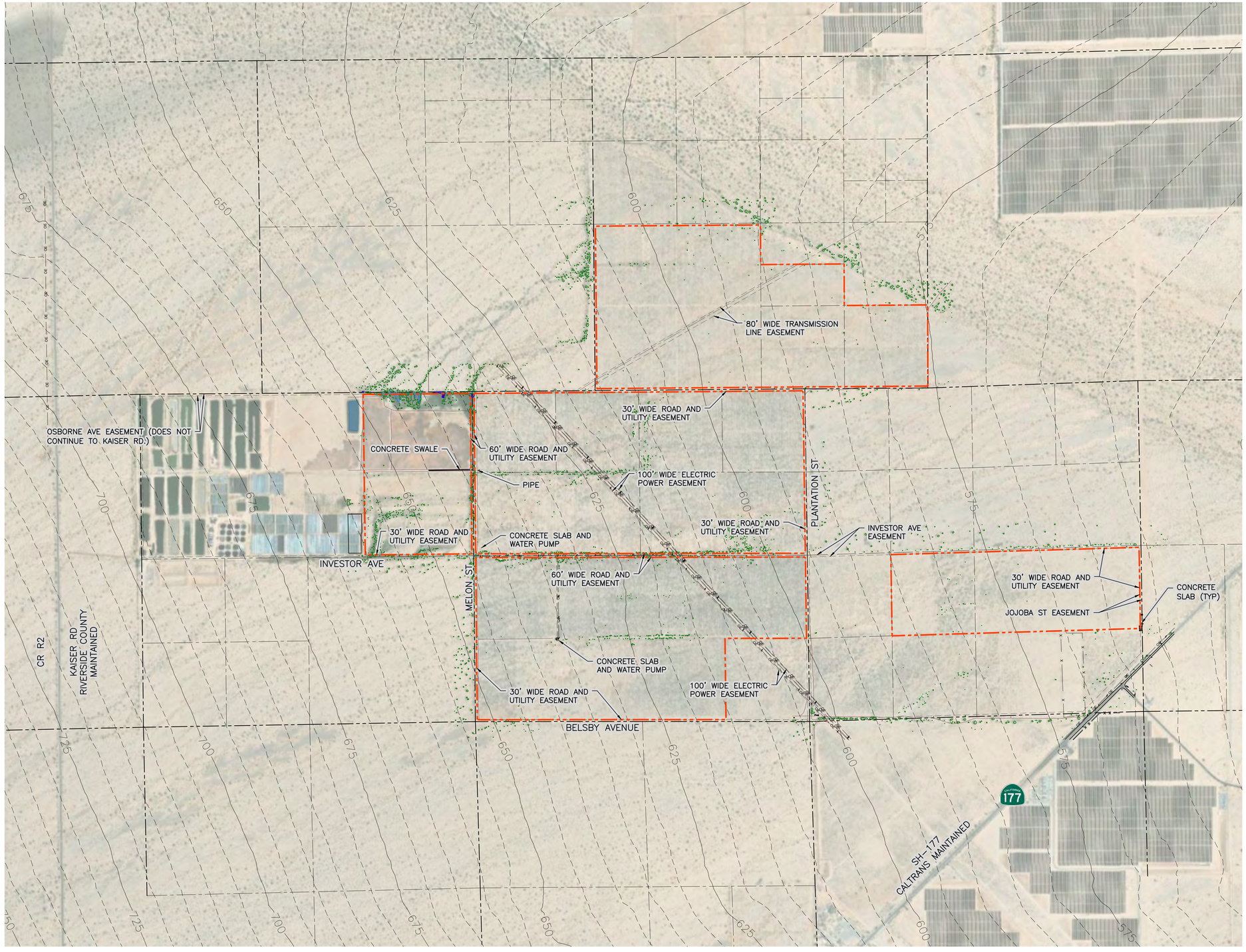
edf renewables

SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

TITLE SHEET, LOCATION MAPS, DATA SOURCE, BASIS OF DRAWING & SHEET INDEX

BARR PROJECT No. 05331034.00
CLIENT PROJECT No. -
DWG. No. C-01
REV. No. N

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LENGEND

- EXISTING 25' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
- WATER
- VEGETATION
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- POWER POLE
- PROJECT BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT

NOTES:

1. CONTOURS SHOWN IN THIS SHEET WERE CREATED FROM SPATIAL MANAGER DATA.
2. FEATURES CALLED OUT WITHIN PROJECT BOUNDARY TO BE REMOVED.

1 - PLAN: EXISTING CONDITIONS

0 800 1600

SCALE IN FEET

FOR REVIEW
NOT FOR CONSTRUCTION
06/20/2024

NO.	BY	CHK.	APP.	DATE	REVISION DESCRIPTION

RELEASED TO/FOR	DATE RELEASED						
	H	I	J	K	L	M	N
REVIEW	08/24/23	10/25/23	11/09/23	05/17/24	05/30/24	06/05/24	06/20/24
30% DESIGN							
90% DESIGN							
CONSTRUCTION							
RECORD							

BARR

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Date	09/28/2022
Drawn	JAM6
Checked	ZJN
Designed	BARR
Approved	-

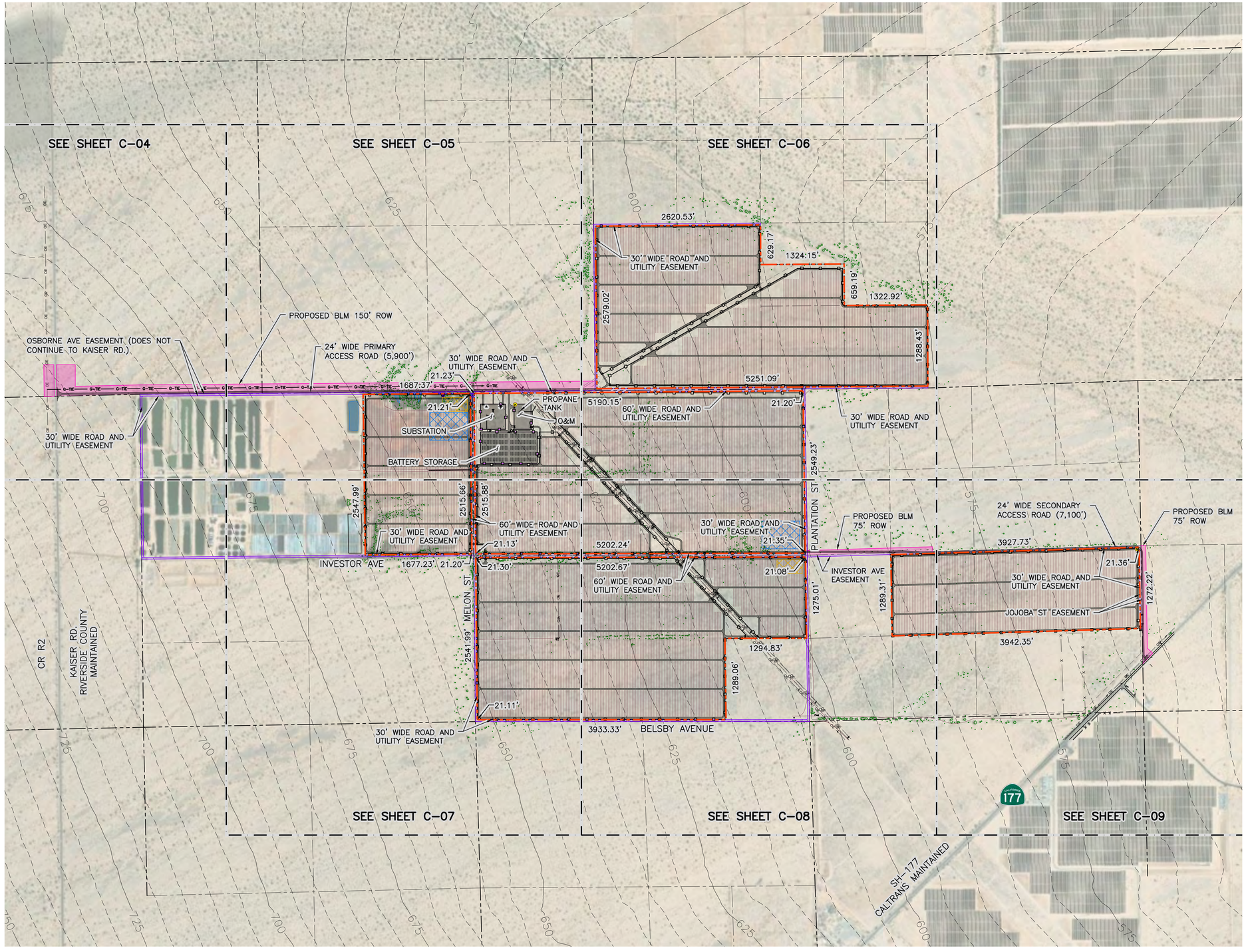
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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

EXISTING CONDITIONS

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-02	N

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LEGEND

- EXISTING 25' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
- WATER
- VEGETATION
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- POWER POLE
- PROJECT BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT
- SOLAR PANEL LAYOUT
- PROPOSED ACCESS ROAD
- PROPOSED PERIMETER FENCE
- PROPOSED GATE
- PROPOSED WIND SCREEN FENCE
- GEN-TIE OPTION
- PROPOSED ELECTRIC
- COMM TOWER
- MET STATION
- WELL AND TANK
- CONSTRUCTION PARKING OPTION
- TEMP LAYDOWN YARD AND PERMANENT SPARE PARTS BUILDING OPTION
- TEMP LAYDOWN YARD OPTION
- PROPOSED BLM ROW
- ROAD AND UTILITY EASEMENT

NOTES:

1. CONTOURS SHOWN IN THIS SHEET WERE CREATED FROM SPATIAL MANAGER DATA
2. PHASING:
   PROJECT TO BE COMPLETED IN A SINGLE PHASE
3. LIQUEFACTION:
   LIQUEFACTION OF A SOIL DUE TO SEISMIC LOADING OFTEN OCCURS IN SATURATED SANDS AND SILTS WHEN THE INCREASE IN SHEAR-INDUCED PORE-WATER PRESSURE DUE TO SEISMIC LOADING DECREASES THE EFFECTIVE STRESS WITHIN THE SOIL, RESULTING IN A TEMPORARY LOSS OF SHEAR STRENGTH. NO SATURATED CONDITIONS ARE PRESENT AT THIS SITE (WITHIN THE UPPER 150 FEET OR GREATER), AND THE POTENTIAL FOR LIQUEFACTION OF SOILS SUPPORTING THE PROPOSED STRUCTURES IS VERY LOW
4. HYDROLOGY:
   A PRELIMINARY HYDROLOGIC AND HYDRAULIC ANALYSES FOR THE AREAS TRIBUTARY TO AND ENCOMPASSING PROPOSED PHOTOVOLTAIC (PV) AREAS AND OTHER INFRASTRUCTURE ASSOCIATED WITH THE SAPPHIRE SOLAR PROJECT HAS BEEN CONDUCTED BY WEST ENGINEERING. BELOW IS A SUCCINCT PRESENTATION OF THE METHODOLOGY, ASSUMPTIONS, AND RESULTS OF THE ANALYSES
   - THE GUIDANCE PRESENTED IN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (RCFC&WCD) HYDROLOGY MANUAL (DATED APRIL 1978) WAS FOLLOWED IN WEST CALCULATIONS WHERE APPLICABLE. OTHER REFERENCES FOR THE HYDRO STUDY INCLUDE THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) HYDRAULIC ENGINEERING CIRCULAR-18 AND THE FLO-2D PRO TECHNICAL REFERENCE MANUAL (2018)
   - A LARGE PORTION OF THE RUNOFF TRIBUTARY TO THE PROJECT AREA ORIGINATES IN THE CHUCKWALLA MOUNTAINS SOUTH OF THE SITE AND ULTIMATELY IS CONVEYED NORTHEASTERLY THROUGH THE CHUCKWALLA VALLEY. THE EAGLE MOUNTAINS, LOCATED WEST OF THE PROJECT AREA, ALSO CONTRIBUTE RUNOFF TO THE SITE VIA MULTIPLE WATERCOURSES (E.G., BIG WASH). THE FLOW ADJACENT TO THE EASTERN PROJECT BOUNDARY IS GENERATED FROM THE APPROXIMATELY 690 SQUARE-MILE PINTO BASIN WATERSHED
   - THE PROJECT AREA IS IN ZONE D SPECIAL FLOOD HAZARD AREAS. ZONE D IS DEFINED AS AREAS FOR WHICH FLOOD HAZARD ARE UNDETERMINED, BUT POSSIBLE
   - THE RESULTS INDICATE THAT THE 100-YEAR DEPTHS THROUGHOUT THE PROJECT AREA ARE GENERALLY LESS THAN ONE FOOT. THIS SUPPORTS THE TOPOGRAPHICAL OBSERVATIONS THAT A MAJORITY OF THE RUNOFF IS CHARACTERIZED BY SHEET AND SHALLOW FLOW REGIMES, BOTH HEAVILY INFLUENCED BY SURFACE FRICTION AND MODERATE SLOPES THROUGH THE PROJECT AREA
   - THE 100-YEAR VELOCITIES WITHIN THE PROJECT AREA ARE GENERALLY LESS THAN THREE FEET-PER-SECOND (FPS) IN THE SHEET FLOW AREAS. A PORTION OF THE SOUTHEASTERN PROJECT AREA INDICATES VELOCITIES ARE GREATER THAN THREE FPS

1 - PLAN: OVERALL SITE PLAN

0 800 1600

SCALE IN FEET

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Drawn	JAM6
Checked	ZJN
Designed	BARR
Approved	-

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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

OVERALL SITE PLAN AND SHEET LAYOUT

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-03	N

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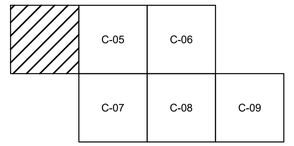


LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
- WATER
- VEGETATION
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- POWER POLE
- PROJECT BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT
- SOLAR PANEL LAYOUT
- PROPOSED ACCESS ROAD
- PROPOSED PERIMETER FENCE
- PROPOSED GATE
- PROPOSED WIND SCREEN FENCE
- GEN-TIE
- PROPOSED ELECTRIC
- COMM TOWER
- MET STATION
- WELL AND TANK
- CONSTRUCTION PARKING OPTION
- TEMP LAYDOWN YARD AND PERMANENT SPARE PARTS BUILDING OPTION
- TEMP LAYDOWN YARD OPTION
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- APPROXIMATE CUT AREA
- APPROXIMATE FILL AREA
- APPROXIMATE GRADING DAYLIGHT
- PROPOSED BLM ROW
- ROAD AND UTILITY EASEMENT

NOTES:

1. DEPRESSIONS AND NATURAL CHANNELS THAT MAY POSE A RISK OF CONCENTRATED FLOWS, SHALL BE GRADED TO MITIGATE SCOUR WITHIN SOLAR ARRAY. GRADING SHOWN FOR REFERENCE ONLY, CONTRACTOR SHALL DEFINE ACTUAL EXTENTS IN COORDINATION WITH THE CIVIL ENGINEER OF RECORD DURING FINAL DESIGN
2. EXISTING GROUND CONTOURS SHOWN IN THIS SHEET REPRESENT LIDAR INFORMATION AUGMENTED BY SPATIAL MANAGER DATA FOR AREAS NOT COVERED UNDER LIDAR
3. SEE TABLE 9 IN SHEET C-10 FOR CUT/FILL QUANTITIES. SITE TO BE BALANCED



KEY MAP

1 - PLAN: SITE LAYOUT - PRIMARY ACCESS

0 300 600

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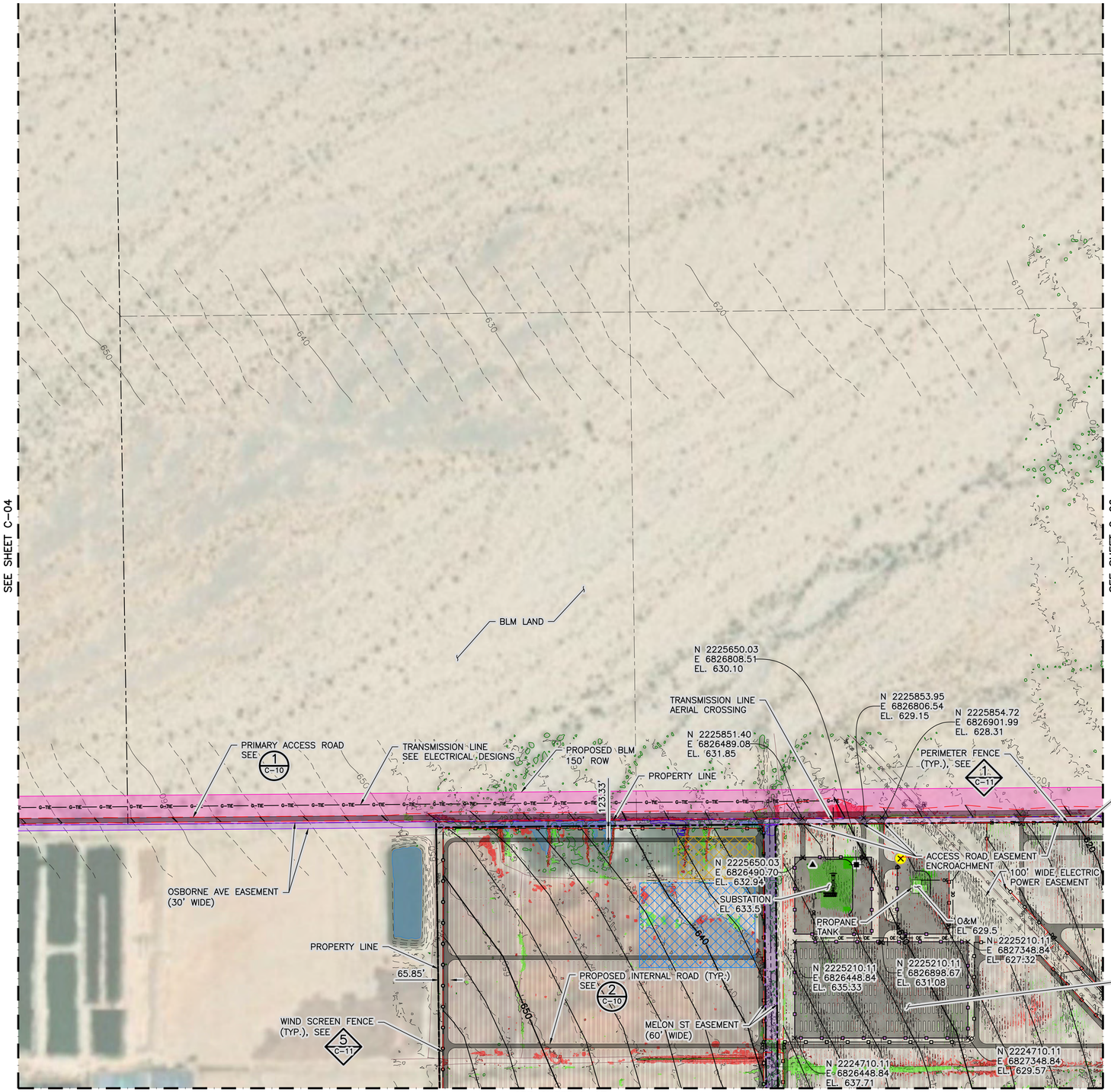
edf renewables

SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
PRIMARY ACCESS

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-04	N

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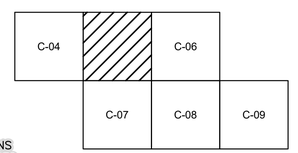


LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
- WATER
- VEGETATION
- EXISTING FENCE
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- POWER POLE
- PROJECT BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT
- SOLAR PANEL LAYOUT
- PROPOSED ACCESS ROAD
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KEY MAP

1 - PLAN: SITE LAYOUT - NORTHWEST AREA

0 300 600
SCALE IN FEET

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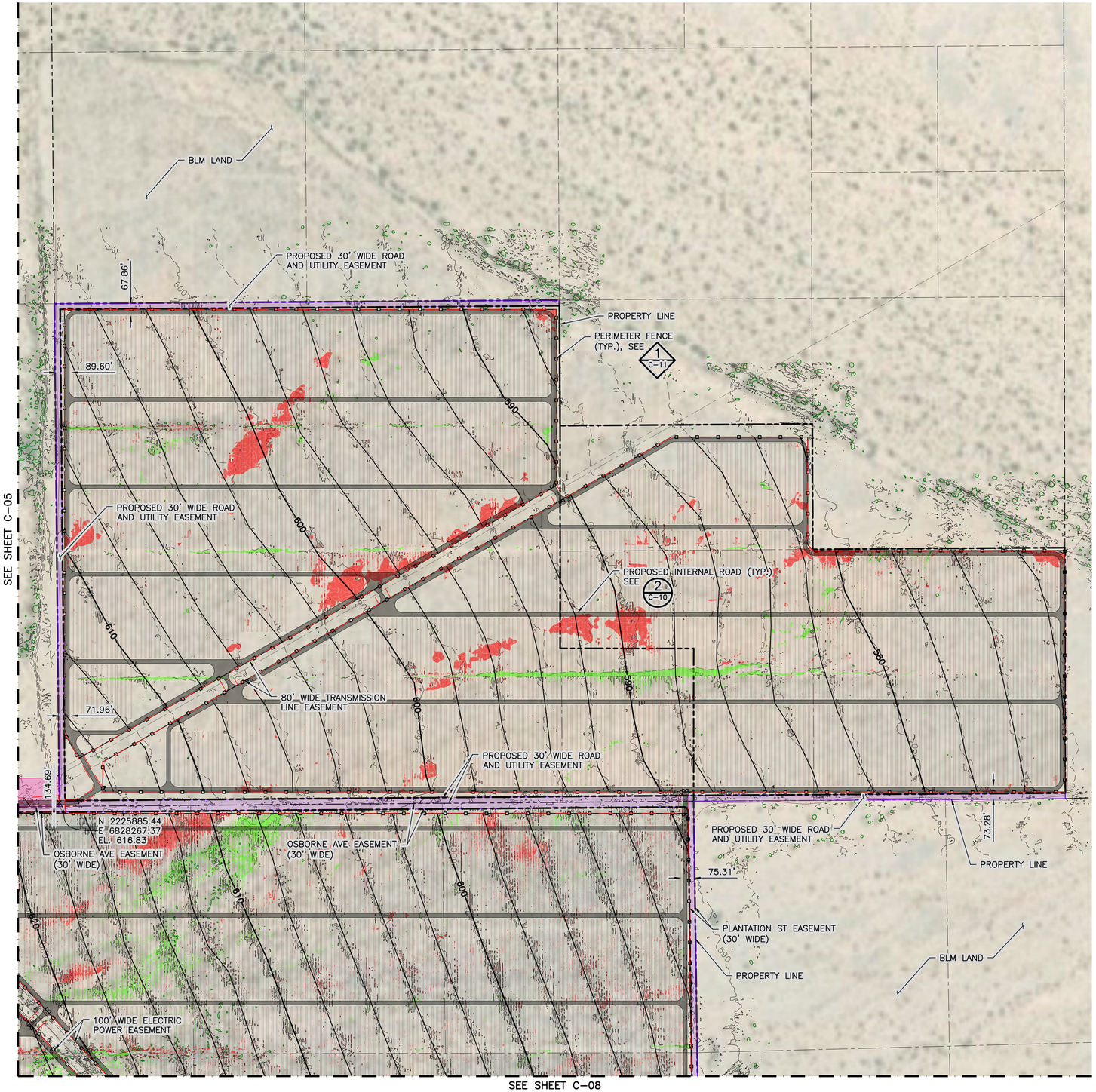
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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
NORTHWEST AREA

BARR PROJECT No.	
05331034.00	
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DWG. No.	REV. No.
C-05	N

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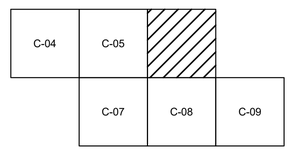


LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
- WATER
- VEGETATION
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KEY MAP

1 - PLAN: SITE LAYOUT - NORTH CENTRAL AREA

0 300 600
SCALE IN FEET

N

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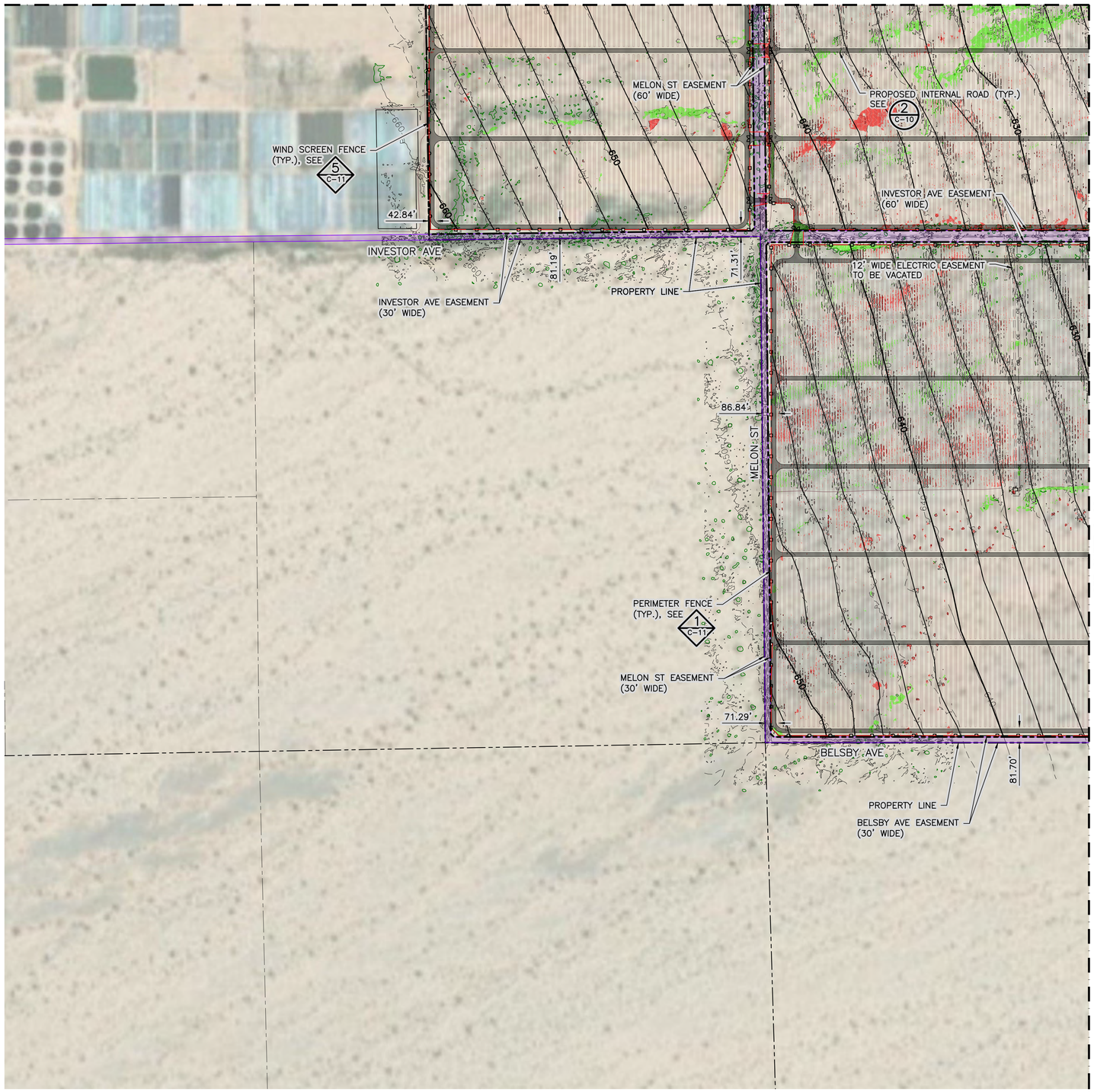
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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
NORTH CENTRAL AREA

BARR PROJECT No.	05331034.00
CLIENT PROJECT No.	-
DWG. No.	C-06
REV. No.	N

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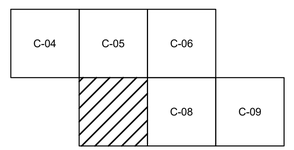


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KEY MAP

1 - PLAN: SITE LAYOUT - SOUTHWEST AREA

0 300 600
SCALE IN FEET

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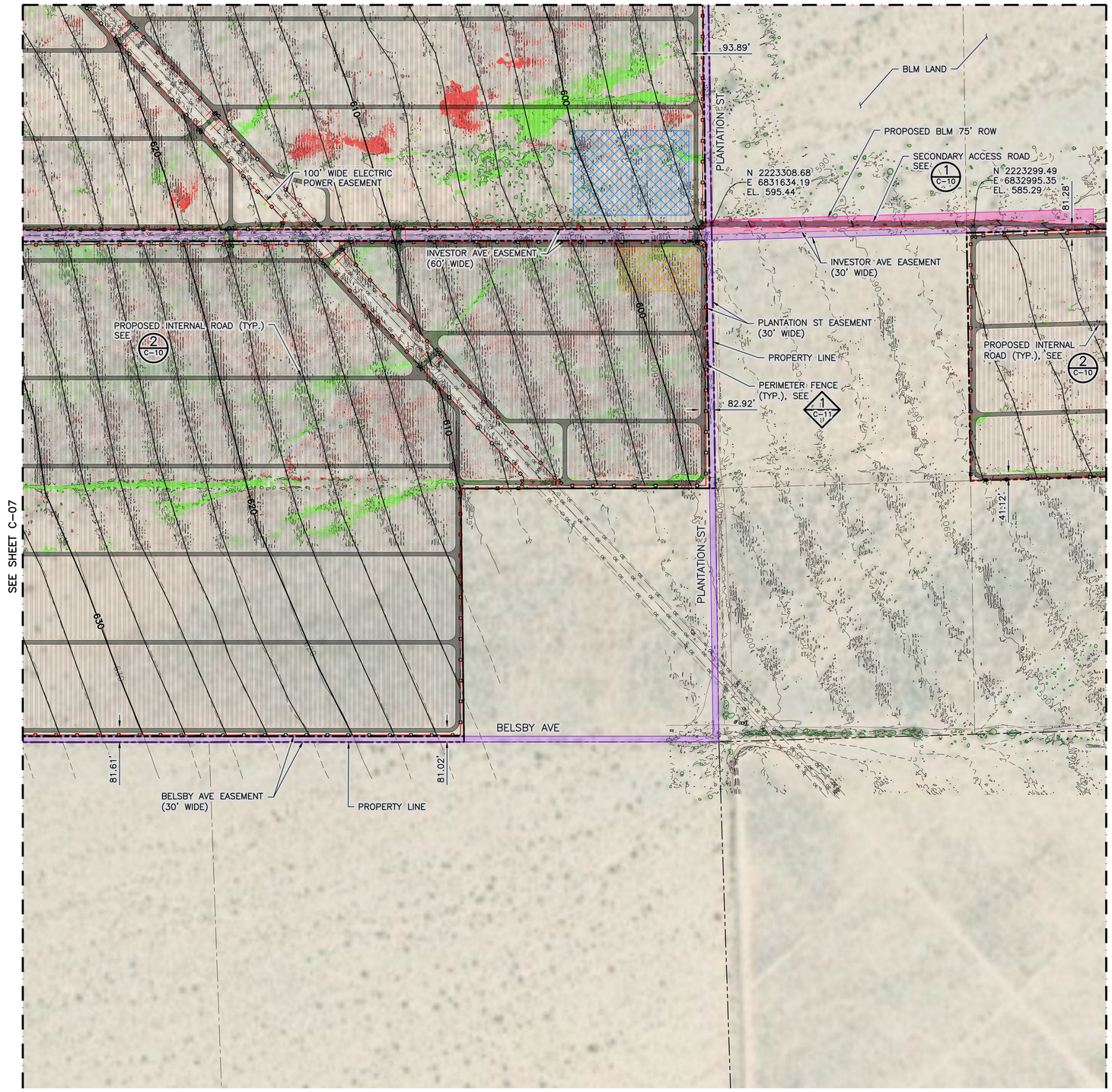
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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
SOUTHWEST AREA

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
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DWG. No.	REV. No.
C-07	N

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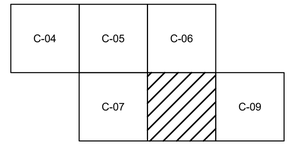


LEGEND

- EXISTING 10' CONTOUR
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- EXISTING UNPAVED ROAD
- EXISTING PAVED ROAD
- WETLAND
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KEY MAP

1 / - PLAN: SITE LAYOUT - SOUTH CENTRAL AREA

0 300 600
SCALE IN FEET

N

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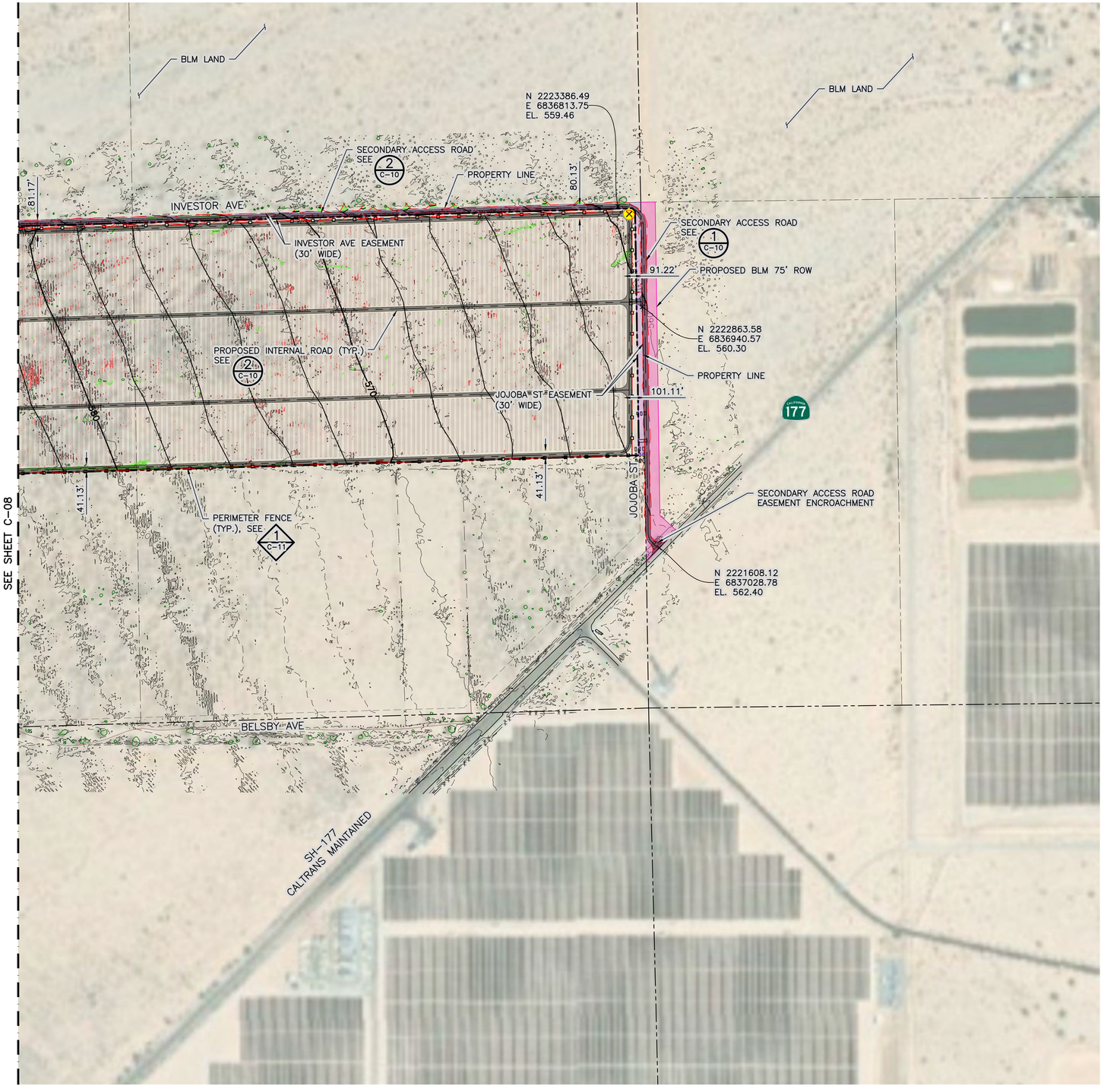
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SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
SOUTH CENTRAL AREA

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-08	N

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LEGEND

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- ROAD AND UTILITY EASEMENT

NOTES:

1. DEPRESSIONS AND NATURAL CHANNELS THAT MAY POSE A RISK OF CONCENTRATED FLOWS, SHALL BE GRADED TO MITIGATE SCOUR WITHIN SOLAR ARRAY. GRADING SHOWN FOR REFERENCE ONLY, CONTRACTOR SHALL DEFINE ACTUAL EXTENTS IN COORDINATION WITH THE CIVIL ENGINEER OF RECORD DURING FINAL DESIGN
2. EXISTING GROUND CONTOURS SHOWN IN THIS SHEET REPRESENT LiDAR INFORMATION AUGMENTED BY SPATIAL MANAGER DATA FOR AREAS NOT COVERED UNDER LiDAR
3. SEE TABLE 9 IN SHEET C-10 FOR CUT/FILL QUANTITIES. SITE TO BE BALANCED

C-04	C-05	C-06
	C-07	C-08

KEY MAP

1 PLAN: SITE LAYOUT - SOUTHEAST AREA
1" = 300'

0 300 600
SCALE IN FEET

FOR REVIEW
NOT FOR CONSTRUCTION
06/20/2024

NO.	BY	CHK	APP.	DATE	REVISION DESCRIPTION

RELEASED TO/FOR

REVIEW	08/24/23	10/25/23	11/09/23	05/17/24	05/30/24	06/05/24	06/20/24
30% DESIGN							
90% DESIGN							
CONSTRUCTION							
RECORD							
DATE RELEASED	H	I	J	K	L	M	N

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Scale	AS SHOWN
Date	09/28/2022
Drawn	JAM6
Checked	ZJN
Designed	BARR
Approved	-

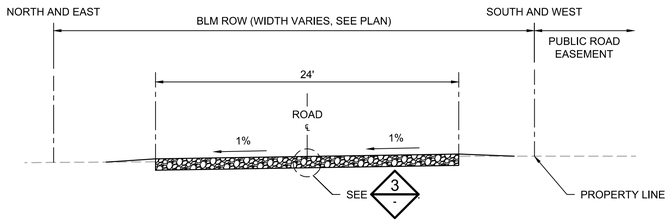
EDF renewables

SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

SITE LAYOUT
SOUTHEAST AREA

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-09	N

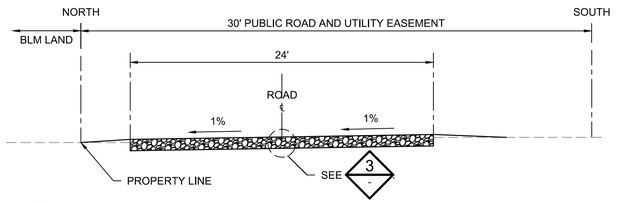
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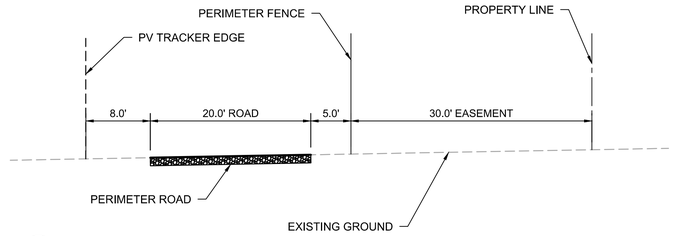
1 - SECTION: TYPICAL PRIMARY AND SECONDARY ACCESS ROAD ON BLM LAND
NOT TO SCALE

ROAD NOTES:

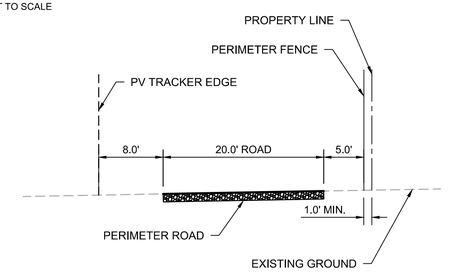
1. MAINTENANCE OF THE ROADS WILL LIKELY BE NECESSARY DURING CONSTRUCTION TO MAINTAIN A DRIVABLE SURFACE, PARTICULARLY FOLLOWING A RAIN EVENT. SEE GEOTECHNICAL REPORT FOR ADDITIONAL RECOMMENDATIONS
2. ROAD CROWN OR CROSS SLOPE SHALL FOLLOW EXISTING GROUND GRADES. ROAD SLOPES SHOWN FOR REFERENCE ONLY
3. DIMENSIONS AND CONFIGURATION OF MAIN ACCESS ROAD SHOWN FOR REFERENCE ONLY. FINAL SECTION TO BE DETERMINED UPON FINAL DESIGN
4. SECTION SHOWN FOR REFERENCE ONLY. TO BE DETERMINED DURING FINAL DESIGN
5. COMPACTED SUBGRADE PER GOTECHNICAL REPORT RECOMMENDATIONS OR AS INDICATED BY THE ENGINEER OF RECORD DURING FINAL DESIGN
6. THE ROAD, COLLECTION LINES, AND GEN-TIE SHALL BE WITHIN THE 150-FOOT-WIDE BLM ROW AND NOT OVERLAPPING THE 30' PUBLIC ROAD EASEMENT ON OSBORNE AVE, PLANTATION ST, OR INVESTOR RD



2 - SECTION: TYPICAL SECONDARY ACCESS ROAD IN PUBLIC EASEMENT
NOT TO SCALE



8 - SECTION: PROPERTY LINE WITH 30' WIDE ROAD AND UTILITY EASEMENT
NOT TO SCALE



9 - SECTION: PROPERTY LINE WITHOUT 30' WIDE ROAD AND UTILITY EASEMENT
NOT TO SCALE

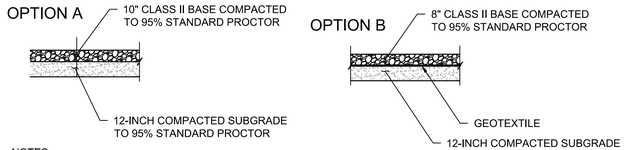
APPROXIMATE QUANTITIES			
ITEM	UNIT	QUANTITY	COMMENTS
REQUIRED GRADING			
CUT	CY	15,000	APPROX. MATERIAL FOR GRADING
FILL	CY	15,000	APPROX. MATERIAL FOR GRADING
INTERNAL ROAD (20')	LF	142,950	APPROXIMATE BASED ON ALIGNMENTS
COMPACTED NATIVE GROUND	SY	339,500	
PRIMARY ACCESS ROAD (24')	LF	16,810	APPROXIMATE BASED ON ALIGNMENTS
OPTION A - CLASS II BASE (10")	CY	12,950	
OPTION B - GEOTEXTILE	SY	46,600	GEOTXTILE UNDER ROADS
OPTION B - CLASS II BASE (8")	CY	10,360	
PERIMETER FENCE	LF	82,630	
PERIMETER SWING GATE (20')	EA	44	
WIND SCREEN FENCE	LF	2,500	

10 - TABLE: ESTIMATED PROJECT QUANTITIES

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE. FINAL GRADING TO BE DETERMINED DURING FINAL DESIGN PHASE.
2. SITE TO BE DESIGNED TO BALANCE EARTHWORK.

PRELIMINARY SECTIONS & DETAILS
TO BE DETERMINED DURING FINAL DESIGN

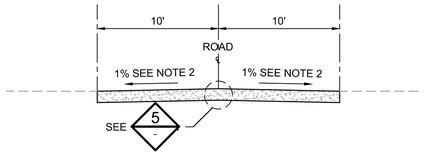


NOTES:

1. GEOTEXTILE FABRIC CONSISTING OF SEPARATION AND STABILIZATION NON-WOVEN FABRIC MEETING REQUIREMENTS OF AASHTO M288 CLASS 2

3 - DETAIL: TYPICAL PRIMARY AND SECONDARY ACCESS ROAD MATERIALS
NOT TO SCALE

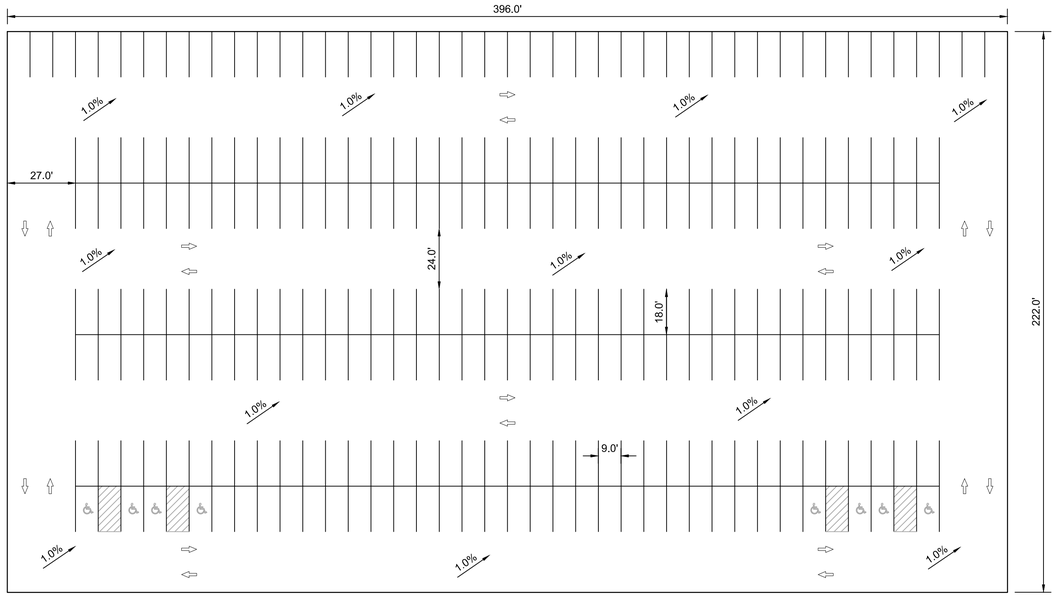
LEGEND
- AGGREGATE BASE
- SUBGRADE
- EXISTING GROUND



4 - SECTION: TYPICAL INTERNAL ROAD
NOT TO SCALE



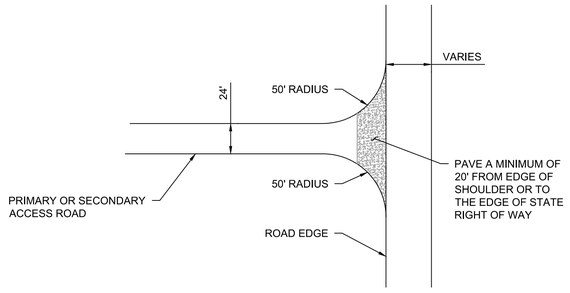
5 - DETAIL: TYPICAL INTERNAL ROAD MATERIALS
NOT TO SCALE



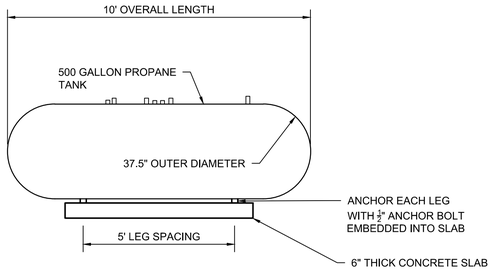
NOTES:

1. LAYOUT AND LOCATIONS ARE APPROXIMATE. FINAL LAYOUT TO BE DETERMINED DURING FINAL DESIGN PHASE.
2. GRADE TO A MINIMUM 1% NORTHEAST TO MATCH EXISTING GRADES.
3. PROVIDE A MINIMUM OF 6" CLASS II BASE COMPACTED TO 95% STANDARD PROCTOR OVER ENTIRE PARKING AREA.
4. REMOVE GRAVEL AFTER CONSTRUCTION IS FINISHED AND RESTORE TO PRE-CONSTRUCTION CONDITIONS.

11 - PLAN: CONSTRUCTION PARKING AREA
0 30 60
SCALE IN FEET



6 - PLAN: TYPICAL DRIVEWAY - STATE / COUNTY ROAD
NOT TO SCALE



7 - DETAIL: PROPANE TANK FOUNDATION
NOT TO SCALE

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06/20/2024

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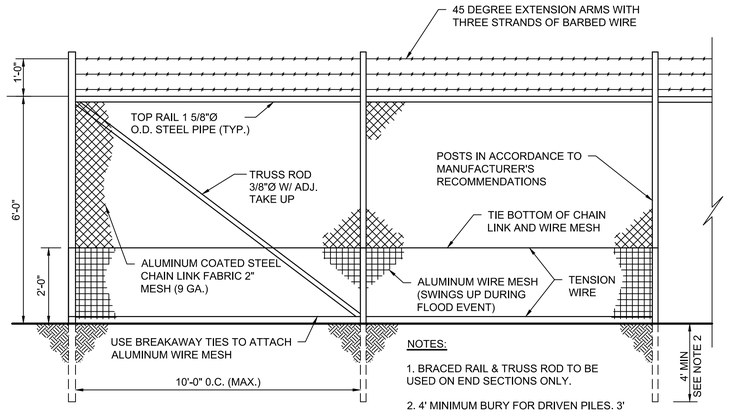
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Date	09/28/2022
Drawn	JAM6
Checked	ZJN
Designed	BARR
Approved	-

EDF renewables

SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

ACCESS ROAD
SECTIONS AND DETAILS

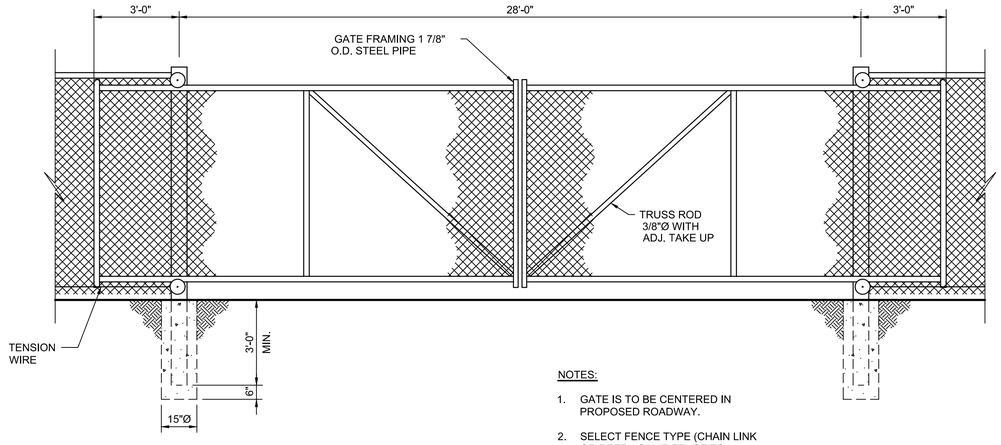
BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-10	N



NOTES:

1. BRACED RAIL & TRUSS ROD TO BE USED ON END SECTIONS ONLY.
2. 4' MINIMUM BURY FOR DRIVEN PILES. 3' MINIMUM EMBEDMENT FOR CONCRETE ENCASED POSTS.
3. USE CONCRETE ENCASED POSTS FOR ANY LOCATIONS WHERE FENCE CHANGES DIRECTION.

1 - DETAIL: PERIMETER FENCE (TYP.)
NOT TO SCALE

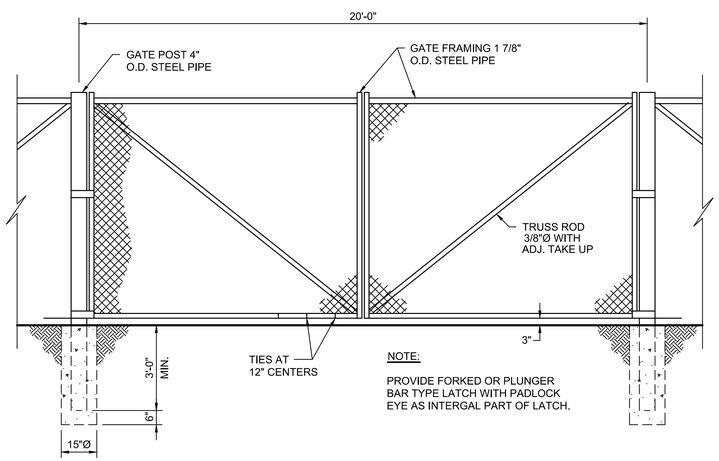


NOTES:

1. GATE IS TO BE CENTERED IN PROPOSED ROADWAY.
2. SELECT FENCE TYPE (CHAIN LINK OR DEER / GAME FENCE TO MATCH LOCATION.

3 - DETAIL: SUBSTATION ROAD SLIDE ENTRANCE GATE (TYP.)
NOT TO SCALE

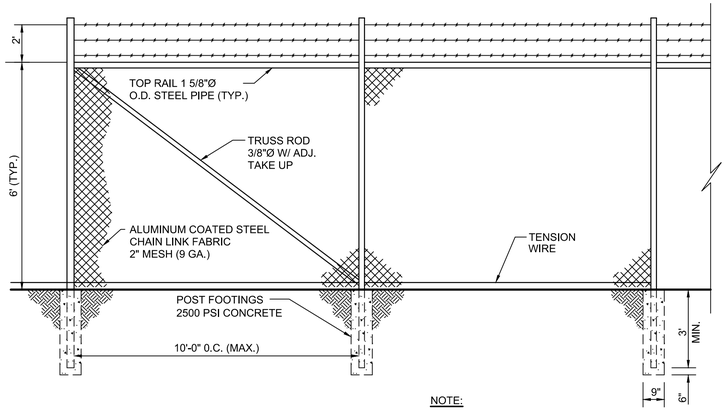
PRELIMINARY SECTIONS & DETAILS
TO BE DETERMINED DURING FINAL DESIGN



NOTE:

PROVIDE FORKED OR PLUNGER BAR TYPE LATCH WITH PADLOCK EYE AS INTERGAL PART OF LATCH.

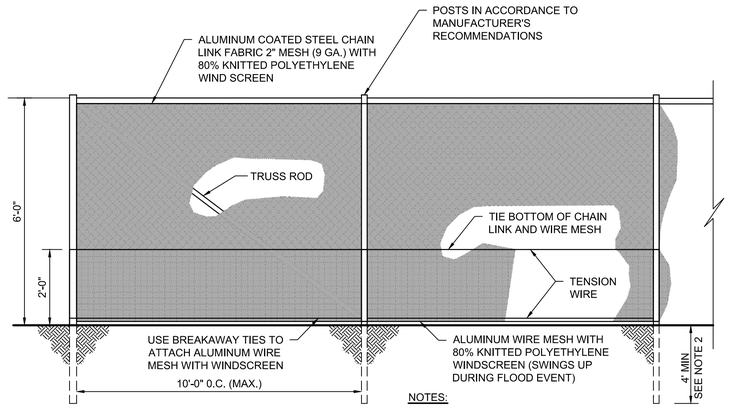
2 - DETAIL: PERIMETER FENCE SWING ENTRANCE GATE (TYP.)
NOT TO SCALE



NOTE:

BRACED RAIL & TRUSS ROD TO BE USED ON END SECTIONS ONLY.

4 - DETAIL: SUBSTATION FENCE (TYP.)
NOT TO SCALE



NOTES:

1. BRACED RAIL & TRUSS ROD TO BE USED ON END SECTIONS ONLY.
2. 4' MINIMUM BURY FOR DRIVEN PILES. 3' MINIMUM EMBEDMENT FOR CONCRETE ENCASED POSTS.
3. USE CONCRETE ENCASED POSTS FOR ANY LOCATIONS WHERE FENCE CHANGES DIRECTION.

5 - DETAIL: WIND SCREEN FENCE (TYP.)
NOT TO SCALE

FOR REVIEW
NOT FOR CONSTRUCTION
06/20/2024

CADD USER: Zach J. Nelson FILE: M:\DESIGN\05331034.00\05331034.00_PERMIT-C-11.DWG PLOT SCALE: 1:1 PLOT DATE: 6/20/2024 10:07 AM
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NO.	BY	CHK	APP.	DATE	REVISION DESCRIPTION

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30% DESIGN							
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	DATE RELEASED						

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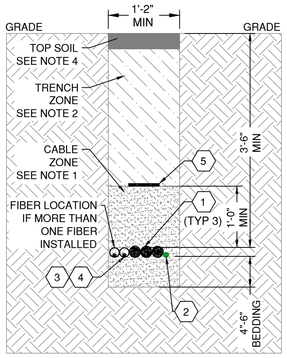
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Drawn	JAM6
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Designed	BARR
Approved	-

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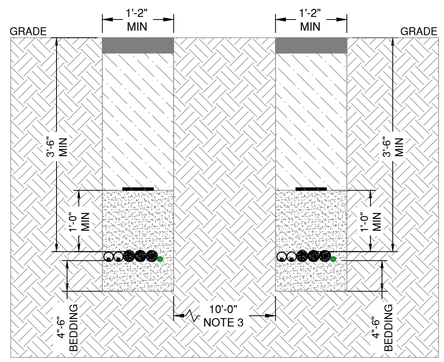
SAPPHIRE SOLAR
RIVERSIDE COUNTY, CALIFORNIA

MISCELLANEOUS
SECTIONS AND DETAILS

BARR PROJECT No.	
05331034.00	
CLIENT PROJECT No.	
-	
DWG. No.	REV. No.
C-11	N

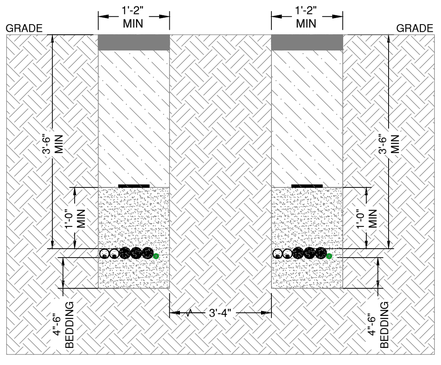


A TYPICAL MV TRENCH
SCALE: 3/4" = 1'-0"

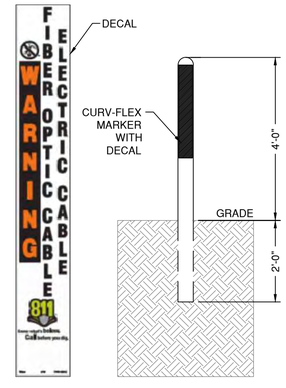


B TYPICAL PARALLEL MV TRENCH (3 OR 4 FEEDERS)
SCALE: 3/4" = 1'-0"

ITEM	DESCRIPTION
1	MV CABLE
2	COPPERCLAD STEEL MV TRENCH GROUND
3	12-STRAND SINGLE MODE FIBER
4	HDPE INNERDUCT
5	6" CABLE MARKING TAPE, RED, NON-DETECTABLE



C TYPICAL PARALLEL MV TRENCH (2 FEEDERS)
SCALE: 3/4" = 1'-0"



D CABLE MARKER
SCALE: NTS

NOTES FOR DETAILS A & B

1. CABLE ZONE - SCREENED, NATIVE MATERIAL FREE OF FOREIGN MATERIAL, DEBRIS, ORGANIC MATERIAL, SHARP OBJECTS, AND ROCKS GREATER THAN 3/8". COMPACTED TO 85% STANDARD PROCTOR DENSITY OR BETTER.
2. TRENCH ZONE - COMPACTED (85% OR BETTER), NATIVE BACKFILL, VISUALLY SCREENED AND FREE OF FOREIGN MATERIAL, DEBRIS, ORGANIC MATERIAL AND ROCKS GREATER THAN 4".
3. A MINIMUM SEPARATION OF 10'-0" IS REQUIRED FOR 3 OR 4 PARALLEL CIRCUITS. FOR GREATER THAN 4 PARALLEL CIRCUITS AND HOMERUNS IN VICINITY OF SUBSTATION MINIMUM SEPARATION SHALL BE INCREASED TO 22'-0".
4. STRIP, STOCKPILE, AND REPLACE TOPSOIL IF REQUIRED BY LANDOWNER. DO NOT MIX TOPSOIL WITH SUB SOIL.

PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION :

NO	REVIS

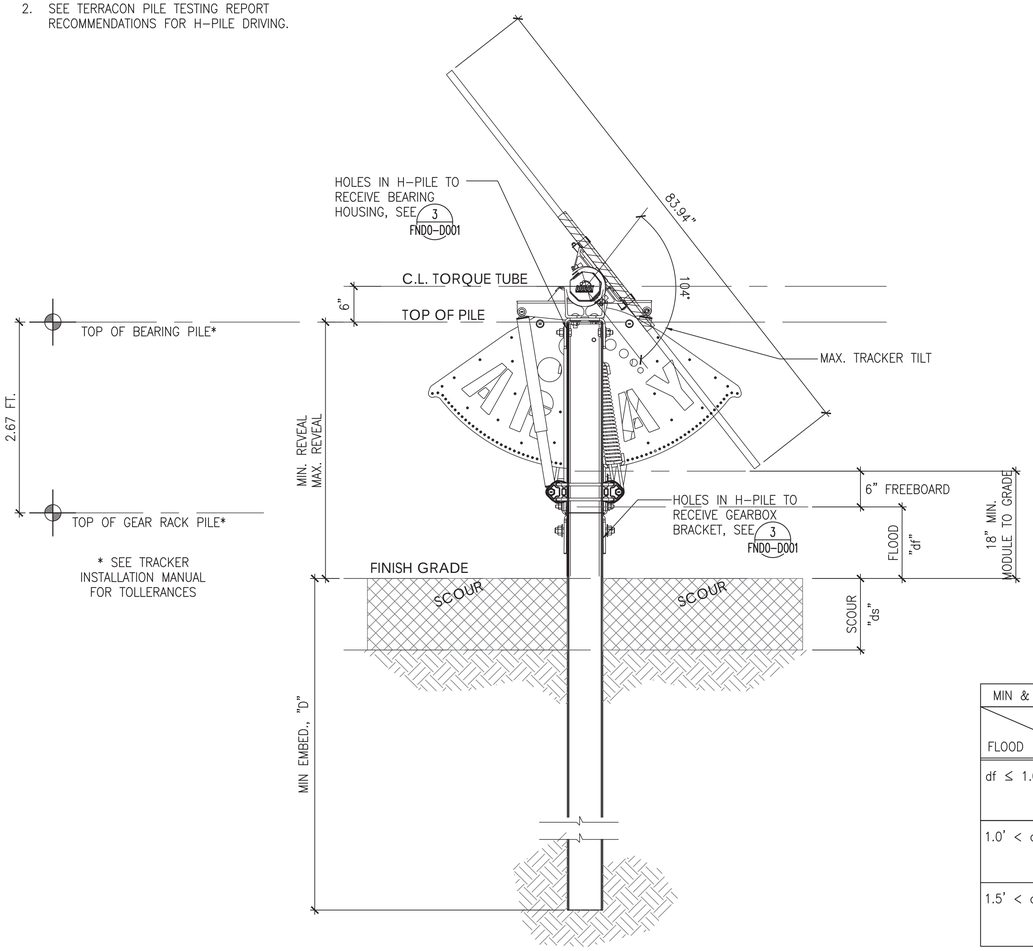
edf renewables

ENGINEERING RECORD		
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APPROVED		
VARIABLE	PLT SCALE:INDICATE	

SAPPHIRE SOLAR PROJECT
MV TRENCH DETAIL

DWG. NAME: NAME DRAWING
REVISION NO. :

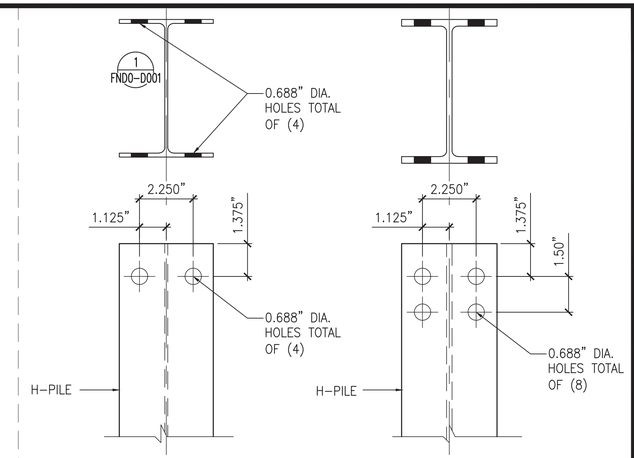
H-PILE NOTES:
1. H-PILE TO BE 50 KSI OR HIGHER Fy, GRADE A.S.T.M. A992, A572, A709, OR A769.
2. SEE TERRACON PILE TESTING REPORT RECOMMENDATIONS FOR H-PILE DRIVING.



FLOOD UP TO 1.0 FT.

1 FND0-D001 TYP. DRIVEN ARRAY (GEAR & BEARING) PILE FOUNDATION DETAIL
Scale: 1" = 1'-0"

MIN & MAX REVEAL TABLE					
FLOOD \ SCOUR		ds<1.1'	1.1<ds<2.3'	2.3<ds<2.9'	2.9<ds<5.8'
df ≤ 1.0'	DESIG: INSTALL MIN. REVEAL INSTALL MAX. REVEAL	A / H 3.58 4.58	B / J 3.58 4.58	C 3.58 4.58	D 3.58 4.58
1.0' < df ≤ 1.5'	DESIG: INSTALL MIN. REVEAL INSTALL MAX. REVEAL		G 4.08 5.08	G 4.08 5.08	E 4.08 5.08
1.5' < df ≤ 2.0'	DESIG: INSTALL MIN. REVEAL INSTALL MAX. REVEAL			F 4.58 5.58	F 4.58 5.58



3 FND0-D001 H-PILE HOLE LOCATIONS
Scale: 1" = 1'-0"

NOTE:
1. SEE ATI DRAWING FOR LOCATIONS OF INTERIOR AND EXTERIOR ARRAY AND MOTOR PIERS.
2. LENGTH SHOWN IS FOR ARRAY PIERS, GEAR RACK PIERS ARE 2'-8" SHORTER
3. EMBED. DEPTHS SHOWN IN TABLE ARE MINIMUM
4. EMBED, "D" IS EMBEDMENT OF PILE BELOW GRADE, AS INDICATED IN
5. "DF" INDICATES DESIGN DEPTH OF FLOOD.
6. "DS" INDICATES DESIGN DEPTH OF SCOUR.
7. ATI SYSTEM TO INCLUDE SETSCREWS TO ENGAGE A MINIMUM OF (7) SEISMIC PIERS IN EACH TRACKER ROW; (6) NON-MOTOR PIERS AND MOTOR PIER IN EACH ROW.

CLIENT

EDF renewables

STRUCTURAL ENGINEER OF RECORD

PROJECT NAME

SAPPHIRE SOLAR

PROJECT ADDRESS:

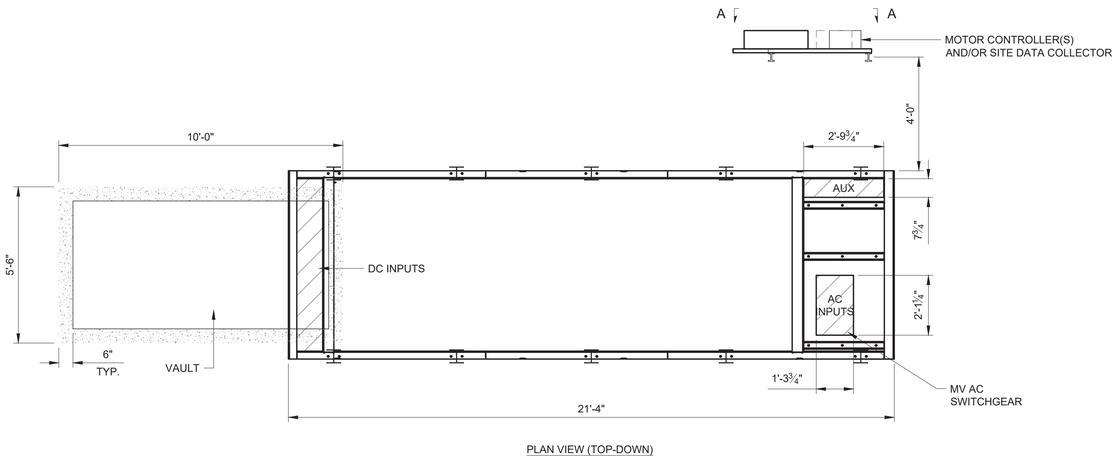
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MARK	DATE	DESCRIPTION
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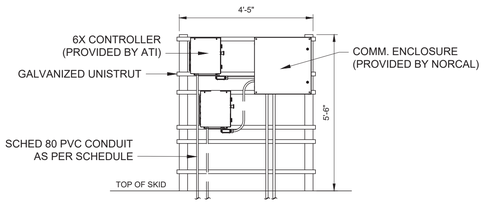
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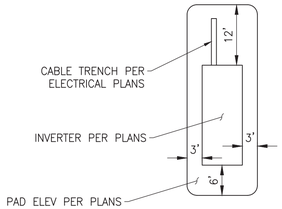
STRUCTURAL DETAILS

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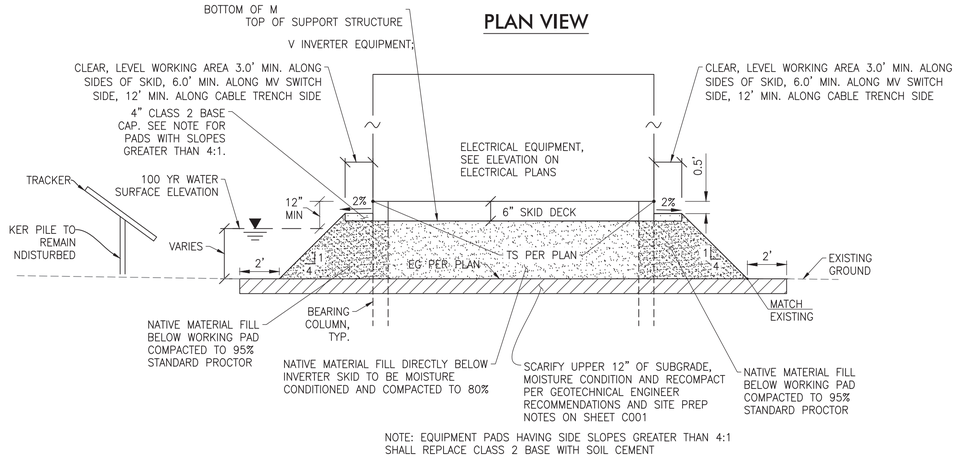


PLAN VIEW (TOP-DOWN)





PLAN VIEW



NOTE: EQUIPMENT PADS HAVING SIDE SLOPES GREATER THAN 4:1
SHALL REPLACE CLASS 2 BASE WITH SOIL CEMENT

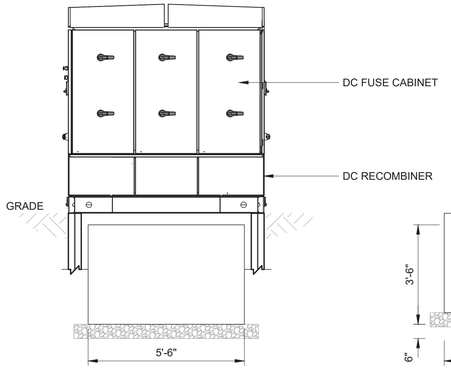
SECTION

DETAIL 1 - EQUIPMENT PAD GRADING

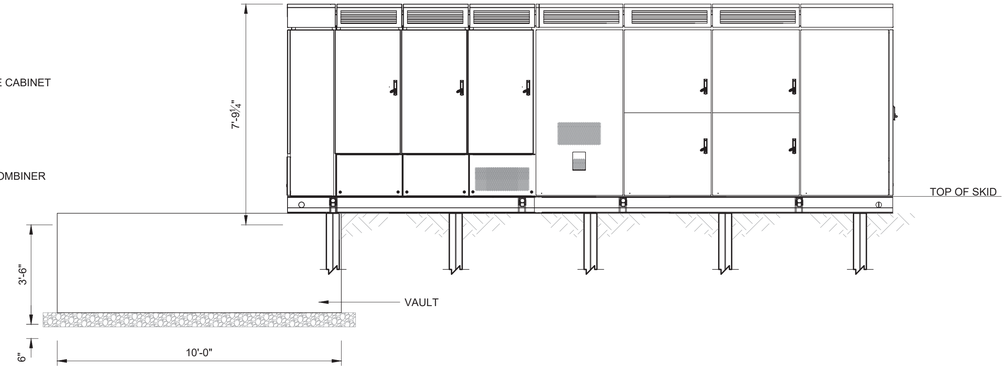
NOT TO SCALE

TRAC

U

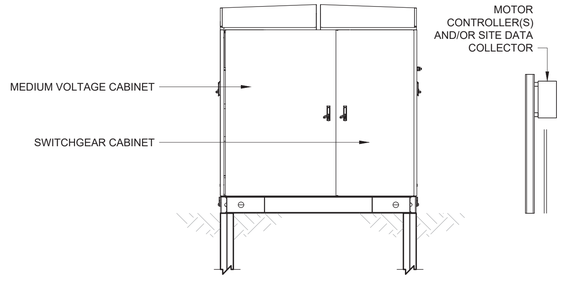


LEFT SIDE VIEW
(DC SIDE)

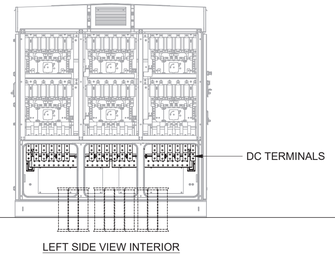


FRONT VIEW

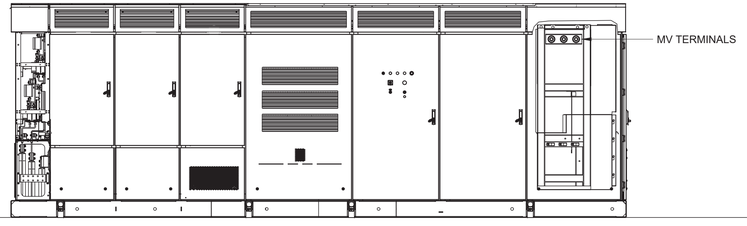
A
-
MOTOR CONTROLLER(S) AND/OR
SITE DATA COLLECTOR STATION
SCALE: N.T.S



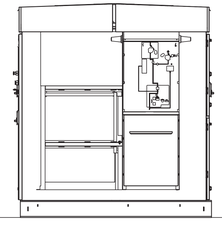
RIGHT SIDE VIEW
(AC SIDE)



LEFT SIDE VIEW INTERIOR
(DC SIDE)



FRONT VIEW INTERIOR



RIGHT SIDE VIEW INTERIOR
(AC SIDE)

SAPPHIRE
SOLAR PROJECT

INVERTER SKID
LAYOUT

SCALE: N.T.S.

0 1" 2"

BAR MUST SCALE 2" FOR FULL SIZE
OR 1" FOR HALF SIZE DRAWING

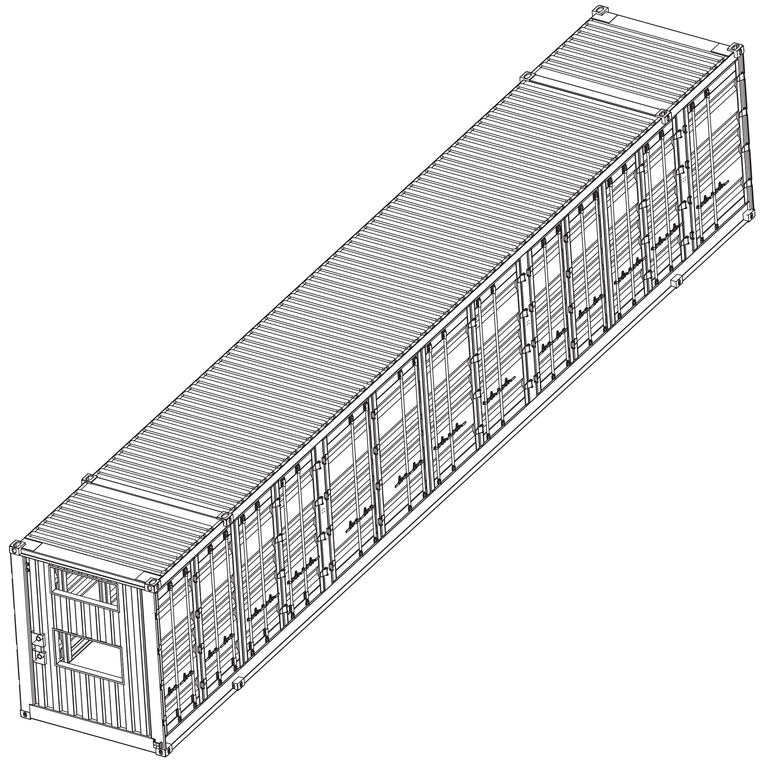
BESS Enclosures

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Notes:

1. Only to be used for 3 & 4Hr project.
2. M6 and M8 thread shall be rivet or welding nuts.
3. Internal floor flatness of container shall be 4mm/ 2000mm(±2mm).
4. Container external surfaces shall be RAL9016 Traffic White.
5. Interior surfaces shall be RAL7035 Gray.
6. Composite insulation board shall be white.
7. FSS/ Air Conditioning cable layout for reference only.
8. Adjust Container Door Insulation Layer according to actual technological requirements.
9. All fasteners shall be locking type.
10. Permanent mark on Control Room door: MAX GROSS LOAD 67000KG
11. Ensure proper grounding of HVAC air duct, metal mesh cable tray, cable trunking and conduit.
12. FSS conduit and Junction boxes shall be RAL3020 Traffic Red.
13. Interior fasteners shall be 8.8 Grade, unless otherwise specified.
14. Deburr edges of 20 x 20 tube for fastening air duct, metal mesh cable tray and cable trunking.
15. Enclosure to comply to NEMA Type 3 specifications.
16. Apply NEMA (P10800-01083-005) and NFPA (P10800-01083-004) Labels approx. where shown.



Isometric View for reference only
Scale: None

GENERAL NOTES

1. CABLE TRAY AND OVERHEAD MECHANICAL REMOVED FOR CLARITY.
2. SHOWN CLEARANCES ARE FOR THE ENCLOSURE ONLY. AHJ CODES AND STANDARDS, INSTALLATION AND SITE SPECIFICS MUST BE CONSIDERED IN FINAL DETERMINATION.
3. FOR 3 AND 4 OR GREATER DURATION PROJECTS ONLY.

1. PRIMARY UNITS:
   US STANDARD IN FEET AND INCHES
2. ALTERNATE UNITS:
   METRIC IN MILIMETERS

A
S-010

ENCLOSURE GENERAL ARRANGEMENT

SCALE: NTS

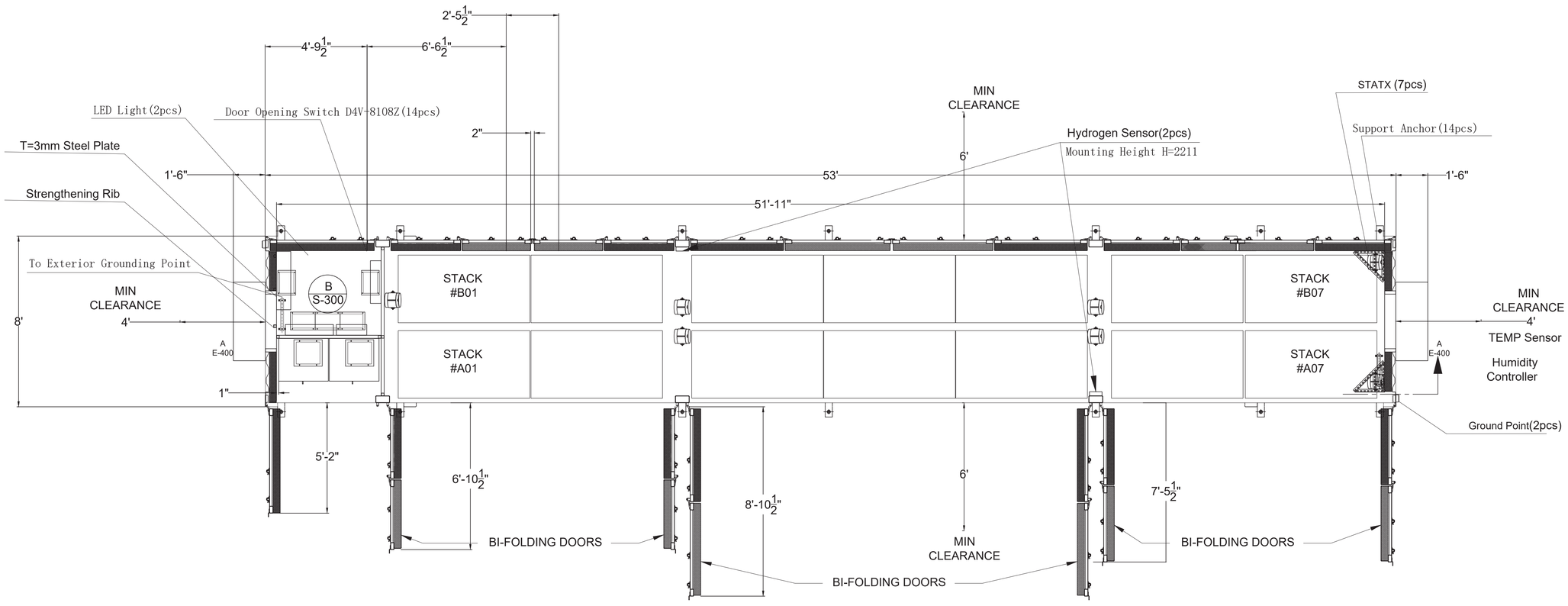
FOR GUIDANCE ONLY

GENERAL ARRANGEMENT

SHEET NO.

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A / S-210 BESS ENCLOSURE GENERAL ARRANGEMENT

SCALE: NTS

GENERAL NOTES

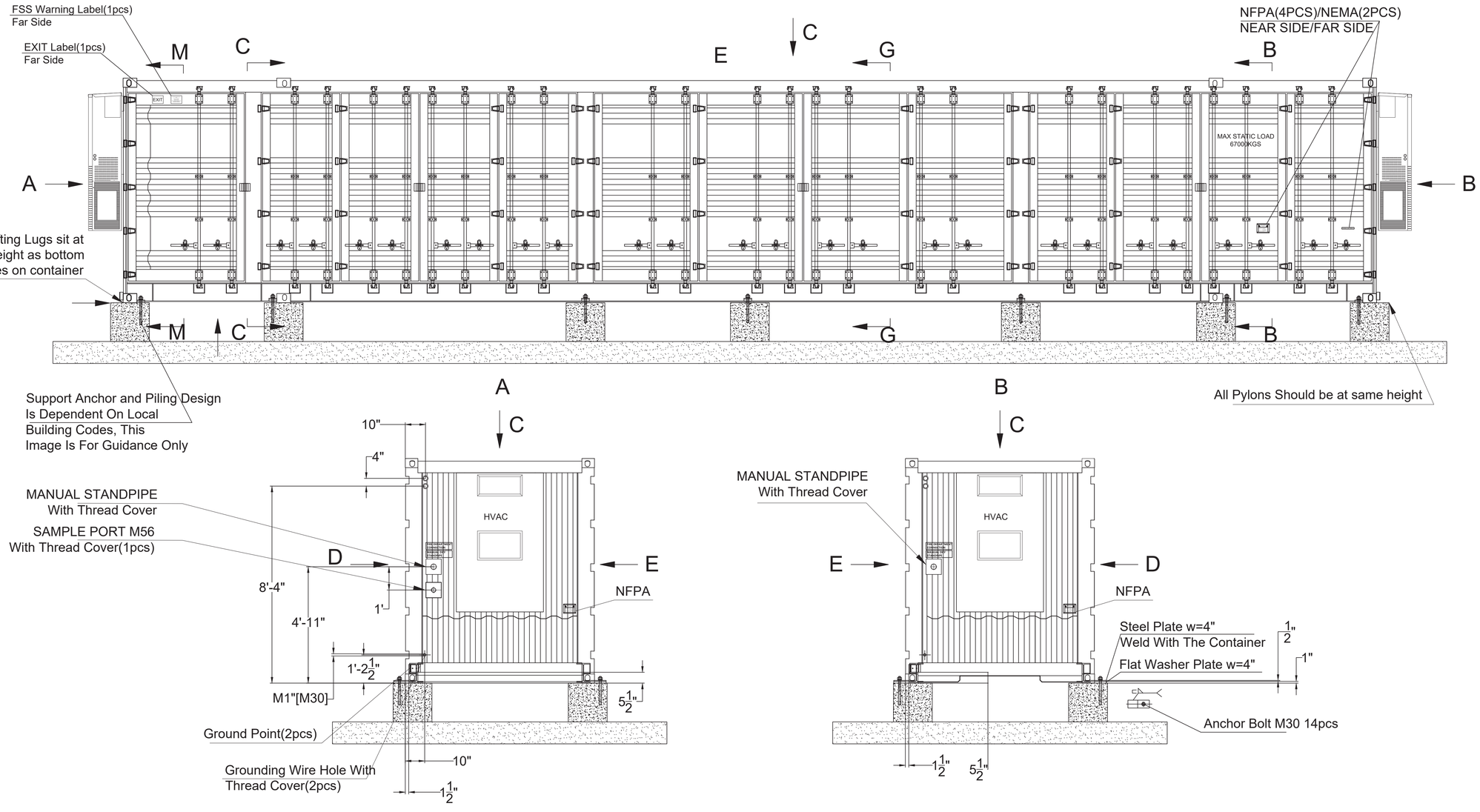
1. CABLE TRAY AND OVERHEAD MECHANICAL REMOVED FOR CLARITY.
2. SHOWN CLEARANCES ARE FOR THE ENCLOSURE ONLY. AHJ CODES AND STANDARDS, INSTALLATION AND SITE SPECIFICS MUST BE CONSIDERED IN FINAL DETERMINATION.
3. FOR 3 AND 4 OR GREATER DURATION PROJECTS ONLY.

1. PRIMARY UNITS:
   US STANDARD IN FEET AND INCHES
2. ALTERNATE UNITS:
   METRIC IN MILIMETERS

FOR GUIDANCE ONLY	GENERAL ARRANGEMENT	SHEET NO.

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A / S-210 BESS ENCLOSURE GENERAL ARRANGMENT

SCALE: 1:20

GENERAL NOTES

1. FOR 3 HOURS OR GREATER DURATION PROJECTS ONLY.

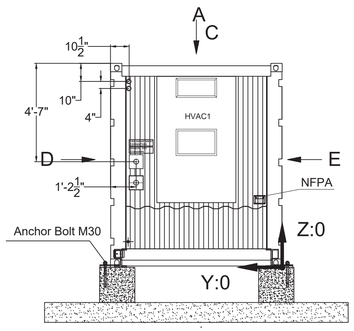
FOR GUIDANCE ONLY

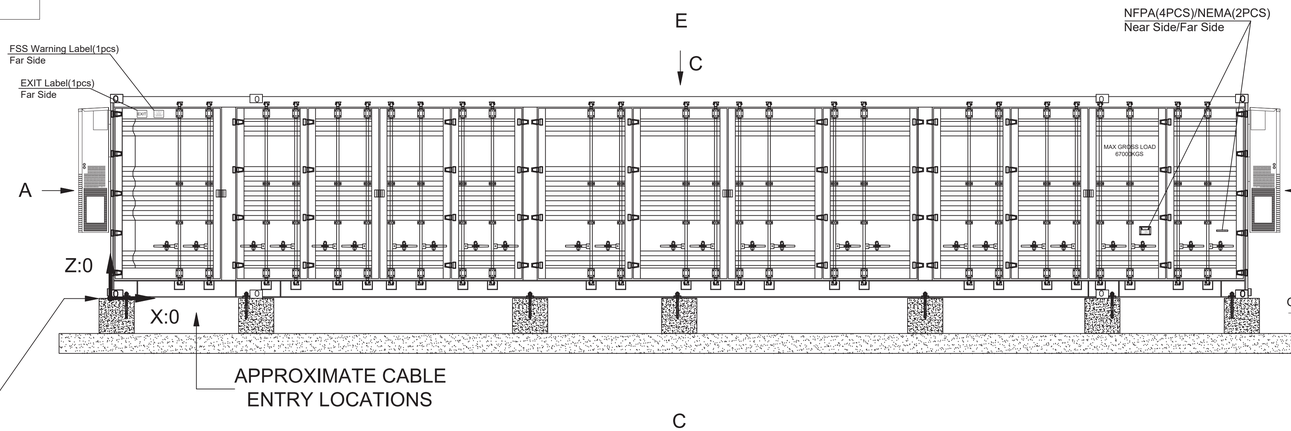
ENCLOSURE EXTERIOR

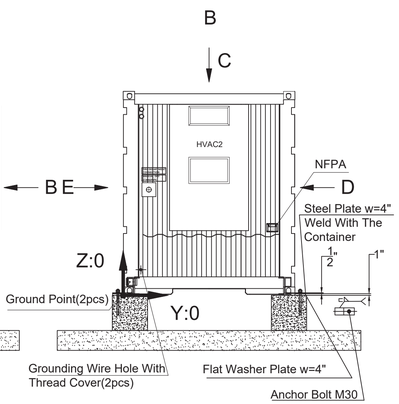
SHEET NO.

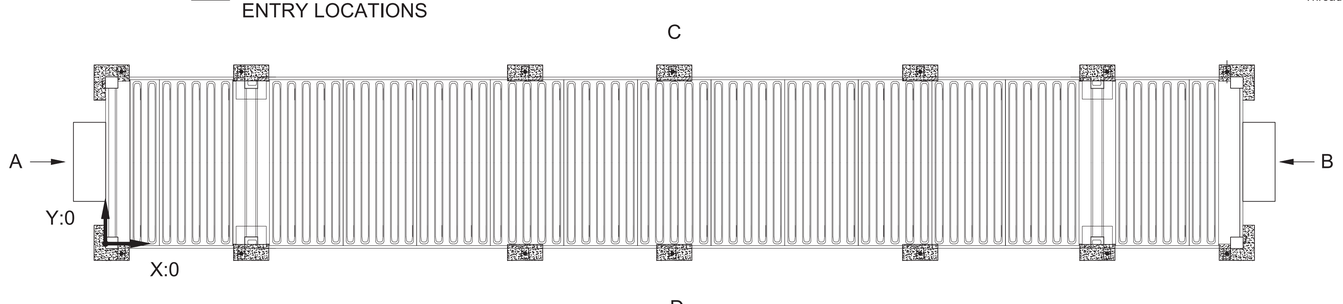
NOTICE OF PROPRIETARY RIGHTS

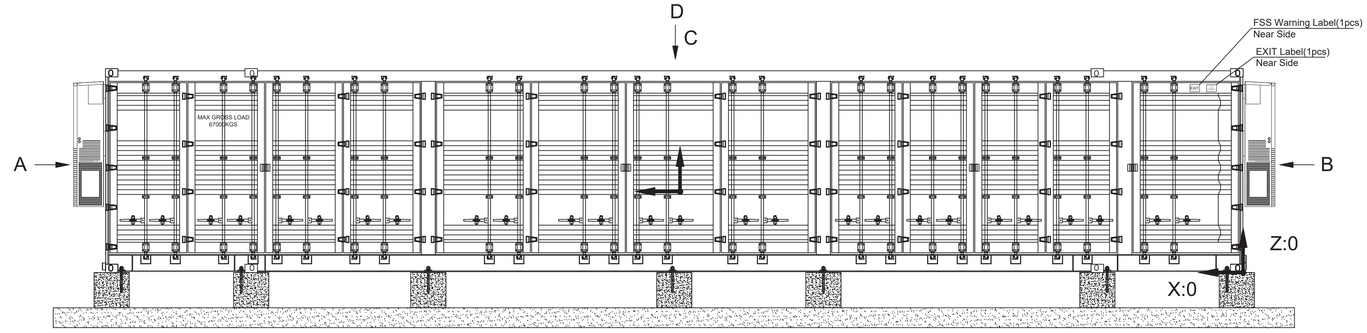
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GENERAL NOTES

1. ENCLOSURE TOTAL WEIGHT WITH STACK360S: 134,788 LBS.
2. ENCLOSURE WEIGHT WITHOUT STACK360S: 29,788 LBS.
3. FOR 3 HOURS OR GREATER DURATION PROJECTS ONLY.
4. SEE "STACK360 INSTALLATION MANUAL" FOR MORE DETAILS.
5. FOR OTHER CENTER OF GRAVITY CONFIGURATIONS SEE "CENTER OF GRAVITY CALCULATION SPREADSHEET"

DISTANCE TO CENTER OF GRAVITY

COG POSITION	CMX	CMY	CMZ
FT'	25'-1 3/4"	3'-11 3/4"	4'-3 3/8"
CM	767	121	131

NO.	DATE	REVISION	DR	BY

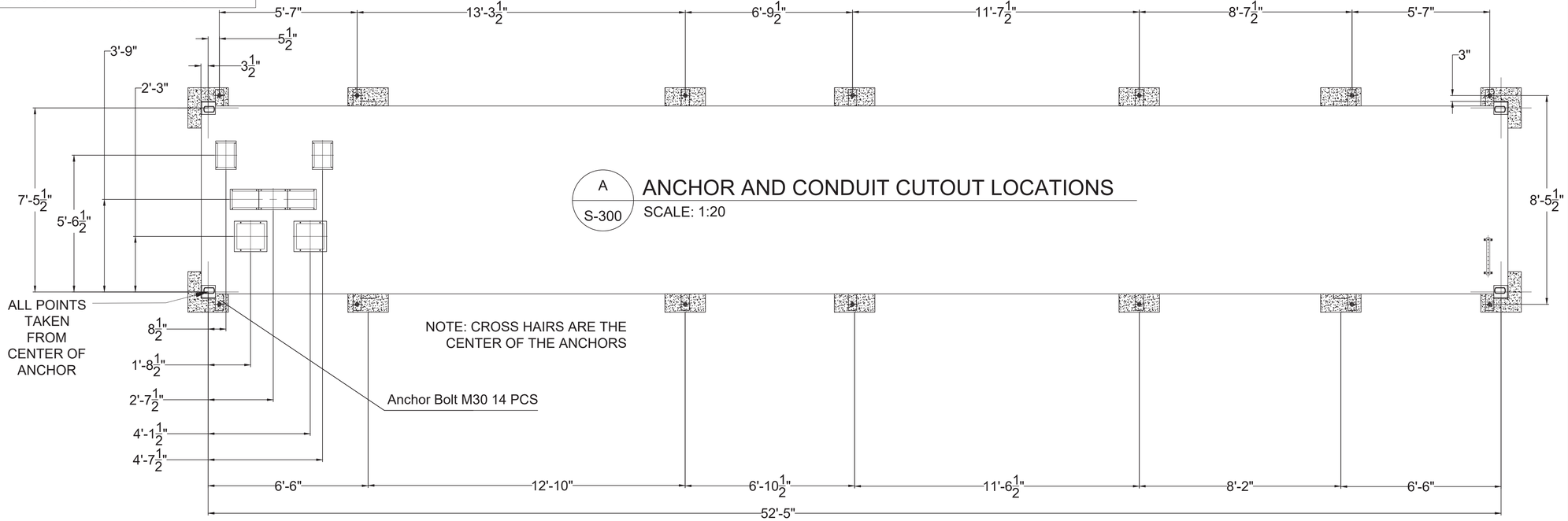
FOR GUIDANCE ONLY

BESS ENCLOSURE CENTER OF GRAVITY

SHEET NO.
S-200

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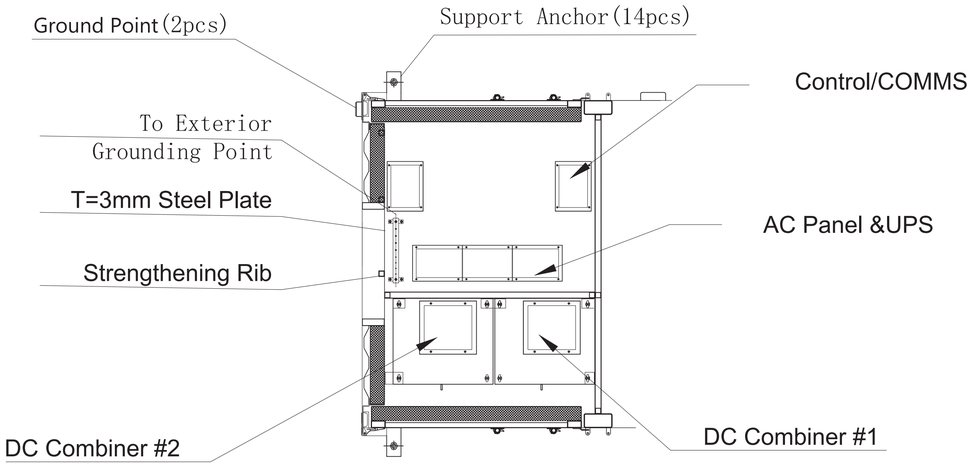


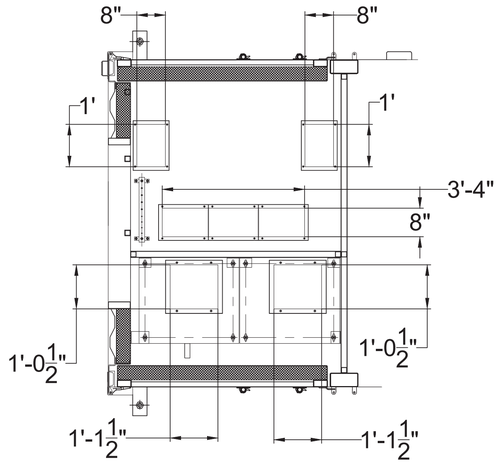
A S-300 ANCHOR AND CONDUIT CUTOUT LOCATIONS

SCALE: 1:20

GENERAL NOTES

1. THE ENCLOSURE SHALL BE INSTALLED ON A LEVEL SURFACE SUCH AS CONCRETE FOUNDATION OR STRUCTURAL PAD.
2. THE FOUNDATION MUST BE STRONG ENOUGH TO SUPPORT THE BATTERIES AND ALLOW FOR ANY ANCHORAGE AND SEISMIC RESTRAINTS AS REQUIRED BY LOCAL AHJ.
3. FOUNDATIONS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. THE SIZE AND SHAPE MAY VARY.
4. GROUNDING GRID MUST BE IN PLACE BEFORE CONCRETE IS POURED.
5. DRAWING IS ONLY SHOWING LOCATIONS OF SUPPORT POINTS WHEN USING PILLARS. FOUNDATION AND ANCHORING RECOMMENDATIONS ARE DESCRIBED IN DETAIL IN THE FOLLOWING DOCUMENT: POWIN ENCLOSURE FOUNDATION OPTIONS





B S-300 CONDUIT CUTOUT DIMENSIONS

SCALE: 1:20

1. PRIMARY UNITS: US STANDARD IN FEET AND INCHES
2. ALTERNATE UNITS: METRIC IN MILIMETERS

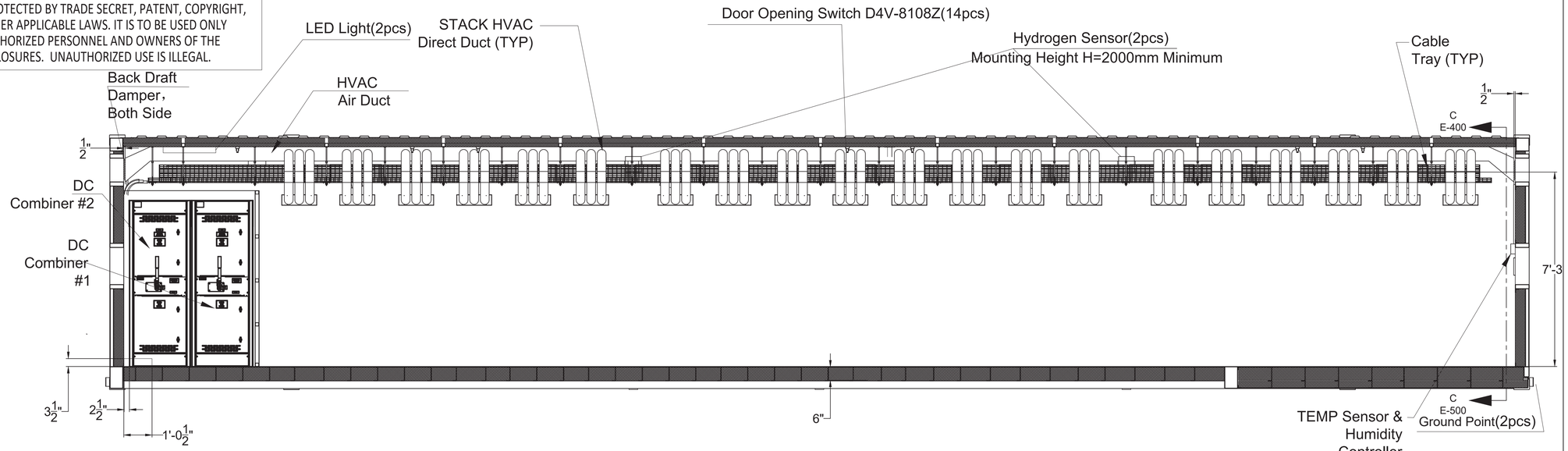
FOR GUIDANCE ONLY

BESS ENCLOSURE ANCHORS AND CONDUIT CUTOUTS

SHEET NO.

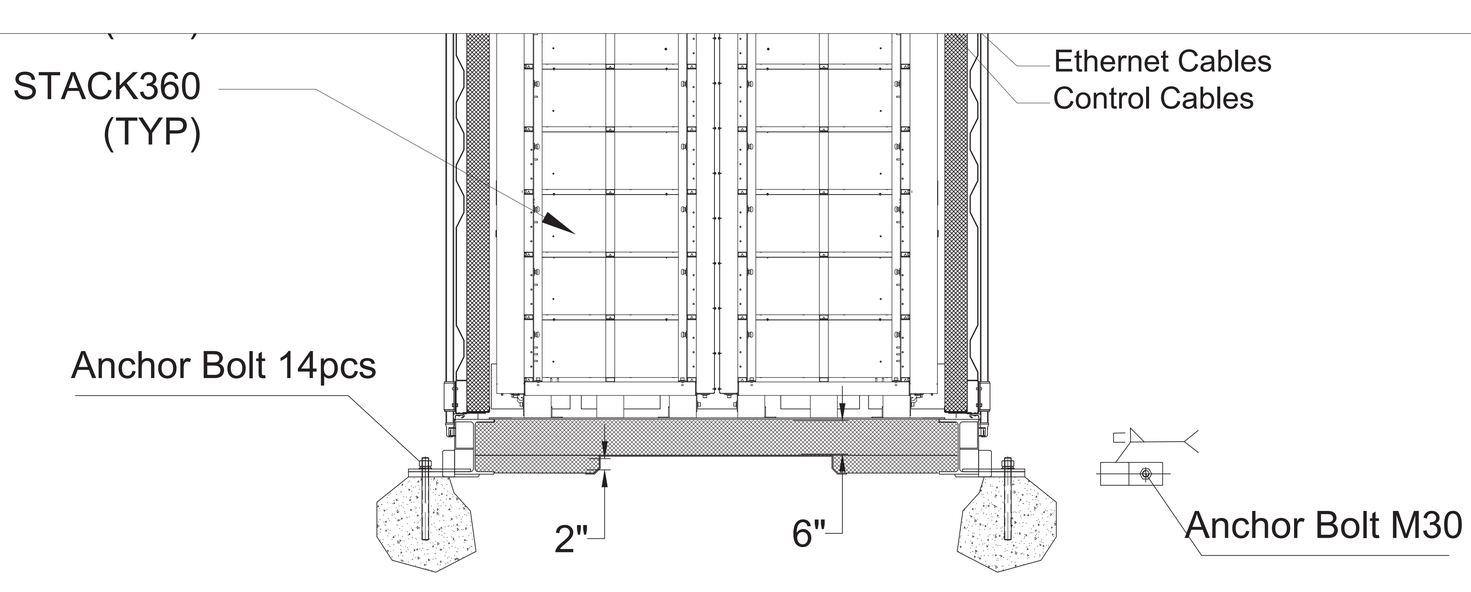
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A S-400 ENCLOSURE ELEVATION

SCALE: 1:20



C S-400 EQUIPMENT ELEVATION

SCALE: 1:20

GENERAL NOTES

1. FOR 3 HOURS OR GREATER DURATION PROJECTS ONLY.

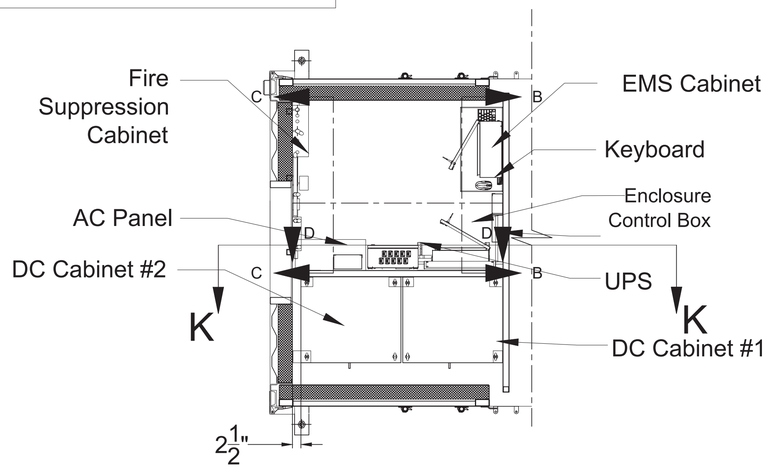
FOR GUIDANCE ONLY

BESS EQUIPMENT ELEVATIONS

SHEET NO.

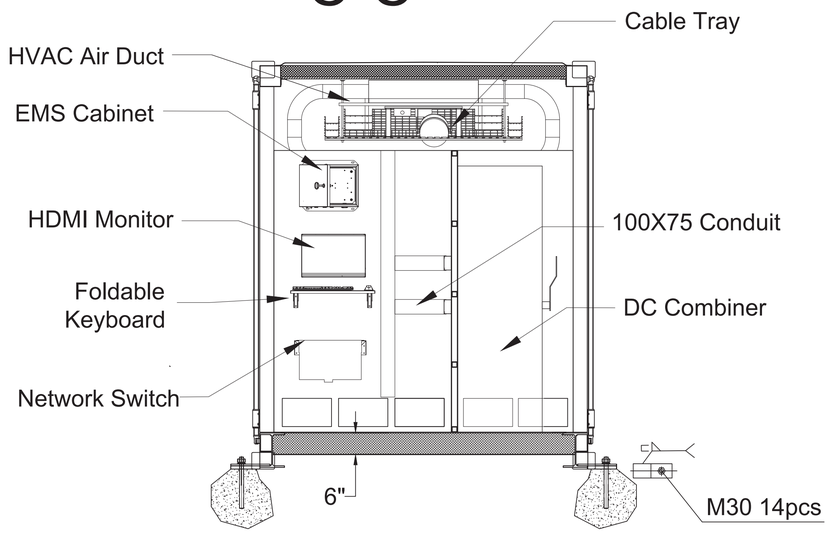
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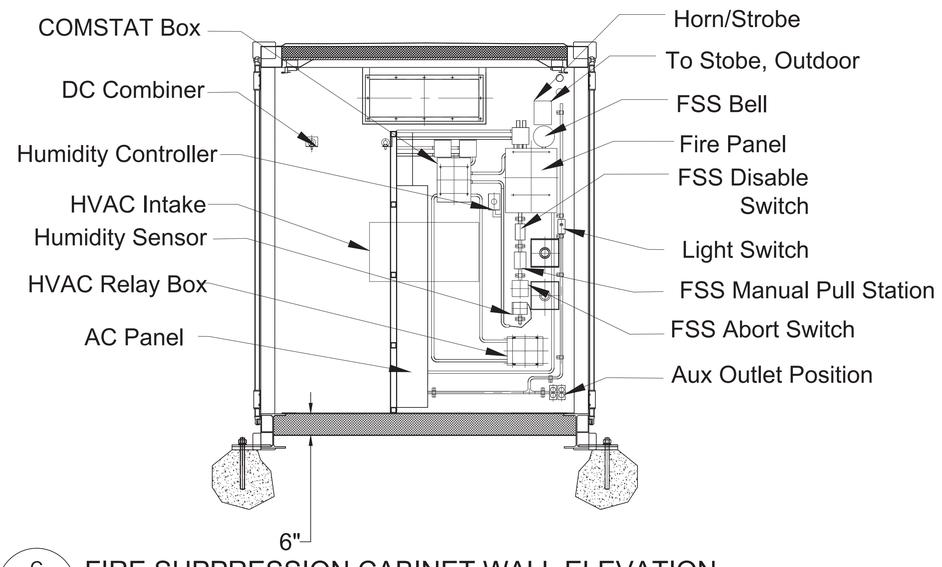
A S-410 ENCLOSURE ELEVATION
SCALE: 1:20

C-C



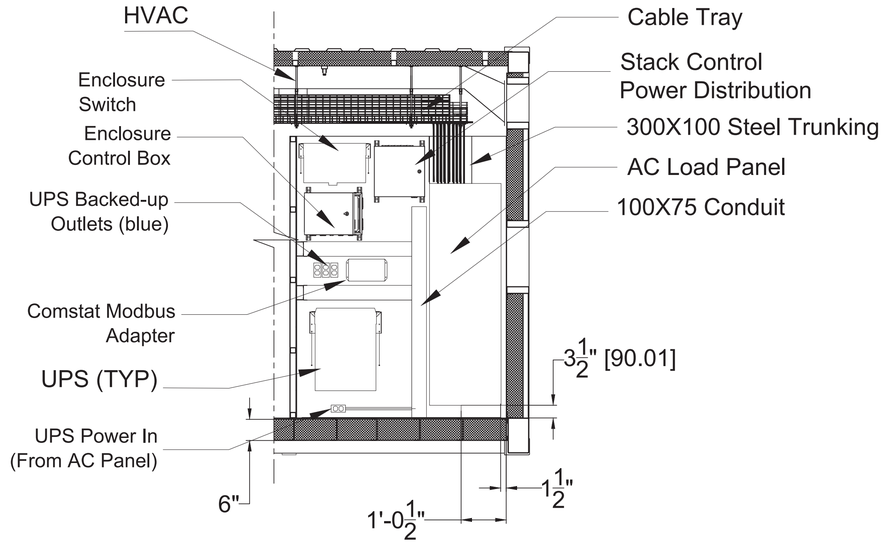
B S-410 CONTROLS WALL ELEVATION
SCALE: 1:20

M-M



C S-410 FIRE SUPPRESSION CABINET WALL ELEVATION
SCALE: 1:20

K-K



D S-410 AC CABINET WALL ELEVATION
SCALE: 1:20

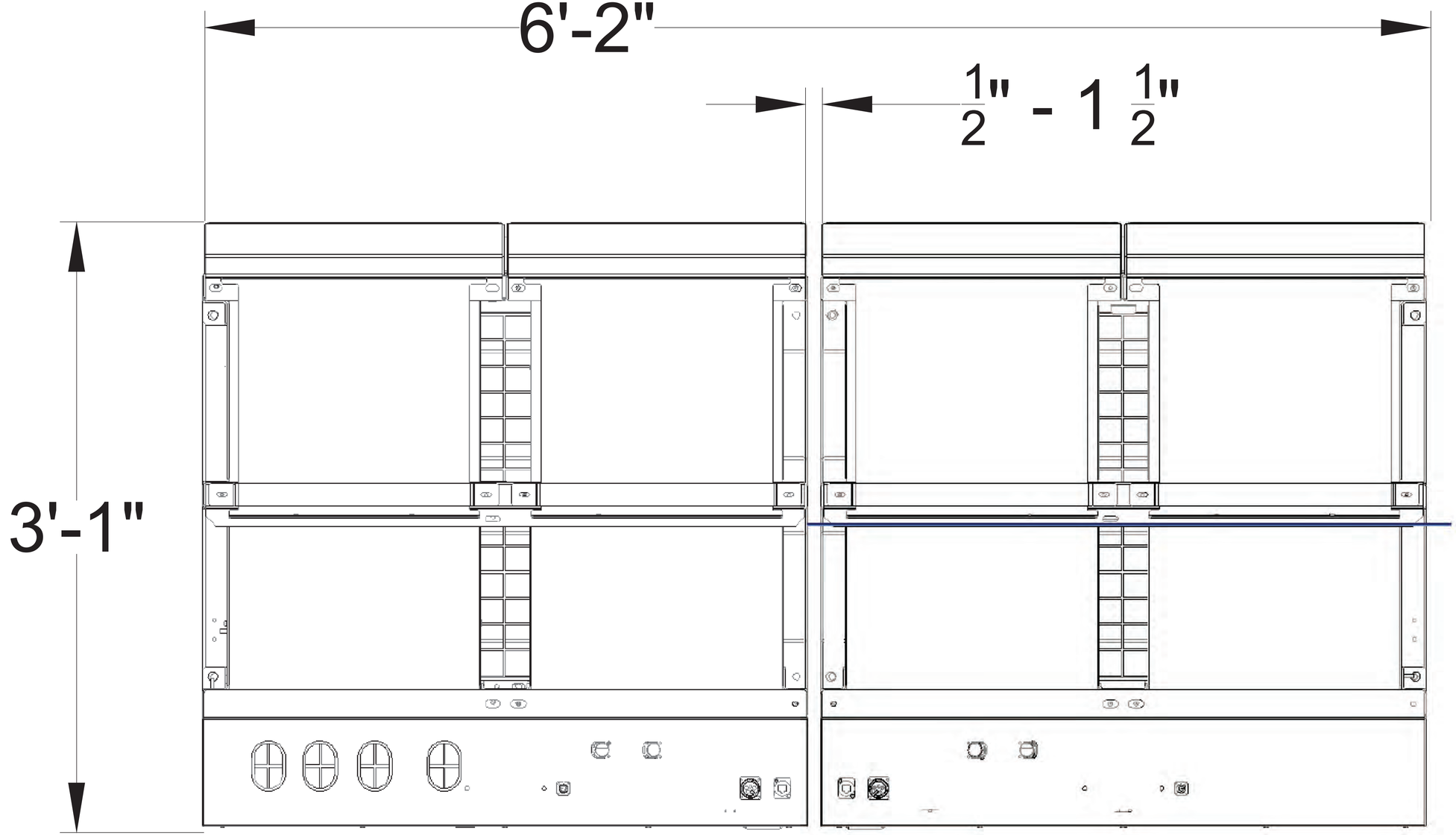
FOR GUIDANCE ONLY

BESS EQUIPMENT ELEVATIONS

SHEET NO.

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GENERAL NOTES

1. STACK360 WEIGHT: ~7,500 POUNDS
2. OPERATING TEMPERATURE: 5°C TO 45°C
3. HUMIDITY: <=85%
4. SHALL BE INSTALLED IN A LOCATION SELECTED TO PREVENT THE MIGRATION OF DUST AND PARTICULATES INTO THE ENCLOSURE.
5. DO NOT EXPOSE TO DIRECT SUNLIGHT OR NEAR HEAT SOURCES.
6. IF A BATTERY STACK IS DAMAGED IN ANY WAY IT MUST BE CONSIDERED HAZARDOUS UNTIL CONFIRMED SAFE BY THE POWIN COMMISSIONING TEAM.
7. SEE "STACK360 INSTALLATION MANUAL" FOR INSTRUCTIONS.
8. NEVER TOUCH INTERNAL COMPONENTS OF THE STACK, EVEN WHILE STACK IS DISCONNECTED.

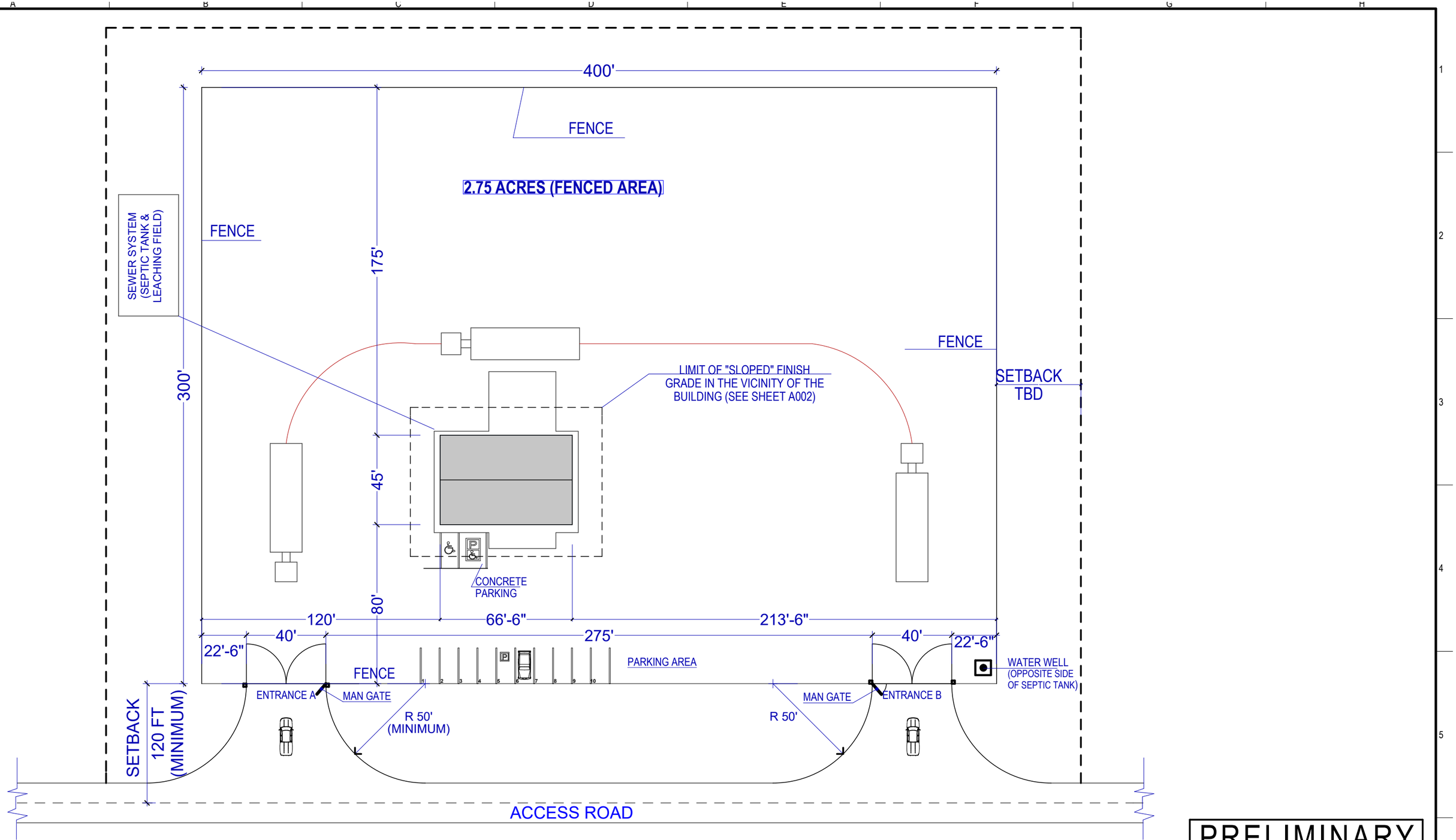
1. PRIMARY UNITS:
   US STANDARD IN FEET AND INCHES
2. ALTERNATE UNITS:
   METRIC IN MILLIMETERS

FOR GUIDANCE ONLY

STACK360

SHEET NO.

O&M Building



PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION :

NO	REVIS	DATE	BY	AP

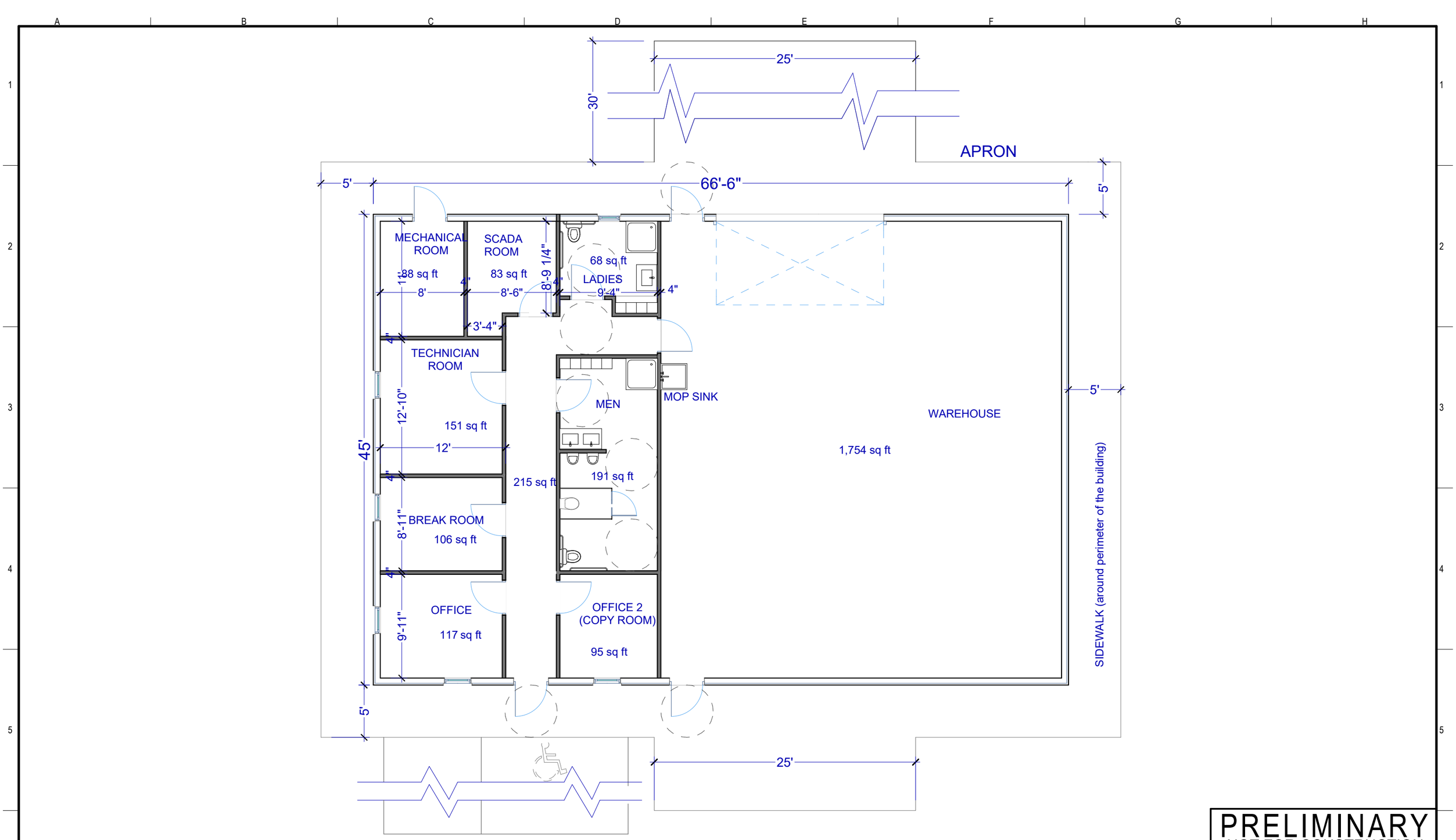
edf renewables

ENGINEERING RECORD		
DRAWN		
DESIGNED		
CHECKED		
APPROVED		
VARIABLE	PLT SCALE: 1:1	

SAPPHIRE SOLAR PROJECT

O&M BUILDING FLOOR PLAN

DWG. NAME	O&M-66.5X45-300S-C101	REVISION NO.:



PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION :

NO	REVISION	DATE	BY	AP

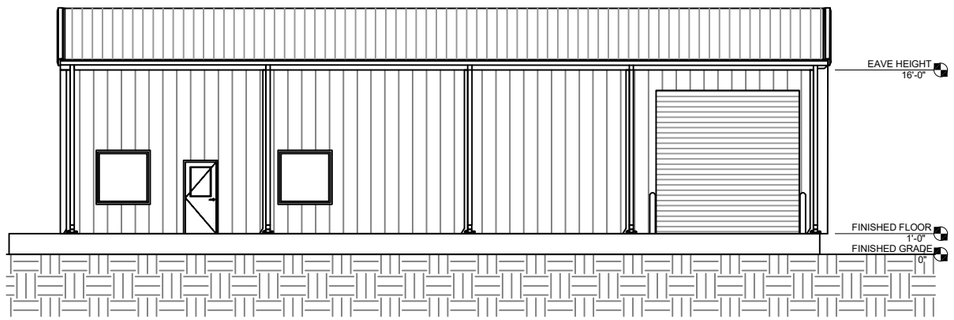
edf renewables

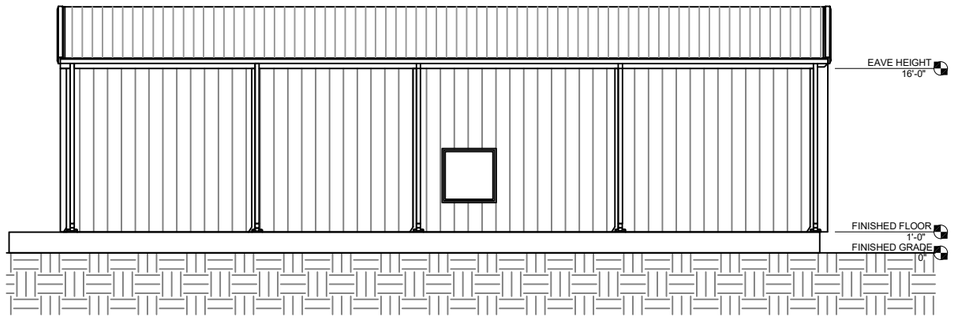
ENGINEERING RECORD		DATE
DRAWN		
DESIGNED		
CHECKED		
APPROVED		
VARIABLE	PLT SCALE: 1:1	

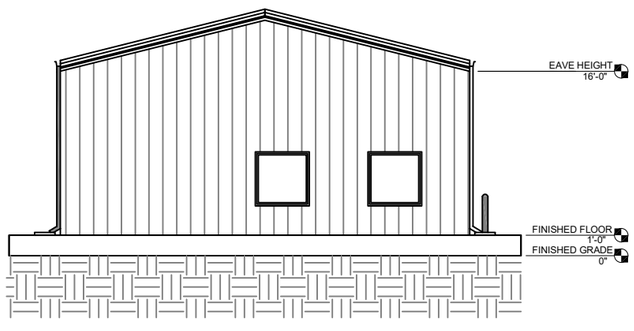
SAPPHIRE SOLAR PROJECT

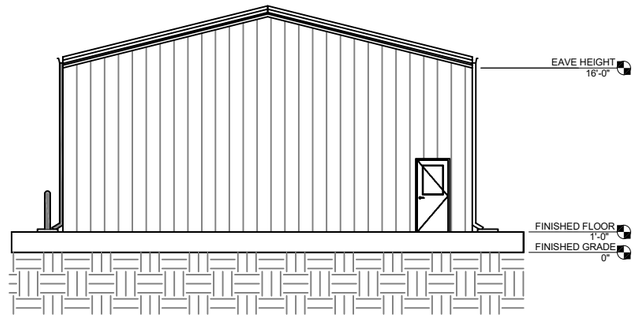
O&M BUILDING FLOOR PLAN

DWG. NAME	O&M -66.5X45-300S-A001	REVISION NO.:









PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION:

NO	REVISION	DATE	BY	APR
A	O&M BUILDING ELEVATIONS	MAY 26, 2023	JR	XX

ENGINEERING RECORD		DATE
DRAWN		
DESIGNED		
CHECKED		
APPROVED		
DWG SCALE: NOT TO SCALE		

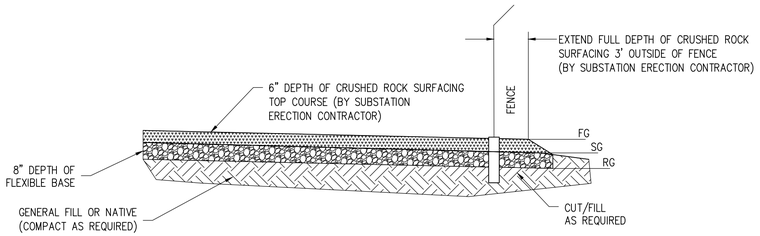
SAPPHIRE SOLAR PROJECT

O&M BUILDING ELEVATIONS

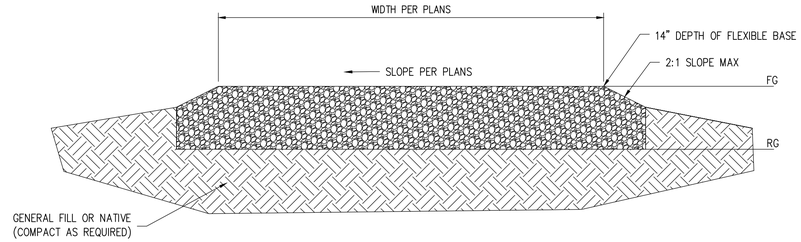
DWG. NAME

REVISION NO. : A

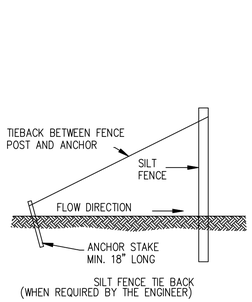
Substation



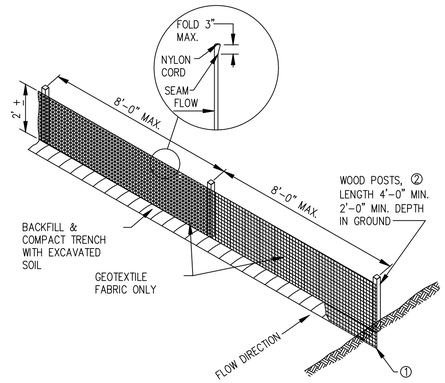
GENERAL YARD SURFACING DETAIL (01, P002-02)
SCALE: NONE

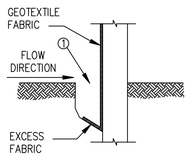


ACCESS ROAD AND APPROACH DETAIL (BY BELOW GRADE CONTRACTOR) (02, P002-02)
SCALE: NONE



SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)





NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

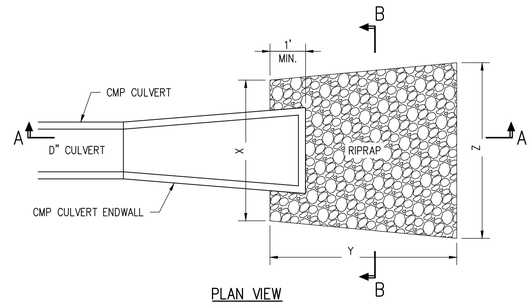
TRENCH DETAIL

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

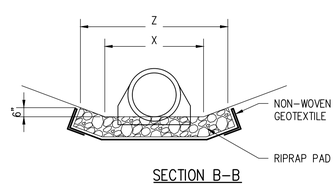
① TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.

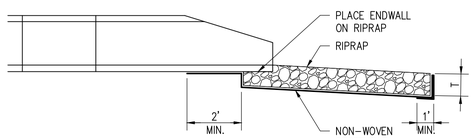
SILT FENCE DETAILS (04, P002-02)
SCALE: NONE



PLAN VIEW
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



SECTION A-A
SCALE: N.T.S.

DIMENSION TABLE

D	X	Y	Z	T
12	48	36	48	12
15	54	36	60	15
18	60	36	72	18
21	66	42	72	18
24	72	48	72	18
27	78	54	81	18
30	84	60	90	18
36	96	72	108	18
42	102	84	117	18
48	108	84	126	18
54	124	96	180	18
60	130	96	192	18
66	126	108	216	18
72	132	108	216	18

DIMENSIONS IN INCHES

NOTES

1. RIPRAP D_{50}=6"
2. RIPRAP SHALL BE INSTALLED PER THE REQUIREMENTS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION"
3. GEOTEXTILE SHALL BE MIRAFI 140 N OR APPROVED EQUAL

OUTLET PROTECTION (03, P002-02)
SCALE: NONE

LEGEND

NOTES

1. FOR GRADING NOTES SEE SHEET P002-02

PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\300 DESIGN\320 CIVIL AND STRUCTURAL\322 SITE DESIGN\SAPPHIRE SOLAR C3D 23.02.23-SIMPLIFIED EG.DWG LAST SAVED BY: kjfulton 3/3/2023 12:31 PM PLOTTED BY: Kyle J. Fulton 3/3/2023 12:31 PM Tab:Site Grading Details

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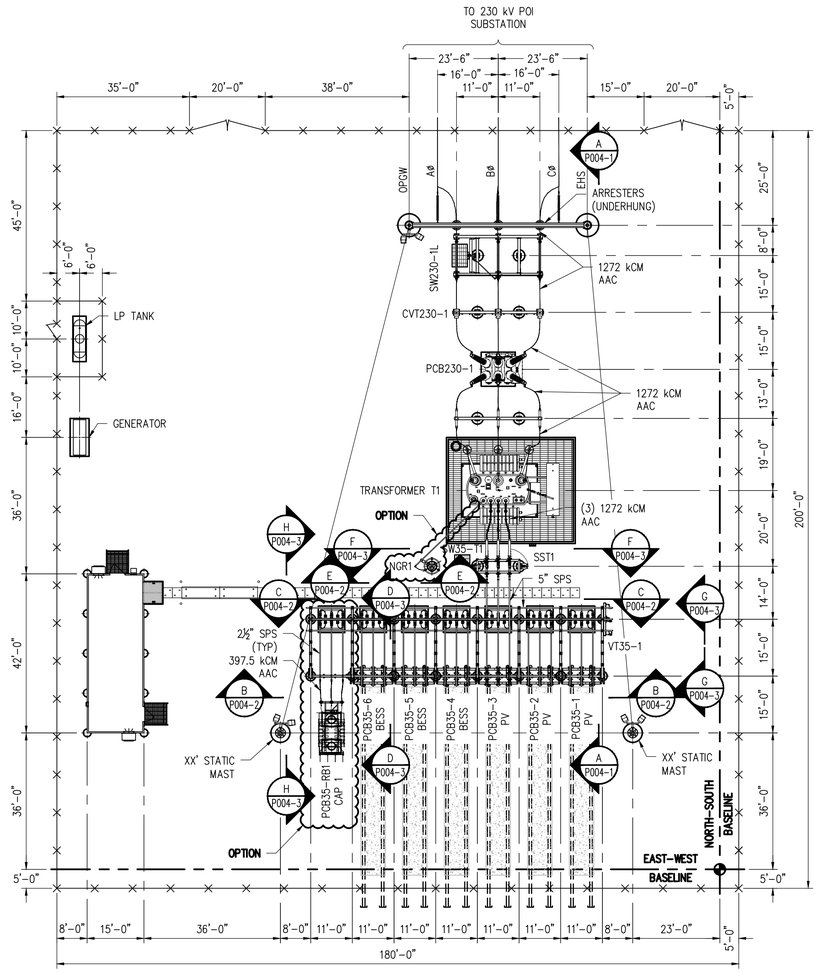
NO	REVISION	DATE	BY	APR
0A	PRELIMINARY	03/03/23	KJF	CAJ

edf renewables

ENGINEERING RECORD		DATE
DRAWN	FULTON	02/28/23
DESIGNED	FULTON	02/28/23
CHECKED	FOSTER	03/03/23
APPROVED	JOBES	03/03/23
DWG SCALE: AS SHOWN	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
GRADING DETAILS

DWG. NAME: SPS-D-P002-04 | REVISION NO : 0A



NOTES

1. SEE DRAWING D-P001-1 FOR DRAWING LIST.
2. SEE DRAWING B-Z001 FOR BILL OF MATERIALS.
3. ALL LOAD CARRYING JUMPERS ARE 1272 KCM AAC UNLESS NOTED OTHERWISE.
4. ALL RIGID BUS SECTIONS ARE 2 1/2" SPS AL UNLESS NOTED OTHERWISE.
5. EQUIPMENT ON HOLD FOR VENDOR DRAWINGS.

LEGEND

- BASELINE MARKER
- BASELINE
- FENCE
- STRUCTURE MOUNTED YARD LIGHTING
- A / P004-1 — INDICATES ELEVATION A; INDICATES DRAWING ON WHICH ELEVATION APPEARS "D-P004-1"

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (900kV BIL)

LIVE PARTS: MIN ø-G=71"
MIN ø-ø=89"

TO GRADE: 15'-0" (BUS)
27'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)

LIVE PARTS: MIN ø-G=13"
MIN ø-ø=18"

TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

PRELIMINARY

0 10FT 20FT 40FT
SCALE: 1"=20'-0"

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P003-1.DWG LAST SAVED BY: dakonkol 3/1/2023 3:02 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:23 PM Tab:SPS-D-P003-1

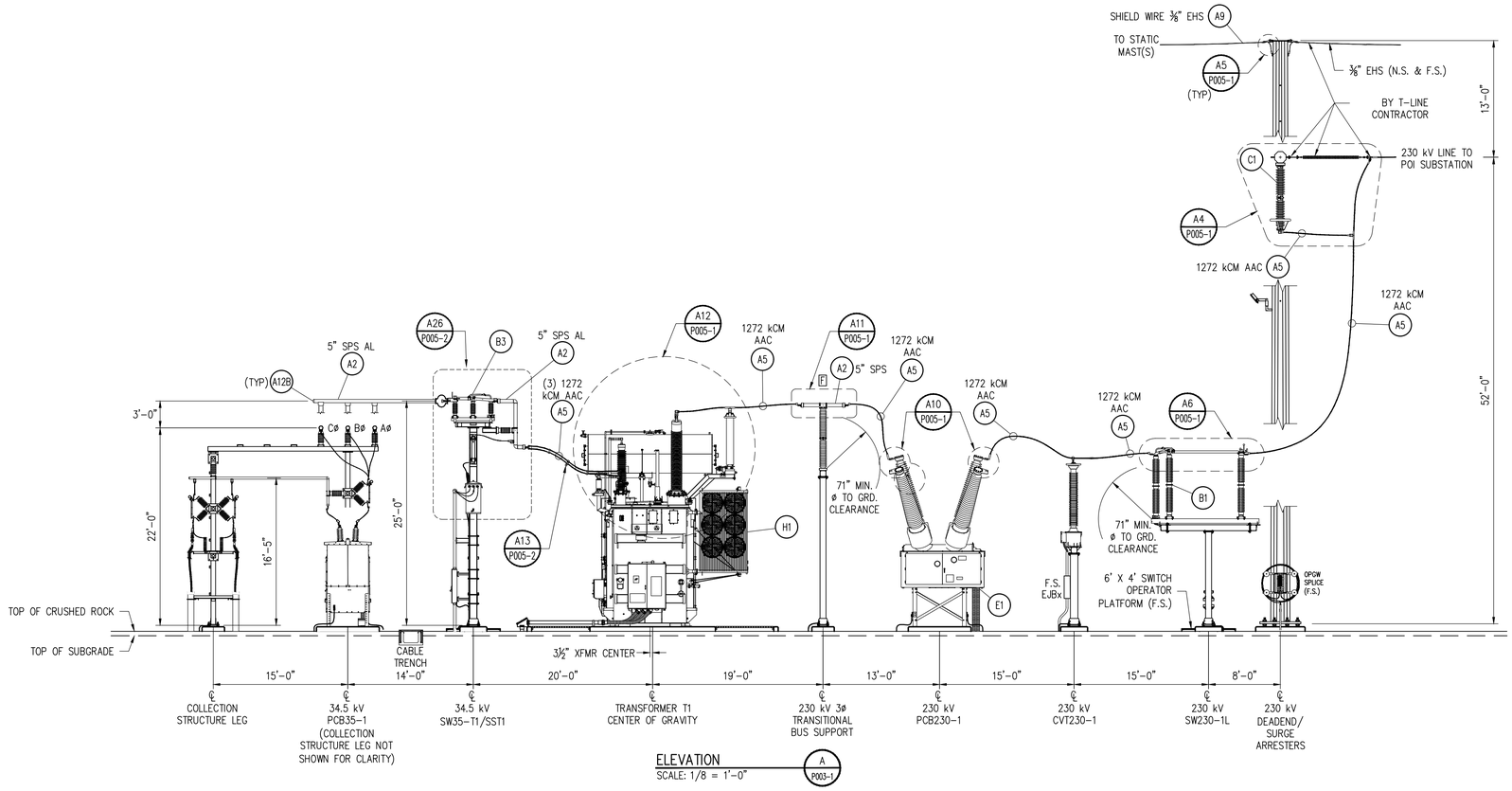
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BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	PMC	MPS

ENGINEERING RECORD		DATE
DRAWN	CHWALEK	01/23
DESIGNED		
CHECKED	SINCLAIR	–
APPROVED	–	–
DWG SCALE: 1" = 20'	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
GENERAL ARRANGEMENT

DWG. NAME: SPS-D-P003-1
REVISION NO : A



ELEVATION
SCALE: 1/8 = 1'-0"

A P003-1

0 4FT 8FT 16FT
SCALE: 1/8"=1'-0"

NOTES

1. REFER TO DRAWING SPS-B-Z001 FOR BILL OF MATERIALS.
2. SUBSTATION CONTRACTOR TO PROVIDE BOLTS, NUTS AND WASHERS AS REQUIRED FOR BUS FITTINGS AND TO MOUNT EQUIPMENT TO STRUCTURES.
3. PLACE ALL BUS SUPPORT STANDS, SWITCH STANDS, DEAD ENDS AND STATIC MASTS ON LEVELING NUTS. BUS HEIGHTS ARE FROM BOTTOM OF BASE PLATE.
4. 4" TO 6" OF SURFACE ROCK, 4" MINIMUM, SHALL BE INSTALLED OVER SUBSTATION SURFACE, EXTENDING 5' BEYOND FENCE.

LEGEND

A1 / –	INDICATES DETAIL NUMBER / INDICATES DRAWING ON WHICH DETAIL APPEARS
A1	MATERIAL ITEM NUMBER ON BILL OF MATERIALS (NOTE 1)
F S EXP	BUS SUPPORT FITTINGS: FIXED, SLIP, EXPANSION
N.S.	NEAR SIDE OF STRUCTURE
F.S.	FAR SIDE OF STRUCTURE

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (900kV BIL)

LIVE PARTS: MIN ∅-G=71"
MIN ∅-∅=89"

TO GRADE: 15'-0" (BUS)
27'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)

LIVE PARTS: MIN ∅-G=13"
MIN ∅-∅=18"

TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P004-1.DWG LAST SAVED BY: dakonkol 3/1/2023 1:29 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:21 PM Tab:SPS-D-P004-1

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ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

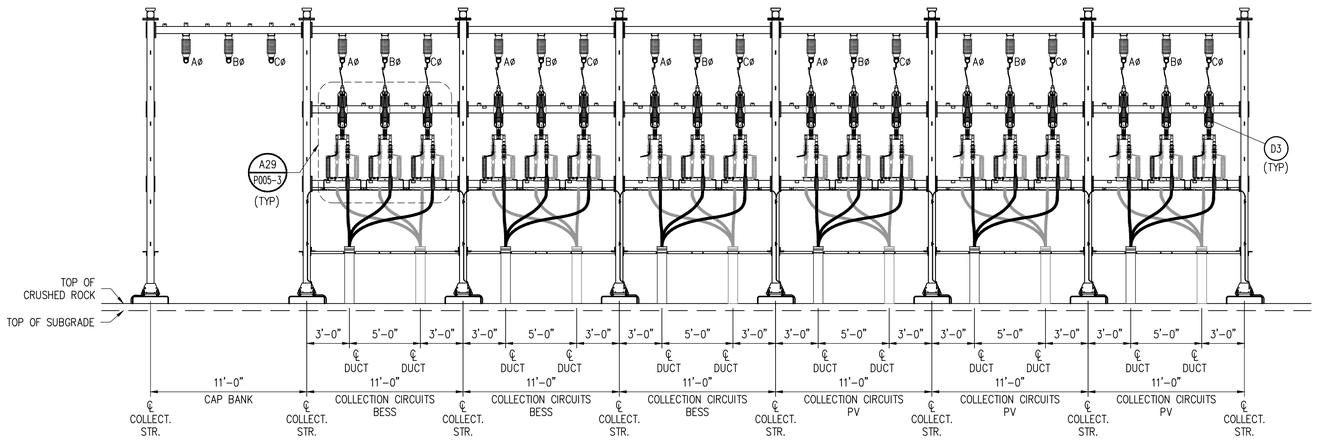
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	DAK	MPS

edf renewables

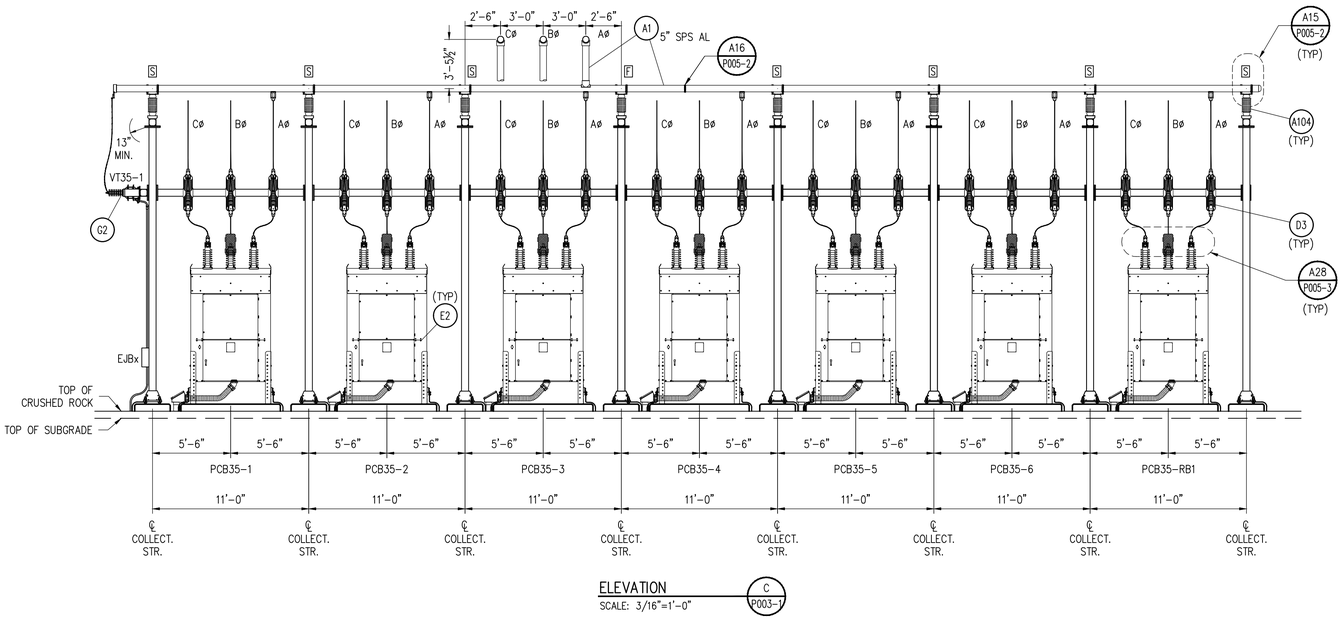
ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: 1/8"= 1'-0"	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION ELEVATIONS

DWG. NAME: SPS-D-P004-1 | REVISION NO : A



ELEVATION B
SCALE: 3/16"=1'-0"



ELEVATION C
SCALE: 3/16"=1'-0"

NOTES

1. REFER TO DRAWING SPS-B-Z001 FOR BILL OF MATERIALS.
2. SUBSTATION CONTRACTOR TO PROVIDE BOLTS, NUTS AND WASHERS AS REQUIRED FOR BUS FITTINGS AND TO MOUNT EQUIPMENT TO STRUCTURES.
3. PLACE ALL BUS SUPPORT STANDS, SWITCH STANDS, DEAD ENDS AND STATIC MASTS ON LEVELING NUTS. BUS HEIGHTS ARE FROM BOTTOM OF BASE PLATE.
4. 4" TO 6" OF SURFACE ROCK, 4" MINIMUM, SHALL BE INSTALLED OVER SUBSTATION SURFACE, EXTENDING 5' BEYOND FENCE.

LEGEND

- A1 / – : INDICATES DETAIL NUMBER / INDICATES DRAWING ON WHICH DETAIL APPEARS
- A1 : MATERIAL ITEM NUMBER ON BILL OF MATERIALS (NOTE 1)
- F S EXP : BUS SUPPORT FITTINGS: FIXED, SLIP, EXPANSION
- N.S. : NEAR SIDE OF STRUCTURE
- F.S. : FAR SIDE OF STRUCTURE

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (900kV BIL)
LIVE PARTS: MIN ø-G=71"
MIN ø-ø=89"
TO GRADE: 15'-0" (BUS)
27'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)
LIVE PARTS: MIN ø-G=13"
MIN ø-ø=18"
TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

PRELIMINARY

0 5FT 10FT
SCALE: 3/16"=1'-0"

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P004-2.DWG LAST SAVED BY: dakonkol 3/1/2023 1:30 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:21 PM Tab:SPS-D-P004-2

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BILLINGS, MONTANA

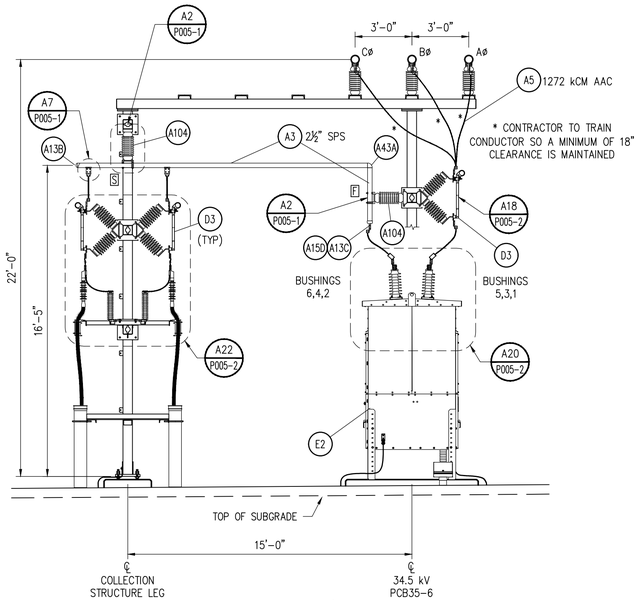
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A	PRELIMINARY	–	DAK	MPS

edf renewables

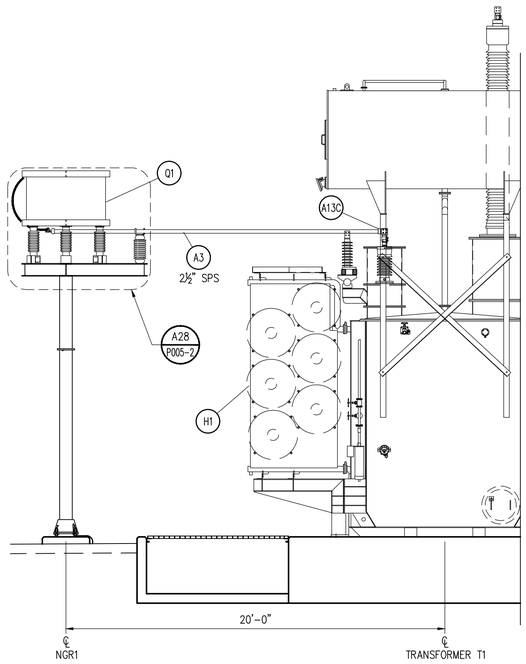
ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: 3/16"= 1'-0"	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
ELEVATIONS

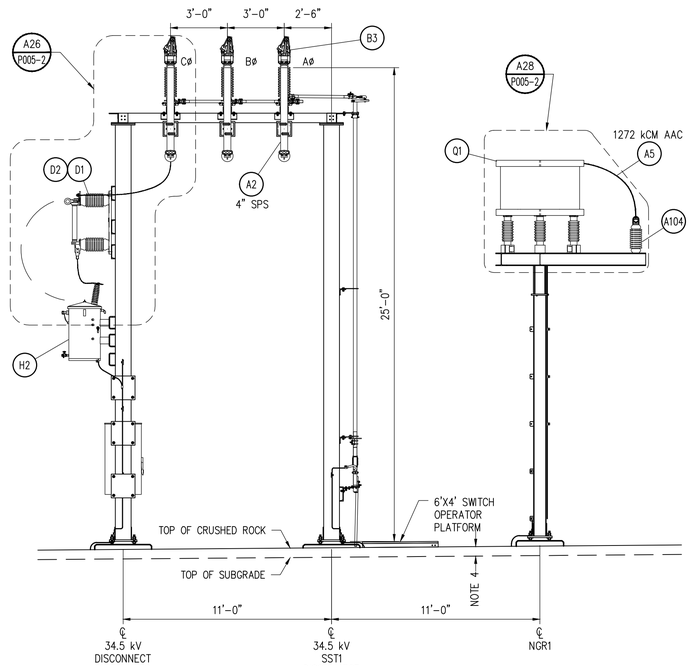
DWG. NAME: SPS-D-P004-2 | REVISION NO : A



ELEVATION
SCALE: 1/4"=1'-0"
D P003-1



ELEVATION
SCALE: 1/4"=1'-0"
E P003-1



ELEVATION
SCALE: 1/4"=1'-0"
F P003-1

NOTES

1. REFER TO DRAWING SPS-B-Z001 FOR BILL OF MATERIALS.
2. SUBSTATION CONTRACTOR TO PROVIDE BOLTS, NUTS AND WASHERS AS REQUIRED FOR BUS FITTINGS AND TO MOUNT EQUIPMENT TO STRUCTURES.
3. PLACE ALL BUS SUPPORT STANDS, SWITCH STANDS, DEAD ENDS AND STATIC MASTS ON LEVELING NUTS. BUS HEIGHTS ARE FROM BOTTOM OF BASE PLATE.
4. 4" TO 6" OF SURFACE ROCK, 4" MINIMUM, SHALL BE INSTALLED OVER SUBSTATION SURFACE, EXTENDING 5' BEYOND FENCE.

LEGEND

A1 / –	INDICATES DETAIL NUMBER / INDICATES DRAWING ON WHICH DETAIL APPEARS
A1	MATERIAL ITEM NUMBER ON BILL OF MATERIALS (NOTE 1)
F S EXP	BUS SUPPORT FITTINGS: FIXED, SLIP, EXPANSION
N.S.	NEAR SIDE OF STRUCTURE
F.S.	FAR SIDE OF STRUCTURE

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (900kV BIL)

LIVE PARTS: MIN ø-G=71"
MIN ø-ø=89"

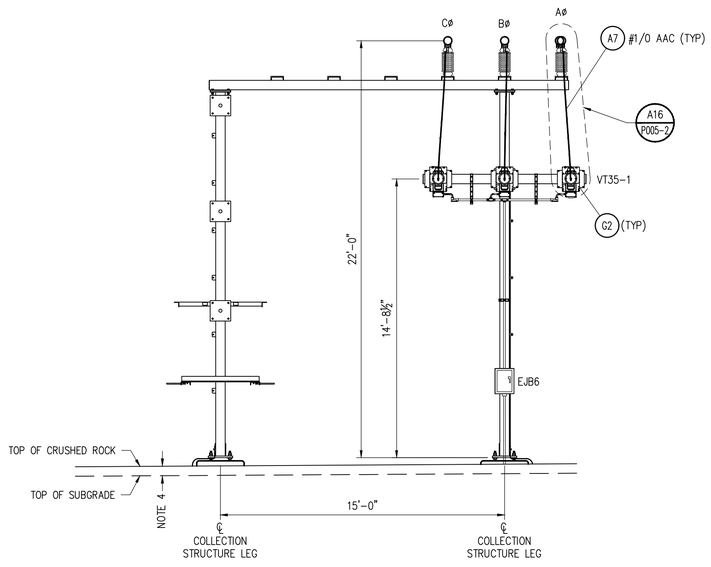
TO GRADE: 15'-0" (BUS)
27'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)

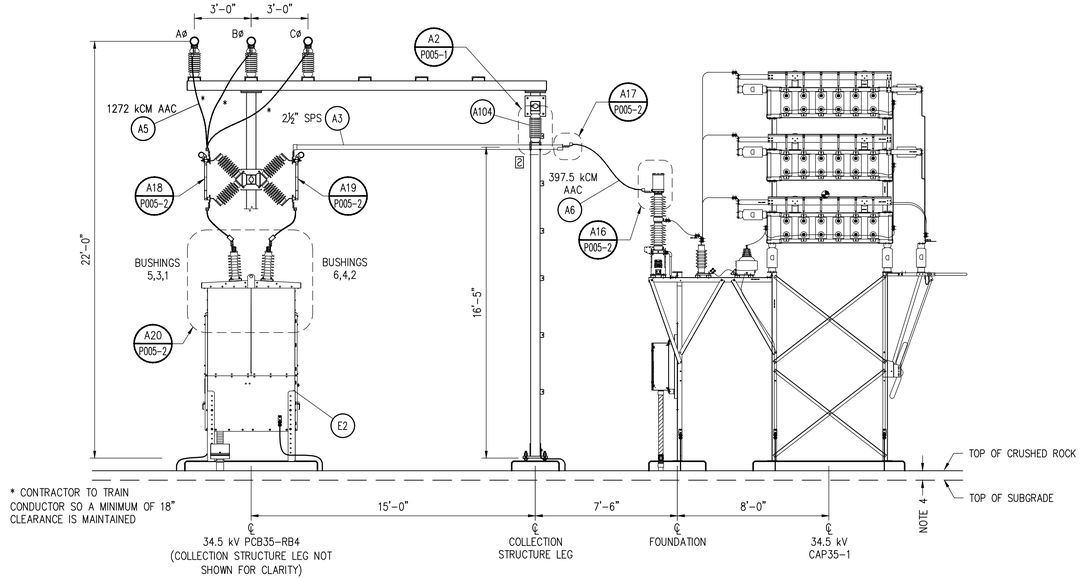
LIVE PARTS: MIN ø-G=13"
MIN ø-ø=18"

TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

PRELIMINARY



ELEVATION
SCALE: 1/4"=1'-0"
G P003-1



ELEVATION
SCALE: 1/4"=1'-0"
H P003-1

0 1FT 2FT 4FT 8FT
SCALE: 1/4"=1'-0"

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P004-3.DWG LAST SAVED BY: dakonkol 3/1/2023 1:41 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:20 PM Tab:SPS-D-P004-3

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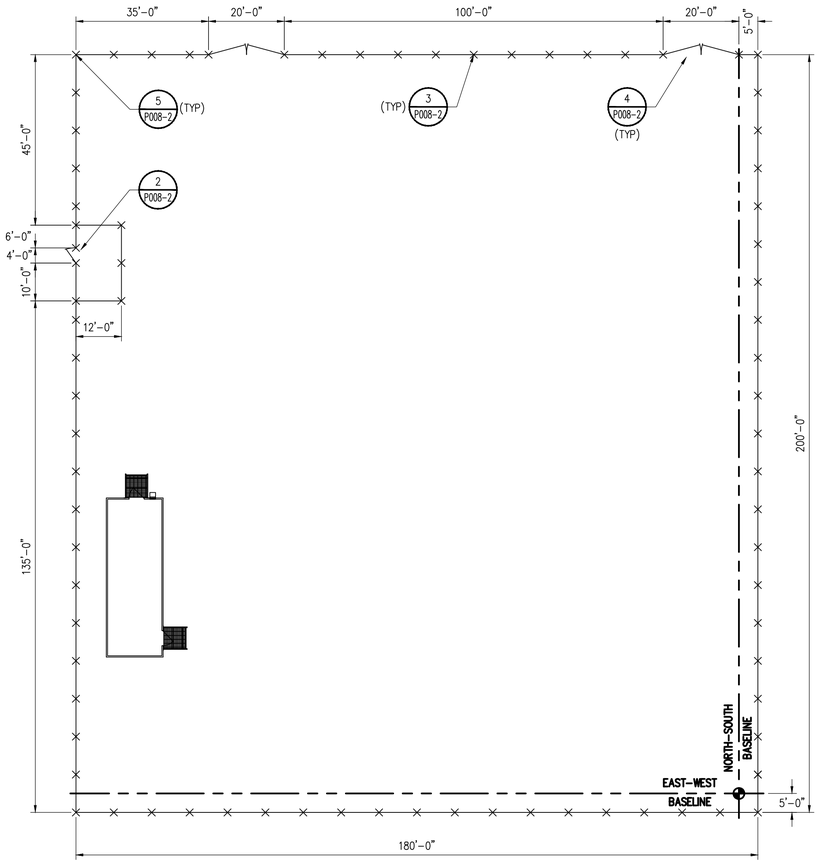
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	DAK	MPS

edf renewables

ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: 3/16"= 1'-0"	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION ELEVATIONS

DWG. NAME: SPS-D-P004-3
REVISION NO : A



FENCE POSTS & PIPE SIZES		
ITEM	POST	FRAME
MAN GATES	2½" IPS	1¼" IPS
TRUCK GATES TO 10'-0" (SINGLE PANEL)	3½" IPS	1½" IPS
TRUCK GATES OVER 10'-0" (SINGLE PANEL)	6" IPS	2" IPS
CORNER POSTS	2½" IPS	-----
LINE POSTS	2" IPS	-----
TOP RAIL & CENTER BRACE	-----	1¼" IPS

FABRIC & HARDWARE SPECIFICATIONS	
ITEM	DESCRIPTION
FABRIC	2" MESH, 9 GAUGE GALV STEEL
STRETCHER BAR	3/16" x ¾"MINIMUM EQUIV. AREA
BARBED WIRE	2 STRAND,12½ GAUGE TWISTED,WITH 4-PT BARBS @ 5" O.C.
LATCH	VERTICAL PLUNGER ROD WITH SLOTTED DOME LATCH BASE
TIE WIRE	ALUMINUM, 6 GAUGE
CONCRETE	3200 PSI 28 DAY COMPRESSIVE STRENGTH

NOTES & DETAILS

1. ALL JOINTS BETWEEN TUBULAR GATE FRAME MEMBERS SHALL BE WELDED.
2. LATCHES, STOPS AND KEEPERS TO BE PROVIDED FOR ALL GATES UNLESS OTHERWISE SPECIFIED. LATCHES FOR TRUCK GATES SHALL BE PLUNGER TYPE AND OF FULL GATE HEIGHT. A FORKED LATCH SHALL BE PROVIDED FOR ALL WALK GATES. ALL LATCHES SHALL HAVE PROVISIONS FOR PADLOCKS ACCESSIBLE FROM BOTH SIDES OF GATE.
3. GATE HINGES SHALL BE SOCKET TYPE WITH LARGE BEARING SURFACES FOR CLAMPING IN POSITION AND SHALL HAVE 150° SWING.
4. MAXIMUM LINE POST SPACING TO BE 10' EXCEPT FOR COLLECTION FEEDER EXITS.

LEGEND

1 / – INDICATES DETAIL NUMBER / INDICATES DRAWING ON WHICH DETAIL APPEARS

PRELIMINARY

0 10FT 20FT 40FT
SCALE: 1"=20'-0"

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P008-1.DWG LAST SAVED BY: dakonkol 3/1/2023 3:23 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:43 PM Tab:SPS-D-P008-1

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BILLINGS, MONTANA

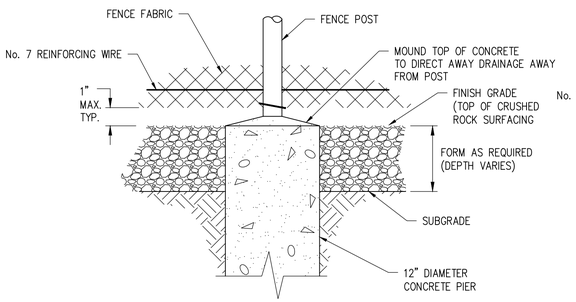
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	DAK	MPS

edf renewables

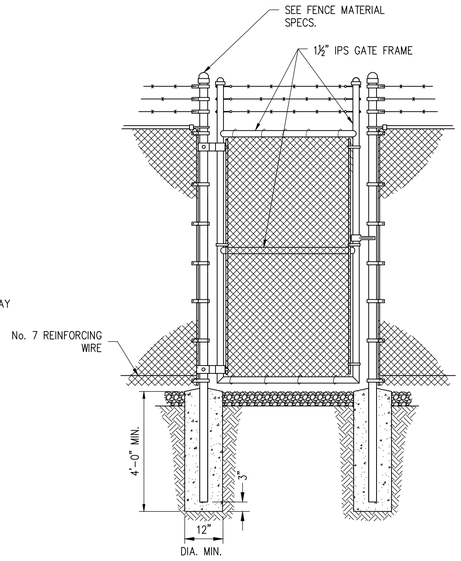
ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: 1" = 20'	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
FENCE PLAN

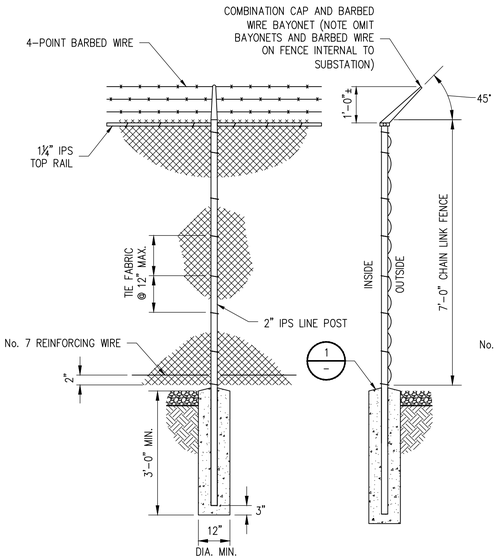
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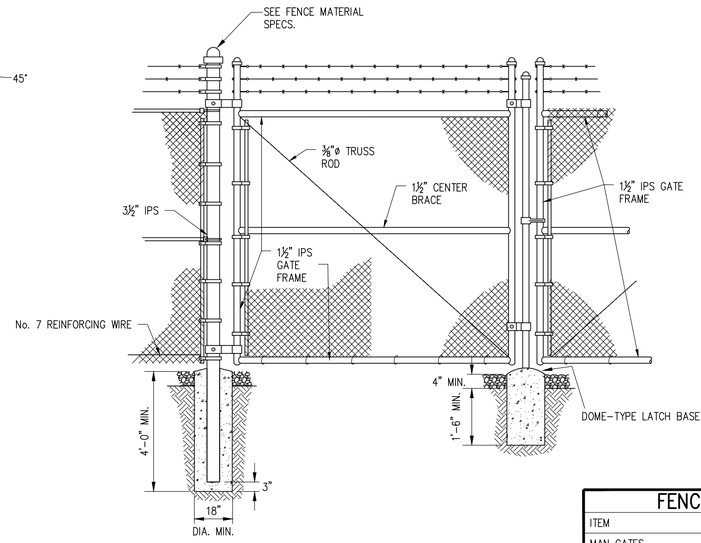
STANDARD FENCE DETAIL 1 / –
TYPICAL PIER INSTALLATION



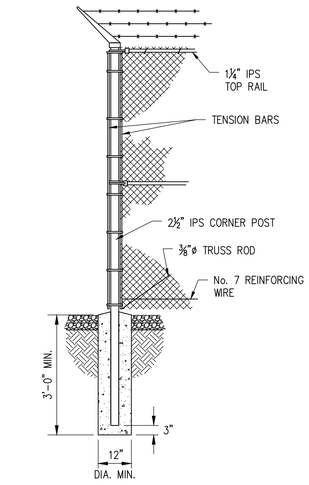
STANDARD FENCE DETAIL 2 / P008-1
TYPICAL MAN GATE



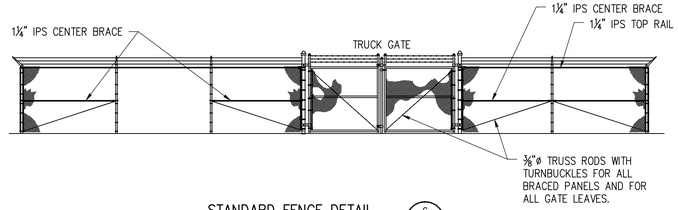
STANDARD FENCE DETAIL 3 / P008-1
TYPICAL LINE POST



STANDARD FENCE DETAIL 4 / P008-1
20'-0" GATE DETAIL



STANDARD FENCE DETAIL 5 / P008-1
TYPICAL CORNER POST



STANDARD FENCE DETAIL 6 / –
ELEVATION–TYPICAL SUBSTATION FENCE

FENCE POSTS & PIPE SIZES

ITEM	POST	FRAME
MAN GATES	2½" IPS	1½" IPS
TRUCK GATES TO 10'–0" (SINGLE PANEL)	3½" IPS	1½" IPS
TRUCK GATES OVER 10'–0" (SINGLE PANEL)	6" IPS	2" IPS
CORNER POSTS	2½" IPS	-----
LINE POSTS	2" IPS	-----
TOP RAIL & CENTER BRACE	-----	1¼" IPS

FABRIC & HARDWARE SPECIFICATIONS

ITEM	DESCRIPTION
FABRIC	2" MESH, 9 GAUGE GALV STEEL
STRETCHER BAR	⅜" x ¾"MINIMUM EQUIV. AREA
BARBED WIRE	2 STRAND,12½ GAUGE TWISTED,WITH 4–PT BARBS @ 5" O.C.
LATCH	VERTICAL PLUNGER ROD WITH SLOTTED DOME LATCH BASE
TIE WIRE	ALUMINUM, 6 GAUGE
CONCRETE	3200 PSI 28 DAY COMPRESSIVE STRENGTH

NOTES & DETAILS

1. ALL JOINTS BETWEEN TUBULAR GATE FRAME MEMBERS SHALL BE WELDED.
2. LATCHES, STOPS AND KEEPERS TO BE PROVIDED FOR ALL GATES UNLESS OTHERWISE SPECIFIED. LATCHES FOR TRUCK GATES SHALL BE PLUNGER TYPE AND OF FULL GATE HEIGHT. A FORKED LATCH SHALL BE PROVIDED FOR ALL WALK GATES. ALL LATCHES SHALL HAVE PROVISIONS FOR PADLOCKS ACCESSIBLE FROM BOTH SIDES OF GATE.
3. GATE HINGES SHALL BE SOCKET TYPE WITH LARGE BEARING SURFACES FOR CLAMPING IN POSITION AND SHALL HAVE 150° SWING.

LEGEND

1 / – INDICATES DETAIL NUMBER
INDICATES DRAWING ON WHICH DETAIL APPEARS

PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P008-2.DWG LAST SAVED BY: dakonkol 3/1/2023 3:05 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:20 PM Tab:SPS-D-P008-2

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	DAK	MPS

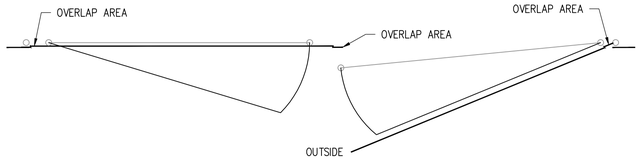
edf renewables

ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: AS NOTED	PLT SCALE: 1:1	

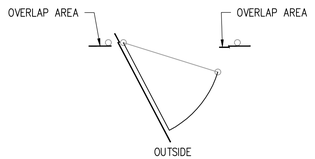
SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
FENCE DETAILS

DWG. NAME: SPS-D-P008-2 | REVISION NO : A

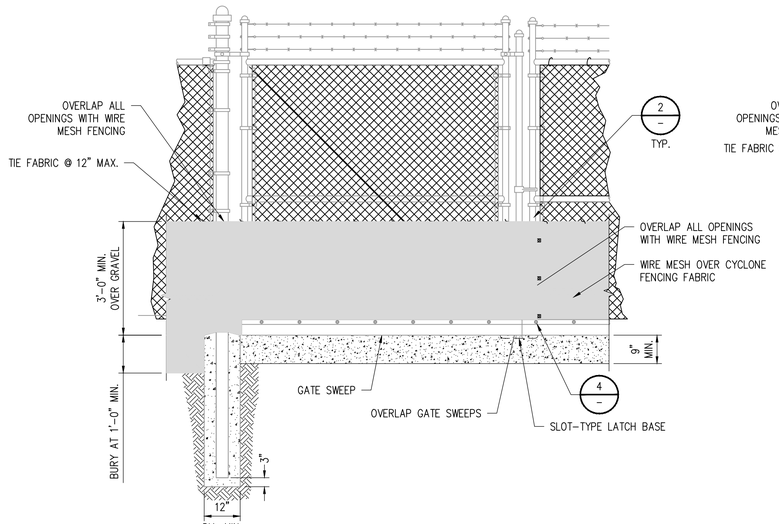
SNAKE GUARD PROTECTION BILL OF MATERIALS						
ITEM	MFGR.	CATALOG NO.	DESCRIPTION	QTY.	UNIT	FURNISHED BY
1	NILES FENCE OR EQUAL	--	1/4" #18 STANDARD STEEL MESH FENCING	1000	FT	EPC SERVICES
2	NILES FENCE OR EQUAL	TEN4	END TENSIONER	24	EA	EPC SERVICES
3	NILES FENCE OR EQUAL	CCLAMP3	C-CLAMP ASSEMBLY	18	EA	EPC SERVICES
4	NILES FENCE OR EQUAL	LC3HDG	LATCH CLAMP ASSEMBLY	24	EA	EPC SERVICES
5	--	HARDWARE	STAINLESS STEEL HARDWARE ASSEMBLY, 5/16-18 X 1-1/2" BOLT, WASHERS AND LOCK WASHER	36	EA	EPC SERVICES
6	--	HARDWARE	GALVANIZED STEEL STRAPPING, 1/8" X 1-1/2" X 4"	AS REQ'D.	EA	EPC SERVICES
7	--	HARDWARE	GALVANIZED C-BAR 1 1/2 X 1/2 X 1/8 X 10'	44	FT	EPC SERVICES
8	--	HARDWARE	STAINLESS STEEL HARDWARE ASSEMBLY, 3/8-18 UNC X 3 1/2" BOLT, ROUND WASHER, 1 1/2" SQUARE WASHER AND LOCK WASHER	AS REQ'D.	EA	EPC SERVICES
9	RUBBER SHEET ROLL (RSR)	SBR	SBR RUBBER, COMMERCIAL GRADE, 0.125" X 10" X 12'	44	FT	EPC SERVICES
10	NILES FENCE OR EQUAL	BAR CLAMP	CLAMP, ONE PAIR	AS REQ'D.	EA	EPC SERVICES



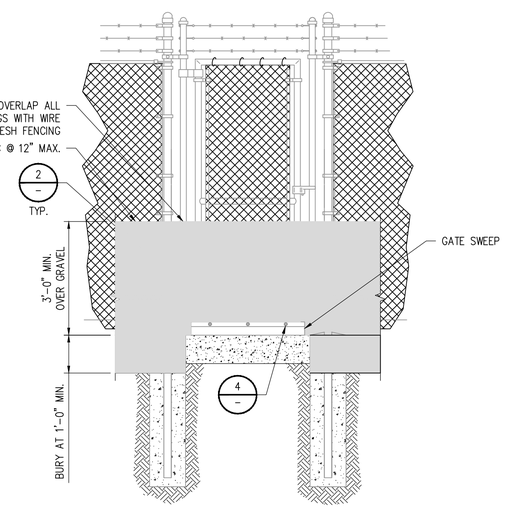
PLAN VIEW



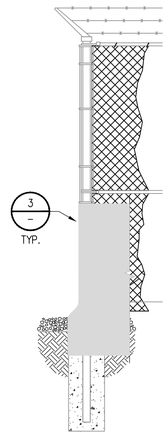
PLAN VIEW



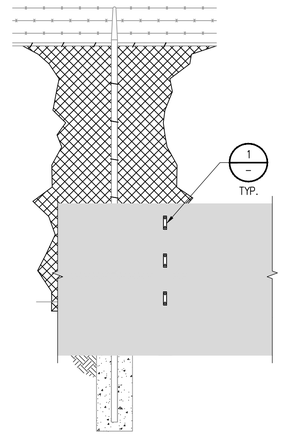
TYPICAL 10'-0" GATE DETAIL (EXTERIOR ELEVATION)
(SHOWN WITHOUT WALK-IN PANEL)



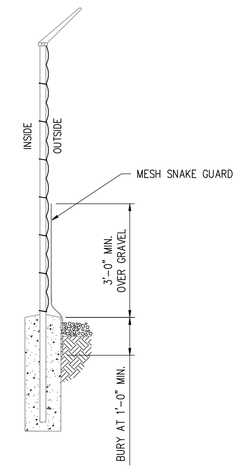
TYPICAL MAN GATE (EXTERIOR ELEVATION)



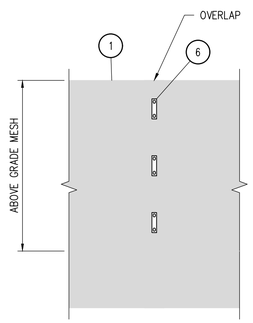
TYPICAL CORNER POST (EXTERIOR ELEVATION)



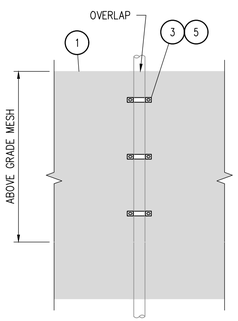
TYPICAL LINE POST (EXTERIOR ELEVATION)



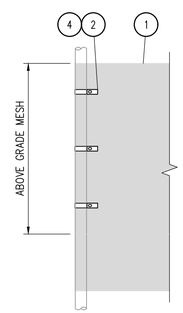
TYPICAL LINE POST SECTION



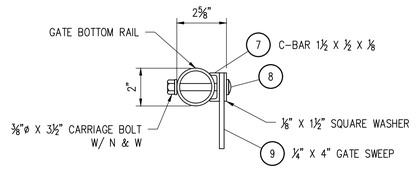
DETAIL 1 – MESH OVERLAP



DETAIL 2 – GATE POST OVERLAP



DETAIL 3 – CORNER POST END TENSIONER



DETAIL 4 – GATE SWEEP

NOTES

1. ALL VIEWS ARE LOOKING AT FENCE FROM OUTSIDE OF THE SUBSTATION.

PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P008-3.DWG LAST SAVED BY: dakonkol 3/1/2023 2:59 PM PLOTTED BY: Dale A. Konkol 3/1/2023 3:19 PM Tab:SPS-D-P008-3

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ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

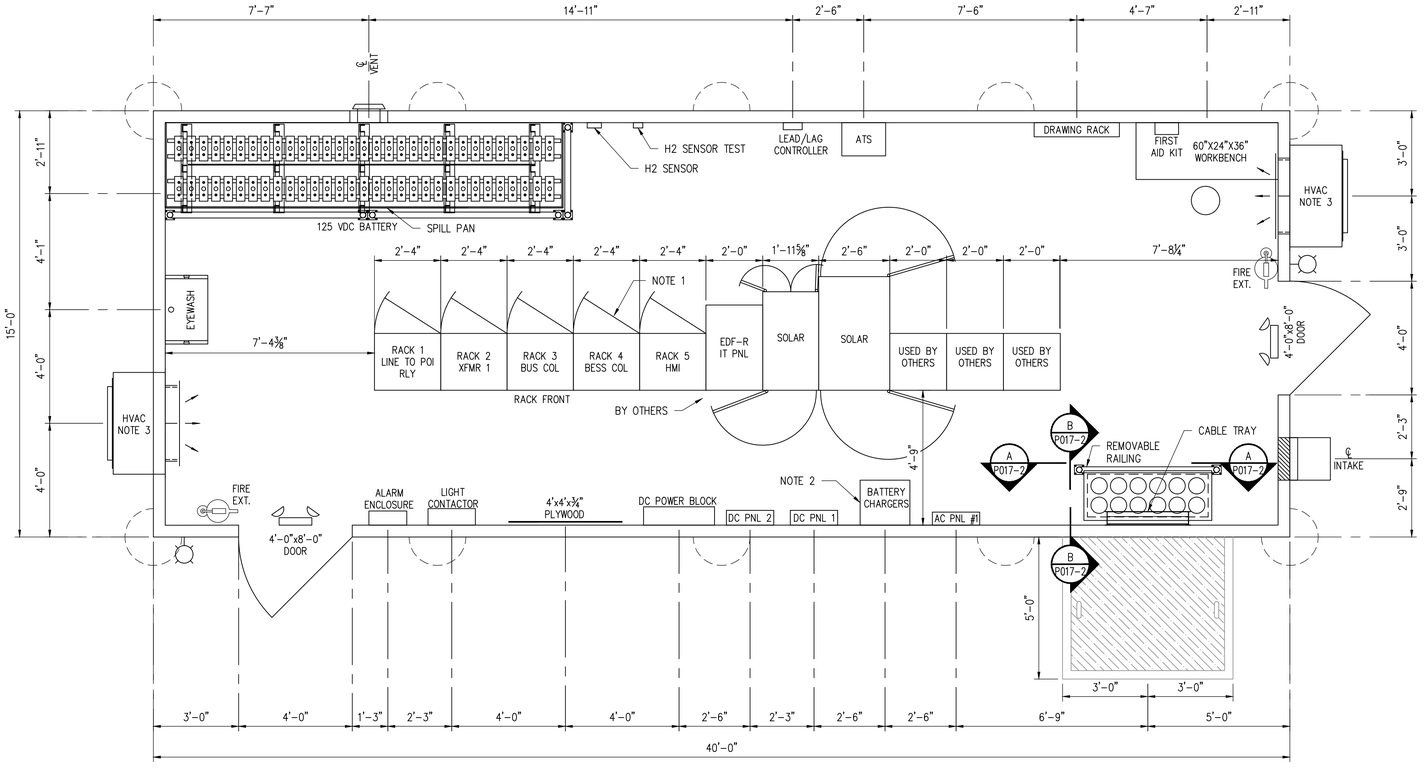
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	DAK	MPS

edf renewables

ENGINEERING RECORD		DATE
DRAWN	KONKOL	03/23
DESIGNED	SINCLAIR	03/23
CHECKED	–	–
APPROVED	–	–
DWG SCALE: AS NOTED	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
SNAKE GUARD DETAILS

DWG. NAME: SPS-D-P008-3 | REVISION NO : A



CONTROL ENCLOSURE EQUIPMENT LAYOUT

NOTES

1. HINGED, REMOVABLE PANEL COVERS ARE TO BE INSTALLED ON THE REAR OF EACH PANEL.
2. STACKED BATTERY CHARGERS.
3. DIRECT HVAC CONDENSATE LINE AWAY FROM PIER FOUNDATIONS AND ENCLOSURE.

LEGEND

SYMBOL	DESCRIPTION
	FIXTURE, LED, 120 VAC, 48"
	OUTDOOR LIGHT FIXTURE, LED
$	LIGHT SWITCH = INT – INTERIOR LIGHTS EXT – EXTERIOR LIGHTS
	GENERAL PURPOSE RECEPTACLE, 120 VAC, MOUNTED AT +18" AFF U.N.O.
	FIRE EXTINGUISHER
EXIT	EXIT SIGN, 120 VAC, WITH EMERGENCY LIGHT, BATTERY BACKUP
A P017-2	ELEVATION VIEW ELEVATION DRAWING REFERENCE

PRELIMINARY

0 1FT 2FT 3FT 4FT 5FT
SCALE: 3/8"=1'-0"

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-P017-1.DWG LAST SAVED BY: pmchwalek 1/19/2023 12:05 PM PLOTTED BY: Patrick M. Chwalek 1/19/2023 3:23 PM Tab:MSP-D-P017-1

"Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

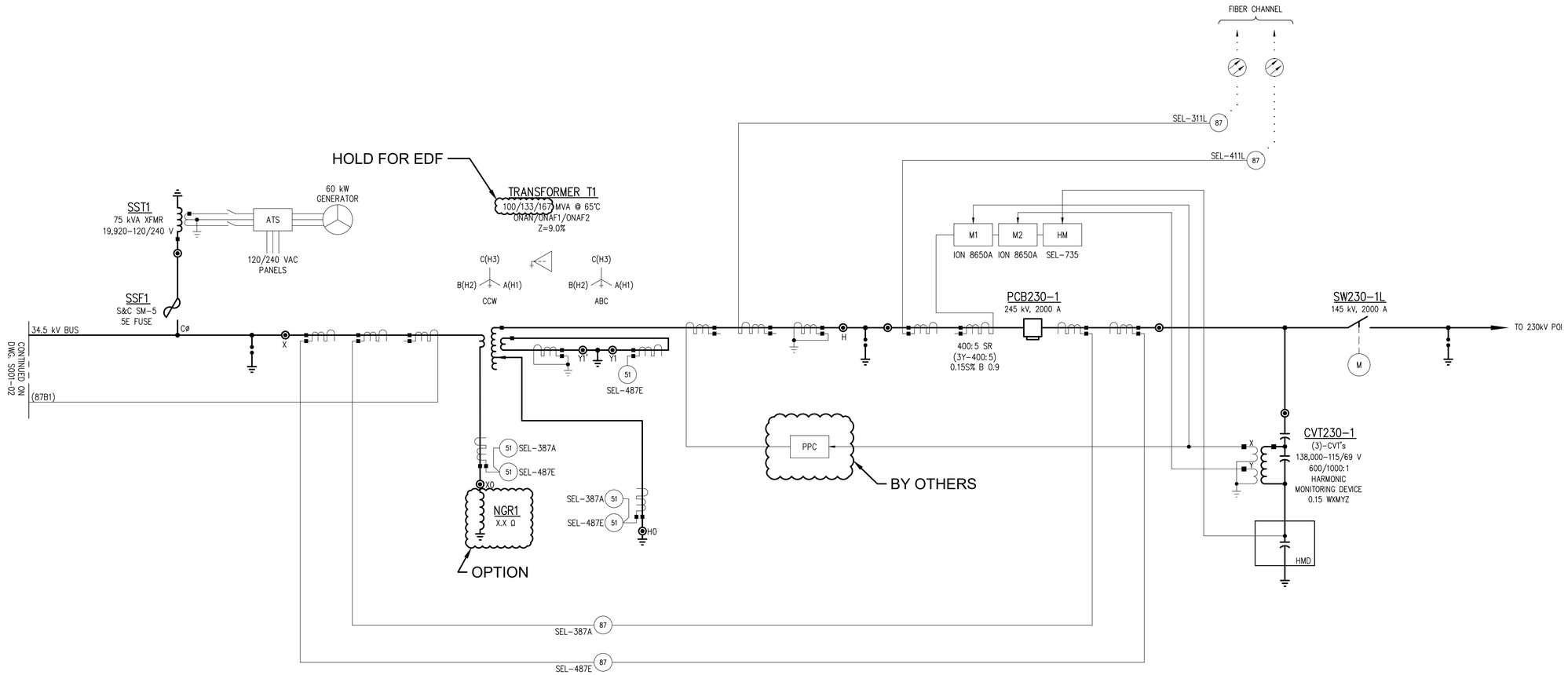
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	PMC	MPS

edf renewables

ENGINEERING RECORD		DATE
DRAWN	CHWALEK	01/23
DESIGNED		
CHECKED	SINCLAIR	–
APPROVED	–	–
DWG SCALE: 3/8" = 1'-0"	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
CONTROL ENCLOSURE LAYOUT

DWG. NAME: SPS-D-P017-1 | REVISION NO : A



PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-S001-01 & 02.DWG LAST SAVED BY: pmchwalek 1/19/2023 12:22 PM PLOTTED BY: Patrick M. Chwalek 1/19/2023 3:24 PM Tab:MSP-D-S001-01

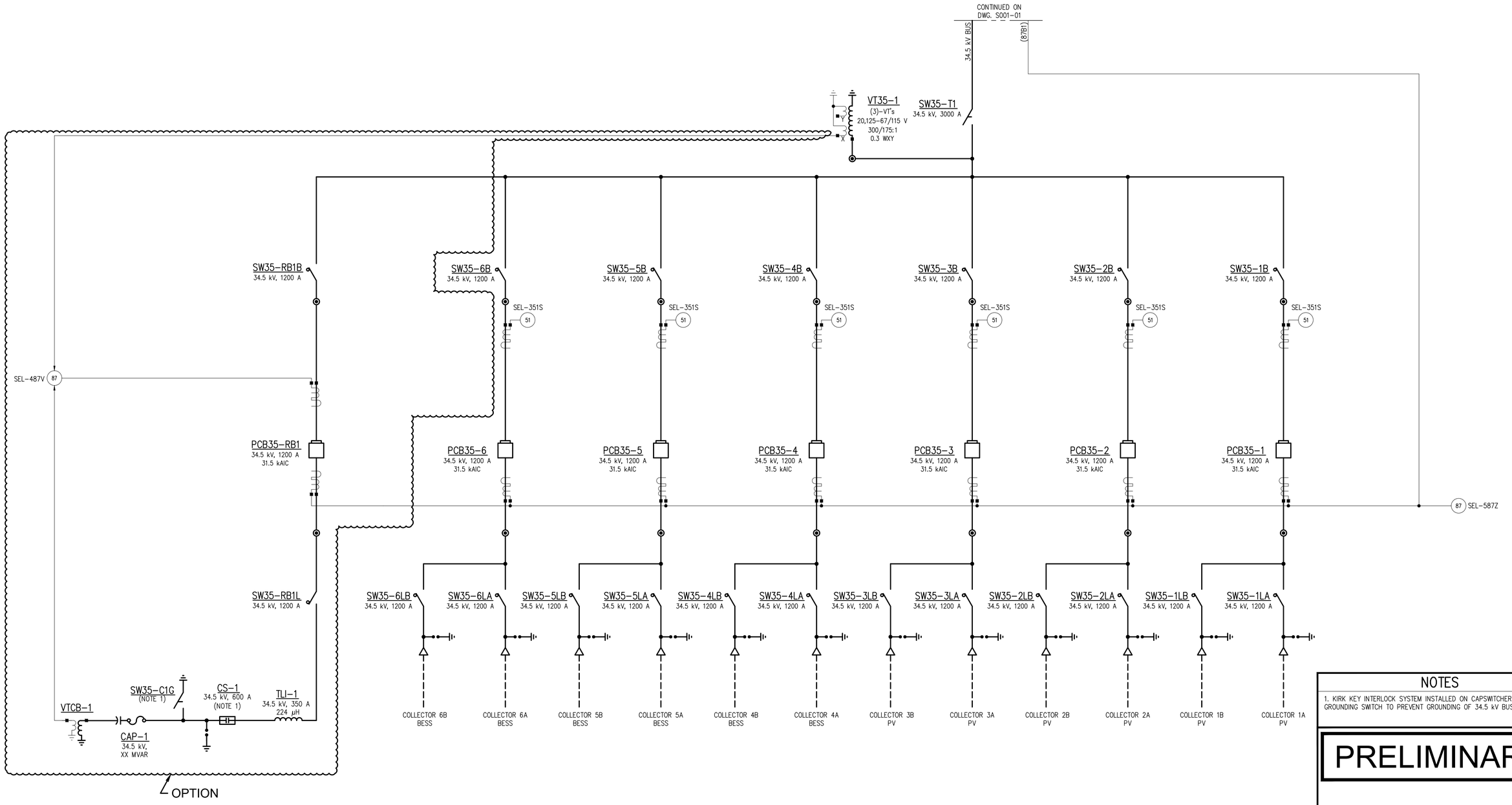
"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	PMC	MPS

ENGINEERING RECORD		DATE
DRAWN	CHWALEK	01/23
DESIGNED		
CHECKED	SINCLAIR	
APPROVED		
DWG SCALE: NONE	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
SIMPLIFIED ONE LINE DIAGRAM (SHEET 1)

DWG. NAME: SPS-D-S001-01 | REVISION NO : A



NOTES

1. KIRK KEY INTERLOCK SYSTEM INSTALLED ON CAPSWITCHER AND GROUNDING SWITCH TO PREVENT GROUNDING OF 34.5 kV BUS.

PRELIMINARY

FILE LOCATION: N:\SHARED\01 ECI\EDF RENEWABLES\02 PROJECTS\EDF-110 SAPPHIRE\SUBSTATION\100 CADD\CONCEPTUAL\SPS-D-S001-01 & 02.DWG LAST SAVED BY: pmchwalek 1/19/2023 12:22 PM PLOTTED BY: Patrick M. Chwalek 1/19/2023 3:24 PM Tab:MSP-D-S001-02

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BILLINGS, MONTANA

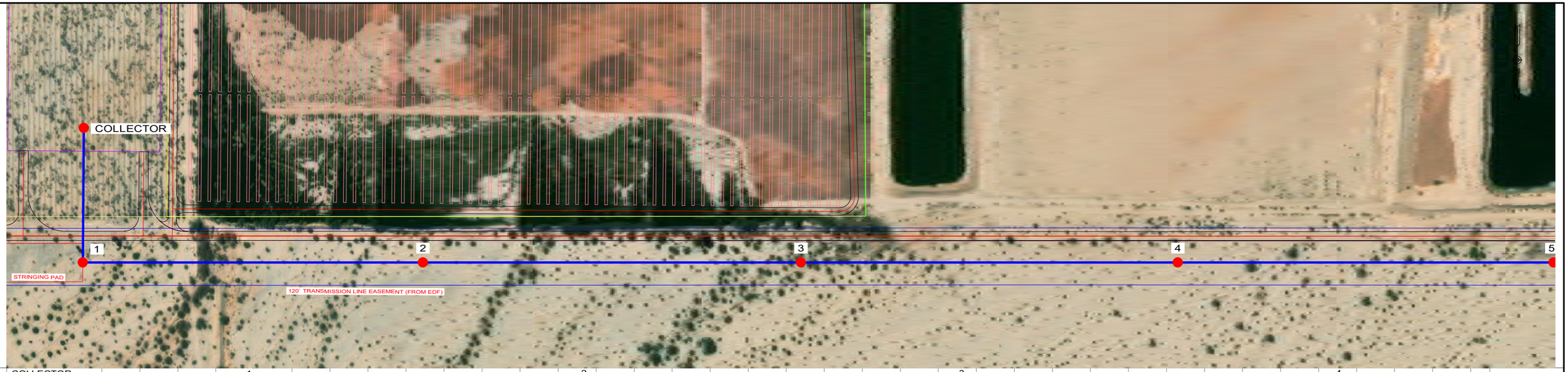
NO	REVISION	DATE	BY	APR
A	PRELIMINARY	–	PMC	MPS

ENGINEERING RECORD		DATE
DRAWN	CHWALEK	01/23
DESIGNED		
CHECKED	SINCLAIR	
APPROVED		
DWG SCALE: NONE	PLT SCALE: 1:1	

SAPPHIRE SOLAR
34.5 – 230 kV SUBSTATION
SIMPLIFIED ONE LINE DIAGRAM (SHEET 2)

DWG. NAME: SPS-D-S001-02 | REVISION NO : A

High Voltage Design Plans



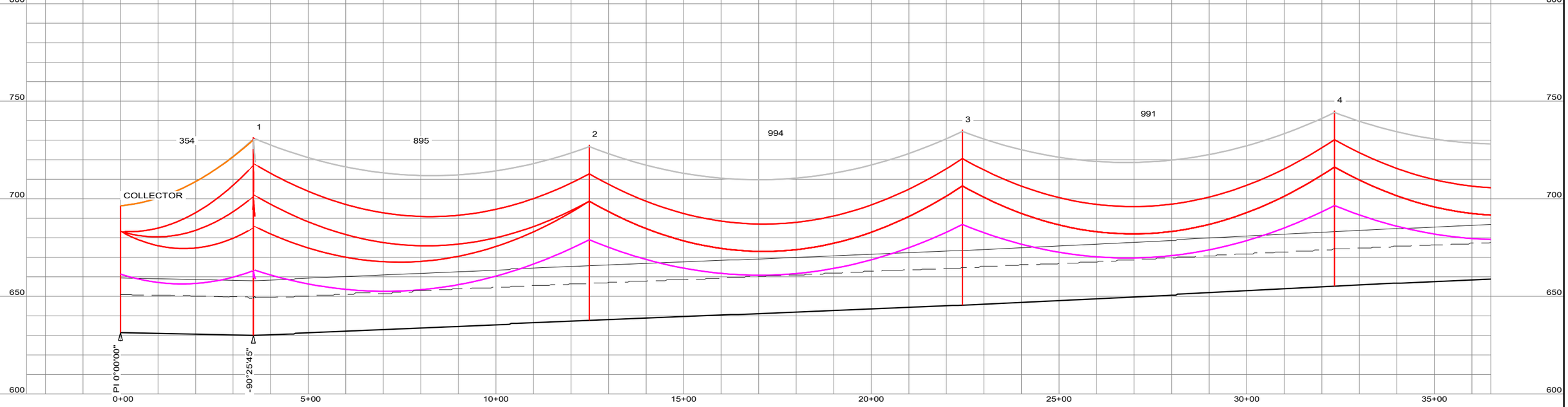
COLLECTOR
STA=0+00.00
X=6826649.52
Y=2225587.96
HT=65.00 ELE=631.42

1
STA=3+54.06
X=6826649.17
Y=2225942.02
HT=101.50 ELE=630.00
LINE ANGLE=-90°25'45"
TVDE-230S-N
100'
DRILLED PIER

2
STA=12+48.81
X=6825754.45
Y=2225934.42
HT=90.00 ELE=637.70
TDSP-230S
110'
DIRECT EMBED - 20'

3
STA=22+42.73
X=6824760.57
Y=2225925.97
HT=90.00 ELE=645.48
TDSP-230S
110'
DIRECT EMBED - 20'

4
STA=32+34.03
X=6823769.30
Y=2225917.55
HT=90.00 ELE=655.20
TDSP-230S
110'
DIRECT EMBED - 20'



COLLECTOR - 1, 0KV, DNO-12275.WIR, TENSION 1603 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
COLLECTOR - 1, 0KV, 3 8-7 STRAND_EHS_STEEL.WIR, TENSION 709 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
COLLECTOR - 1, 230KV, 795 KCMIL DRAKE ACSR.WIR, 3 PHASES, TENSION 2500 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG F MAX SAG FE
COLLECTOR - 1, 0KV, AC0969W821BA0.WIR, TENSION 500 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
1 - 8, 0KV, DNO-12275.WIR, TENSION 4038 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
1 - 8, 230KV, 795 KCMIL DRAKE ACSR.WIR, 3 PHASES, TENSION 7117 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG F MAX SAG FE
1 - 8, 0KV, AC0969W821BA0.WIR, TENSION 913 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE

NOTES
1. 230 KV CLEARANCE LINE SHOWN AT 30 FT. UNDERBUILT ADSS CLEARANCE LINE (DASHED) SHOWN AT 19`.
2. XY COORDINATES ARE CALIFORNIA VI, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
E	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
D	ISSUED FOR SCE 30% REVIEW	02/23/24	CJT	DCE
C	ISSUED FOR REVIEW	10/30/23	PJS	DCE
B	ISSUED FOR REVIEW	02/22/23	PJS	DCE
A	ISSUED FOR REVIEW	10/24/22	PJS	DCE

edf renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT SCALE 1" = 50`	HORIZ SCALE 1" = 260`	

SAPPHIRE SOLAR
230 KV TRANSMISSION LINE
PLAN AND PROFILE

SPS-B-T004-01 | REVISION NO : E

PLS-CADD DRAWING



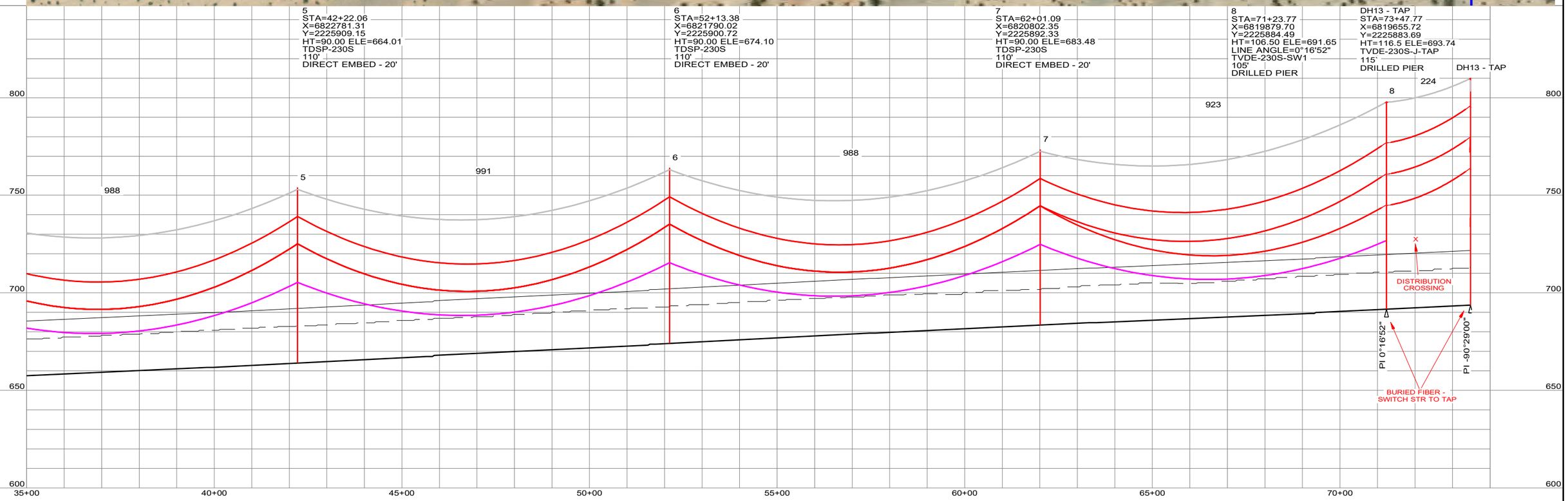
5
STA=42+22.06
X=6822781.31
Y=2225909.15
HT=90.00 ELE=664.01
TDSP-230S
110'
DIRECT EMBED - 20'

6
STA=52+13.38
X=6821790.02
Y=2225900.72
HT=90.00 ELE=674.10
TDSP-230S
110'
DIRECT EMBED - 20'

7
STA=62+01.09
X=6820802.35
Y=2225892.33
HT=90.00 ELE=683.48
TDSP-230S
110'
DIRECT EMBED - 20'

8
STA=71+23.77
X=6819879.70
Y=2225884.49
HT=106.50 ELE=691.65
LINE ANGLE=0°16'52"
TVDE-230S-SW1
105'
DRILLED PIER

DH13 - TAP
STA=73+47.77
X=6819655.72
Y=2225883.69
HT=116.5 ELE=693.74
TVDE-230S-J-TAP
115'
DRILLED PIER



1 - 8, 0KV, DNO-12275.WIR, TENSION 4232 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
1 - 8, 230KV, 795 KCMIL DRAKE ACSR.WIR, 3 PHASES, TENSION 7117 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG F MAX SAG FE
1 - 8, 0KV, AC0969W821BA0.WIR, TENSION 913 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
8 - DH13 - TAP, 0KV, DNO-12275.WIR, TENSION 3656 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
8 - DH13 - TAP, 230KV, 795 KCMIL DRAKE ACSR.WIR, 3 PHASES, TENSION 6559 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG F MAX SAG FE

NOTES
1. 230 KV CLEARANCE LINE SHOWN AT 30 FT. UNDERBUILT ADSS CLEARANCE LINE (DASHED) SHOWN AT 19`.
2. XY COORDINATES ARE CALIFORNIA VI, STATE PLANE, NAD83, US SURVEY FOOT.

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ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

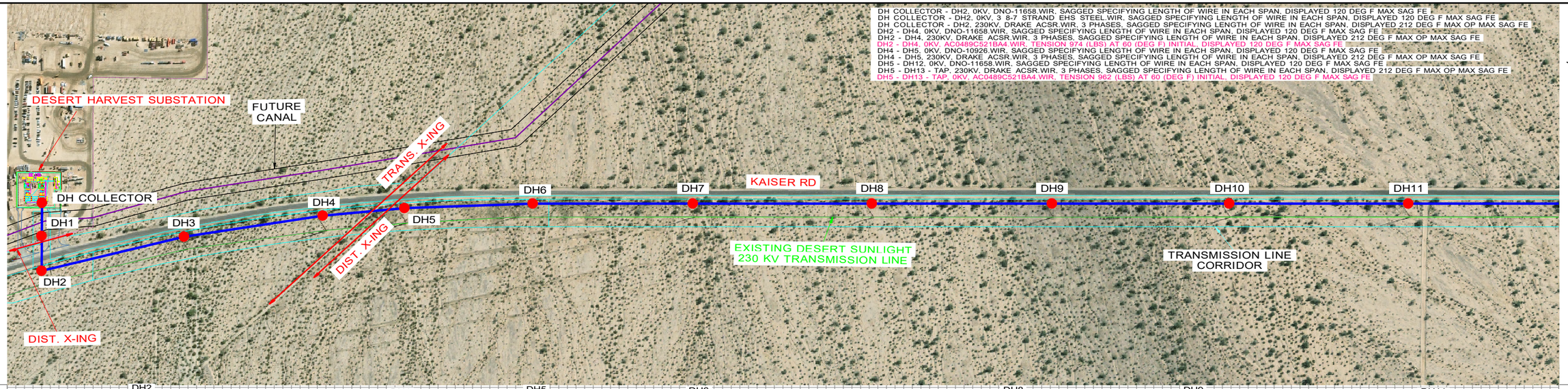
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E	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
D	ISSUED FOR SCE 30% REVIEW	02/23/24	CJT	DCE
C	ISSUED FOR REVIEW	10/30/23	PJS	DCE
B	ISSUED FOR REVIEW	02/22/23	PJS	DCE
A	ISSUED FOR REVIEW	10/24/22	PJS	DCE

edf renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT SCALE 1" = 50`	HORIZ SCALE 1" = 260`	

SAPPHIRE SOLAR
230 KV TRANSMISSION LINE
PLAN AND PROFILE

SPS-B-T004-02 | REVISION NO : E



DH COLLECTOR
STA=0+00.00
X=6819533.03
Y=2235984.30
HT=65.00 ELE=672.00

DH1
STA=1+92.59
X=6819340.45
Y=2235982.84
HT=92.00 ELE=672.80
TDSP-230S-HEAVY-M-105FT

DH2
STA=3+96.08
X=6819136.97
Y=2235981.29
HT=80.01 ELE=677.11
LINE ANGLE=-103°46'43"
TDDE-230S-J-105°-80FT

DH3
STA=12+46.22
X=6819345.72
Y=2235157.17
HT=96.25 ELE=672.00
LINE ANGLE=4°48'17"
TVSP-230S-SA-HEAVY-115FT

DH4
STA=20+61.04
X=6819478.93
Y=2234353.32
HT=115.06 ELE=667.58
LINE ANGLE=3°29'21"
TDDE-230S-J-5°-115FT

DH5
STA=25+36.11
X=6819527.93
Y=2233880.78
HT=114.78 ELE=666.73
LINE ANGLE=3°09'32"
TDDE-230S-J-5°-115FT

DH6
STA=32+81.36
X=6819563.83
Y=2233136.39
HT=94.50 ELE=665.02
LINE ANGLE=2°02'22"
TVSP-230S-SA-LIGHT-110FT

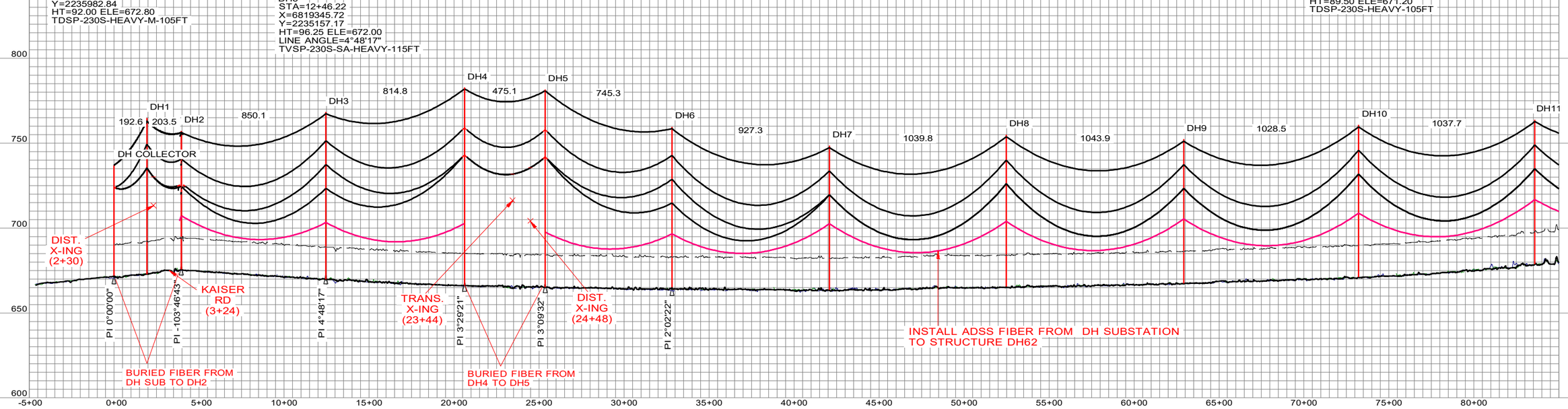
DH7
STA=42+08.63
X=6819575.51
Y=2232209.20
HT=85.00 ELE=663.49
TDSP-230S-HEAVY-100FT

DH8
STA=52+48.40
X=6819588.61
Y=2231169.51
HT=89.50 ELE=665.43
TDSP-230S-HEAVY-105FT

DH9
STA=62+92.27
X=6819601.76
Y=2230125.73
HT=85.00 ELE=667.24
TDSP-230S-HEAVY-100FT

DH10
STA=73+20.74
X=6819614.72
Y=2229097.34
HT=89.50 ELE=671.20
TDSP-230S-HEAVY-105FT

DH11
STA=83+58.44
X=6819627.79
Y=2228059.72
HT=85.00 ELE=678.80
TDSP-230S-HEAVY-100FT



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	10/31/23	RJR	DCE

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-01 | REVISION NO : C

DH5 - DH12, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH5 - DH13 - TAP, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH5 - DH13 - TAP, 0KV, AC0489C521BA4.WIR, TENSION 962 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH12 - DH13 - TAP, 0KV, DNO-11494.WIR, TENSION 3648 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH13 - TAP - DH31, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH13 - TAP - DH31, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH13 - TAP - DH23, 0KV, AC0489C521BA4.WIR, TENSION 966 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
SAPPHIRE SWITCH - DH13 - TAP, 0KV, DNO-12275.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
SAPPHIRE SWITCH - DH13 - TAP, 230KV, DRAKE_ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE

EDF SAPPHIRE 230 KV TAP
(1.39 MILES TO SAPPHIRE SUB)
REFER TO SAPPHIRE DRAWINGS

SAPPHIRE SWITCH

KAISER RD

DH12 | DH13 - TAP | DH14 | DH15 | DH16 | DH17 | DH18 | DH19

EXISTING DESERT SUNLIGHT
230 KV TRANSMISSION LINE

TRANSMISSION LINE
CORRIDOR

DH12
STA=93+73.09
X=6819640.58
Y=2227045.15
HT=89.50 ELE=686.31
LINE ANGLE=-0°01'31"
TDSP-230S-HEAVY-105FT

DH13 - TAP
STA=105+34.65
X=6819655.72
Y=2225883.69
HT=116.50 ELE=693.84
LINE ANGLE=0°03'29"
TVDE-230S-J-TAP-115FT

DH14
STA=114+28.13
X=6819666.47
Y=2224990.27
HT=89.50 ELE=699.95
LINE ANGLE=-0°01'58"
TDSP-230S-HEAVY-105FT

DH15
STA=124+89.55
X=6819679.84
Y=2223928.93
HT=89.50 ELE=707.18
TDSP-230S-HEAVY-105FT

DH16
STA=135+35.52
X=6819693.01
Y=2222883.05
HT=85.00 ELE=713.11
TDSP-230S-HEAVY-100FT

DH17
STA=145+94.65
X=6819706.36
Y=2221824.00
HT=89.50 ELE=719.26
TDSP-230S-HEAVY-105FT

DH18
STA=157+04.88
X=6819720.34
Y=2220713.86
HT=89.50 ELE=725.48
TDSP-230S-HEAVY-105FT

DH19
STA=168+02.24
X=6819734.17
Y=2219616.59
HT=89.50 ELE=731.23
TDSP-230S-HEAVY-105FT

PROPOSED TAP AT DH13
TO EDF SAPPHIRE
REFER TO SAPPHIRE DRAWINGS

NEW OPGW SPAN
BETWEEN DH12 & DH13 (TAP)

1014.6 | 1161.6 | 893.5 | 1061.4 | 1046.0 | 1059.1 | 1110.2 | 1097.4 | 1110.8

PI -0°01'31"
PI 0°03'29"
PI -0°01'58"

OPGW SPLICE BOX
ON DH12

900 / 850 / 800 / 750 / 700 / 650

85+00 90+00 95+00 100+00 105+00 110+00 115+00 120+00 125+00 130+00 135+00 140+00 145+00 150+00 155+00 160+00 165+00 170+00

NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
D	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
C	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
B	ISSUED FOR REVIEW	10/31/23	RJR	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

edF renewables

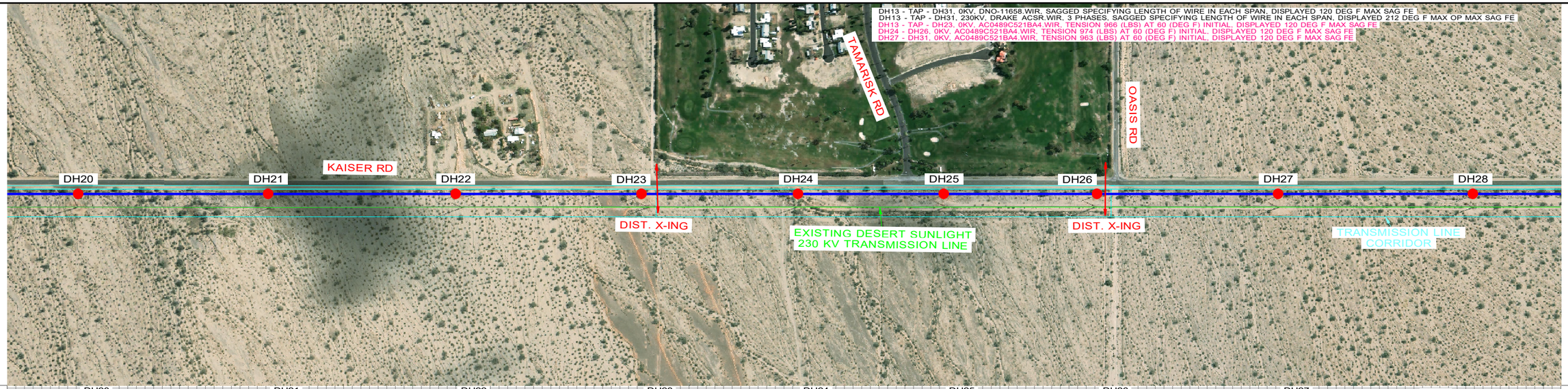
ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-02 | REVISION NO : D

PLS-CADD DRAWIN

DH13 - TAP - DH31, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH13 - TAP - DH31, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH13 - TAP - DH23, 0KV, AC0489C521BA4.WIR, TENSION 966 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH24 - DH26, 0KV, AC0489C521BA4.WIR, TENSION 974 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH27 - DH31, 0KV, AC0489C521BA4.WIR, TENSION 963 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE



DH20
STA=179+12.99
X=6819748.16
Y=2218505.92
HT=89.50 ELE=736.03
TDSP-230S-HEAVY-105FT

DH21
STA=190+13.79
X=6819762.03
Y=2217405.22
HT=89.50 ELE=742.46
TDSP-230S-HEAVY-105FT

DH22
STA=200+98.71
X=6819775.70
Y=2216320.38
HT=89.50 ELE=747.22
TDSP-230S-HEAVY-105FT

DH23
STA=211+75.52
X=6819789.26
Y=2215243.66
HT=94.50 ELE=753.23
TDSP-230S-HEAVY-110FT

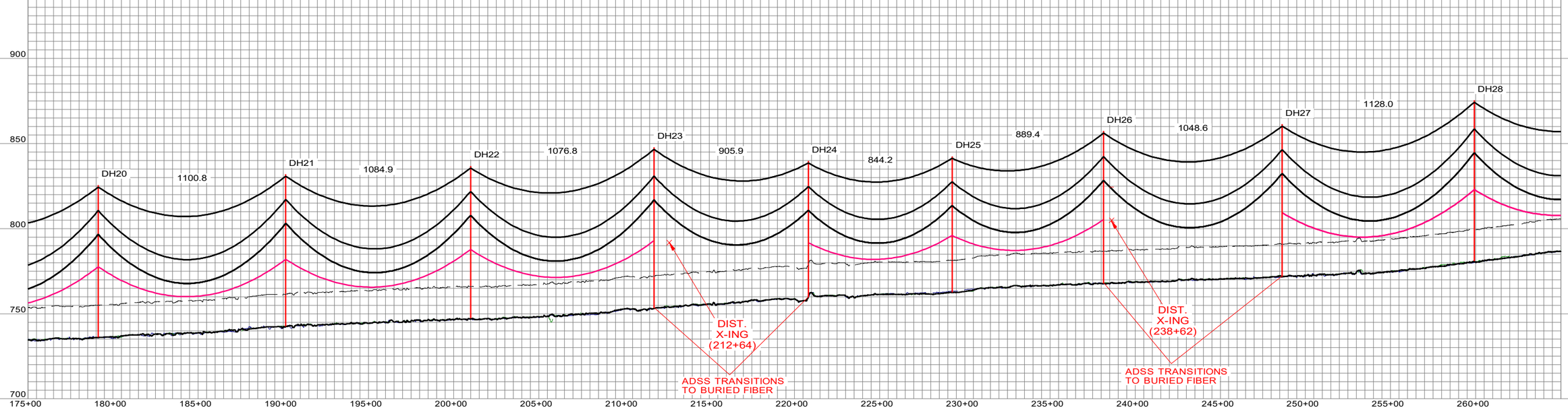
DH24
STA=220+81.38
X=6819800.67
Y=2214337.87
HT=80.00 ELE=759.65
TDSP-230S-HEAVY-95FT

DH25
STA=229+25.55
X=6819811.31
Y=2213493.76
HT=80.00 ELE=762.41
TDSP-230S-HEAVY-95FT

DH26
STA=238+14.92
X=6819822.51
Y=2212604.47
HT=89.50 ELE=767.74
TDSP-230S-HEAVY-105FT

DH27
STA=248+63.50
X=6819835.72
Y=2211555.97
HT=89.50 ELE=771.74
TDSP-230S-HEAVY-105FT

DH28
STA=259+91.51
X=6819849.93
Y=2210428.05
HT=94.50 ELE=780.89
TDSP-230S-HEAVY-110FT



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

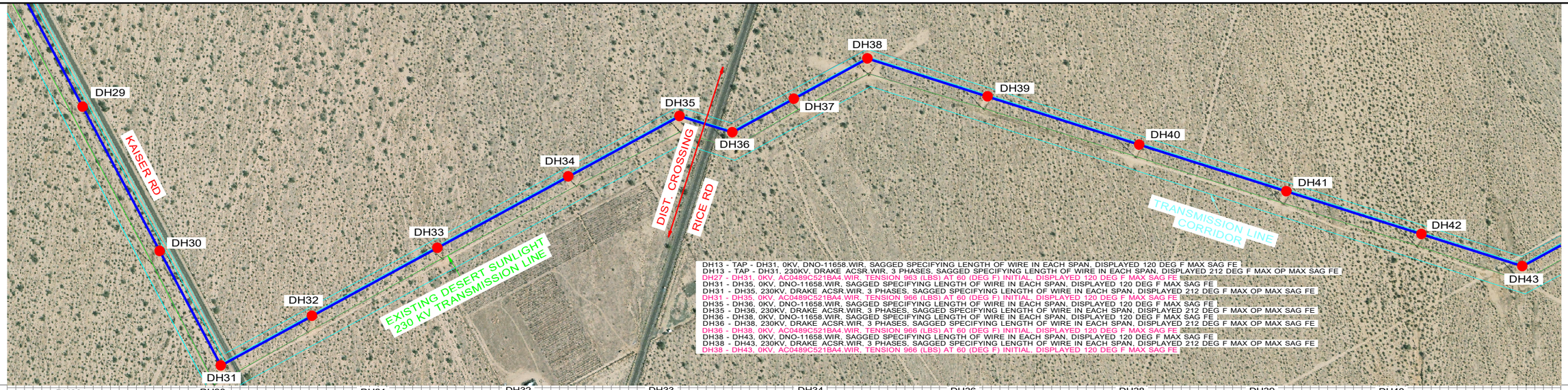
NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

eDF renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-03 | REVISION NO : C



DH29
STA=270+55.90
X=6819863.34
Y=2209363.74
HT=85.00 ELE=794.96
TDSP-230S-HEAVY-100FT

DH30
STA=280+03.08
X=6819875.28
Y=2208416.64
HT=80.00 ELE=809.32
TDSP-230S-HEAVY-95FT

DH31
STA=287+56.77
X=6819884.77
Y=2207663.01
HT=73.72 ELE=825.42
LINE ANGLE=-90°27'11"
TDDE-230S-J-90°-75FT

DH32
STA=293+56.90
X=6820484.78
Y=2207675.31
HT=80.50 ELE=817.05
TDSP-230S-LIGHT-95FT

DH33
STA=301+83.50
X=6821311.20
Y=2207692.26
HT=80.50 ELE=808.54
TDSP-230S-LIGHT-95FT

DH34
STA=310+47.62
X=6822175.14
Y=2207709.98
HT=80.50 ELE=800.37
TDSP-230S-LIGHT-95FT

DH35
STA=317+82.09
X=6822909.46
Y=2207725.04
HT=88.90 ELE=797.41
LINE ANGLE=45°52'02"
TDDE-230S-J-45°-90FT

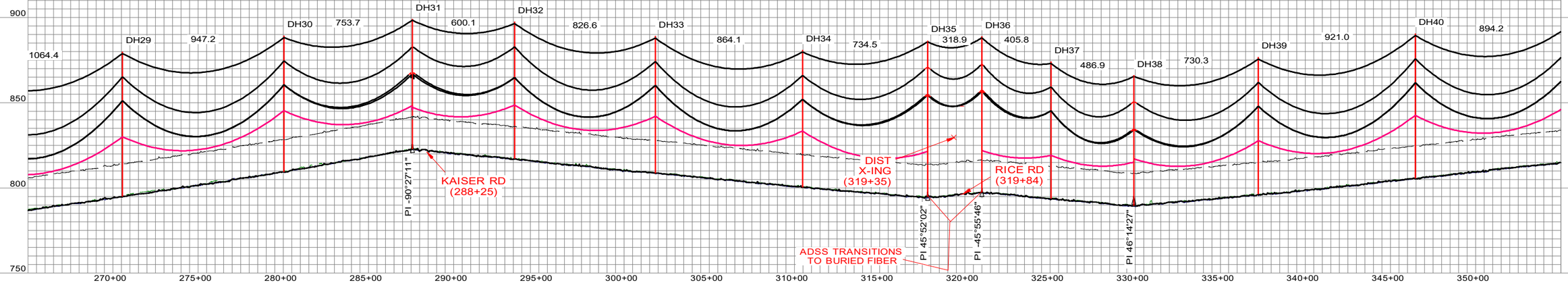
DH36
STA=321+00.95
X=6823136.13
Y=2207500.79
HT=89.13 ELE=799.74
LINE ANGLE=-45°55'46"
TDDE-230S-J-45°-90FT

DH37
STA=325+06.74
X=6823541.83
Y=2207509.55
HT=80.50 ELE=793.62
TDSP-230S-LIGHT-95FT

DH38
STA=329+93.61
X=6824028.59
Y=2207520.06
HT=71.00 ELE=795.04
LINE ANGLE=46°14'27"
TDDE-230S-J-45°-75FT

DH39
STA=337+23.93
X=6824544.97
Y=2207003.61
HT=80.50 ELE=796.23
TDSP-230S-LIGHT-95FT

DH40
STA=346+44.94
X=6825196.17
Y=2206352.32
HT=85.00 ELE=805.57
TDSP-230S-HEAVY-100FT



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

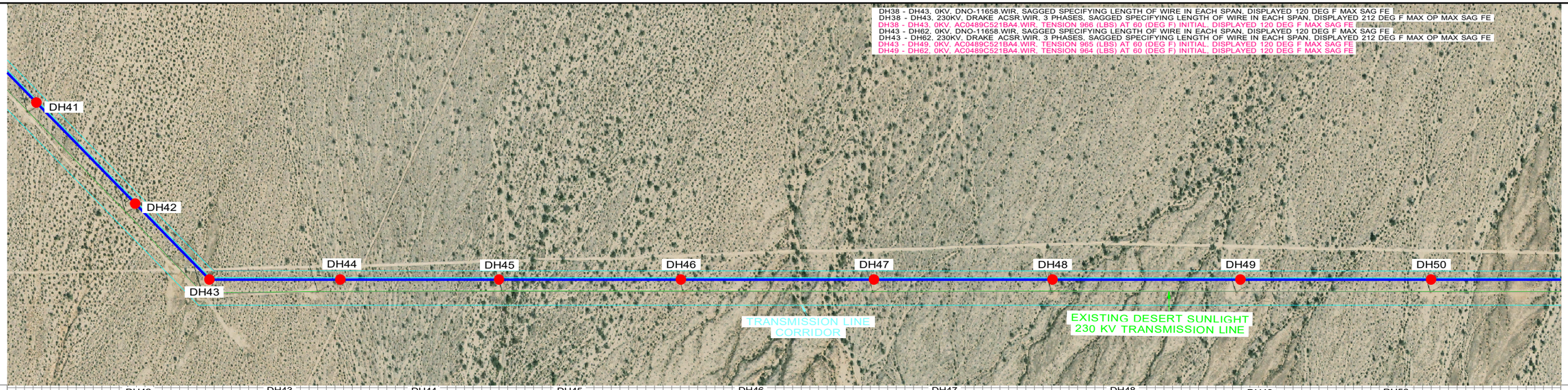
edF renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-04 | REVISION NO : C

DH38 - DH43, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH38 - DH43, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH38 - DH43, 0KV, AC0489C521BA4.WIR, TENSION 966 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH43 - DH62, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH43 - DH62, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH43 - DH49, 0KV, AC0489C521BA4.WIR, TENSION 965 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH49 - DH62, 0KV, AC0489C521BA4.WIR, TENSION 964 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE



DH42
STA=363+59.46
X=6826408.44
Y=2205139.89
HT=80.50 ELE=824.91
TDSP-230S-LIGHT-95FT

DH43
STA=369+73.37
X=6826842.51
Y=2204705.76
HT=69.96 ELE=837.17
LINE ANGLE=-45°40'44"
TDDE-230S-J-45°-75FT

DH44
STA=377+33.30
X=6827602.39
Y=2204714.71
HT=80.50 ELE=826.84
TDSP-230S-LIGHT-95FT

DH45
STA=386+51.61
X=6828520.64
Y=2204725.53
HT=89.50 ELE=822.64
TDSP-230S-HEAVY-105FT

DH46
STA=397+04.53
X=6829573.49
Y=2204737.93
HT=89.50 ELE=811.34
TDSP-230S-HEAVY-105FT

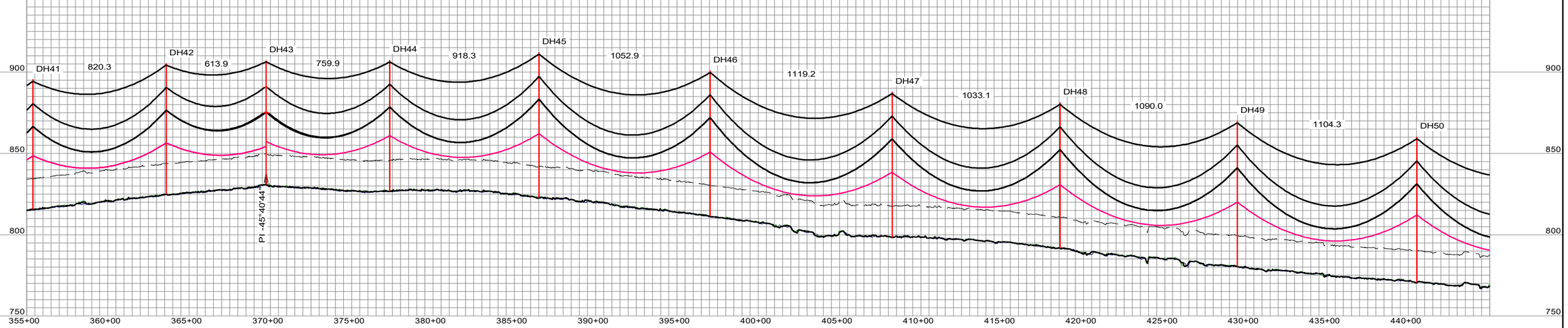
DH47
STA=408+23.75
X=6830692.63
Y=2204751.11
HT=89.50 ELE=798.39
TDSP-230S-HEAVY-105FT

DH48
STA=418+56.89
X=6831725.70
Y=2204763.28
HT=89.50 ELE=791.78
TDSP-230S-HEAVY-105FT

DH49
STA=429+46.86
X=6832815.59
Y=2204776.12
HT=89.50 ELE=780.44
TDSP-230S-HEAVY-105FT

DH50
STA=440+51.17
X=6833919.82
Y=2204789.13
HT=89.50 ELE=770.66
TDSP-230S-HEAVY-105FT

DH41
STA=355+39.13
X=6825828.42
Y=2205719.99
HT=80.00 ELE=815.47
TDSP-230S-HEAVY-95FT



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

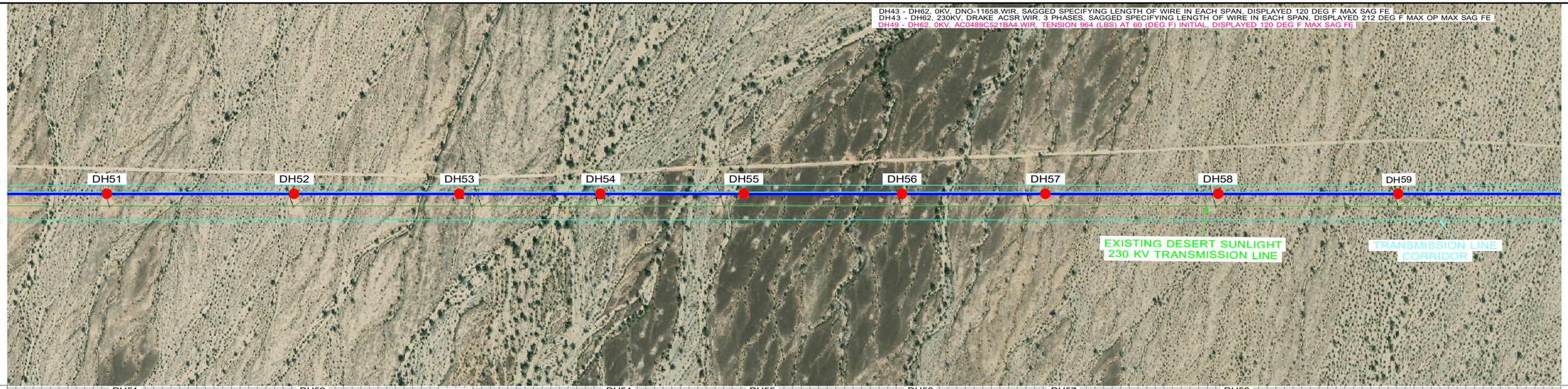
NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

edF renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-05 | REVISION NO : C



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

edF renewables

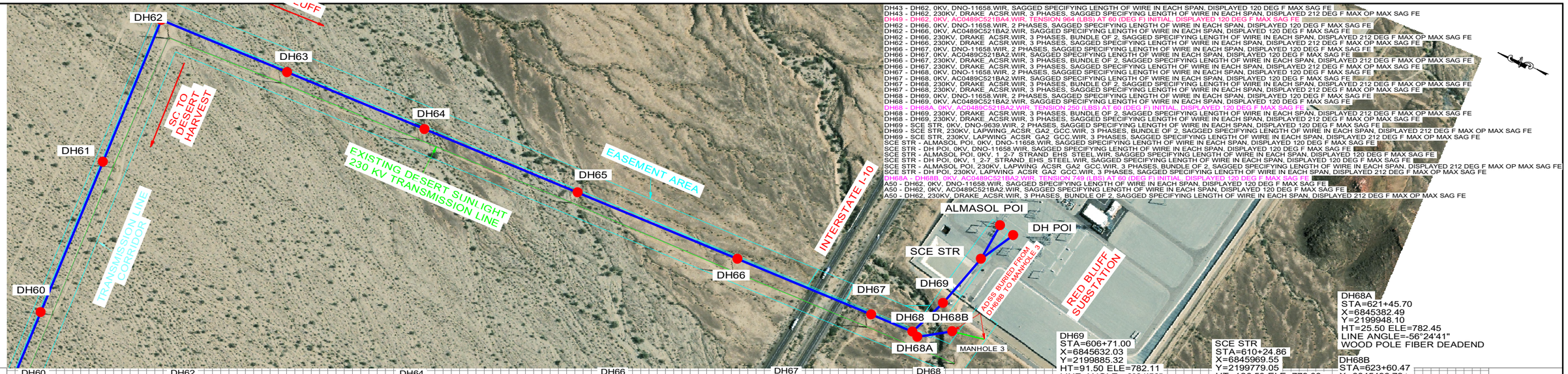
ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-06 | REVISION NO : C

PLS-CADD DRAWIN

DH43 - DH62, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH43 - DH62, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH49 - DH62, 0KV, AC0489C521BA4.WIR, TENSION 964 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH62 - DH66, 0KV, DNO-11658.WIR, 2 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH62 - DH66, 0KV, AC0489C521BA2.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH62 - DH66, 230KV, DRAKE ACSR.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH62 - DH66, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH66 - DH67, 0KV, DNO-11658.WIR, 2 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH66 - DH67, 0KV, AC0489C521BA2.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH66 - DH67, 230KV, DRAKE ACSR.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH66 - DH67, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH67 - DH68, 0KV, DNO-11658.WIR, 2 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH67 - DH68, 0KV, AC0489C521BA2.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH67 - DH68, 230KV, DRAKE ACSR.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH67 - DH68, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH68 - DH69, 0KV, DNO-11658.WIR, 2 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH68 - DH69, 0KV, AC0489C521BA2.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH68A - DH69B, 0KV, AC0489C521BA2.WIR, TENSION 250 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 120 DEG F MAX SAG FE
DH68 - DH69, 230KV, DRAKE ACSR.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH68 - DH69, 230KV, DRAKE ACSR.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH69 - SCE STR, 0KV, DNO-9639.WIR, 2 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
DH69 - SCE STR, 230KV, LAPWING ACSR GA2 GCC.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
DH69 - SCE STR, 230KV, LAPWING ACSR GA2 GCC.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
SCE STR - ALMASOL POI, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
SCE STR - DH POI, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
SCE STR - ALMASOL POI, 0KV, 1 2-7 STRAND EHS STEEL.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
SCE STR - DH POI, 0KV, 1 2-7 STRAND EHS STEEL.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
SCE STR - ALMASOL POI, 230KV, LAPWING ACSR GA2 GCC.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
SCE STR - DH POI, 230KV, LAPWING ACSR GA2 GCC.WIR, 3 PHASES, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE
A50 - DH62, 0KV, DNO-11658.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
A50 - DH62, 0KV, AC0489C521BA2.WIR, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 120 DEG F MAX SAG FE
A50 - DH62, 230KV, DRAKE ACSR.WIR, 3 PHASES, BUNDLE OF 2, SAGGED SPECIFYING LENGTH OF WIRE IN EACH SPAN, DISPLAYED 212 DEG F MAX OP MAX SAG FE



DH60
STA=535+57.85
X=6843425.84
Y=2204901.10
HT=85.00 ELE=702.52
TDSP-230S-HEAVY-100FT

DH62
STA=554+78.84
X=6845346.65
Y=2204926.96
HT=101.50 ELE=687.60
LINE ANGLE=90°14'49"
TVDE-230DCS-J-TAP-100FT

DH64
STA=572+10.26
X=6845365.59
Y=2203195.64
HT=105.50 ELE=714.90
TVSP-230DCS-125FT

DH66
STA=592+67.11
X=6845388.09
Y=2201138.91
HT=116.50 ELE=752.46
LINE ANGLE=0°00'03"
TVDE-230DCS-J-0°-115FT

DH67
STA=601+46.86
X=6845397.70
Y=2200259.22
HT=111.50 ELE=772.37
LINE ANGLE=0°00'00"
TVDE-230DCS-J-20°-110FT

DH68
STA=604+17.72
X=6845400.66
Y=2199988.37
HT=91.50 ELE=781.01
LINE ANGLE=-65°21'59"
TVDE-230DCS-J-M-55°-90FT

DH69
STA=606+71.00
X=6845632.03
Y=2199885.32
HT=91.50 ELE=782.11
LINE ANGLE=-6°31'50"
TVDE-230DCS-J-M-55°-90FT

SCE STR
STA=610+24.86
X=6845969.55
Y=2199779.05
HT=126.50 ELE=779.08
LINE ANGLE=12°57'25"

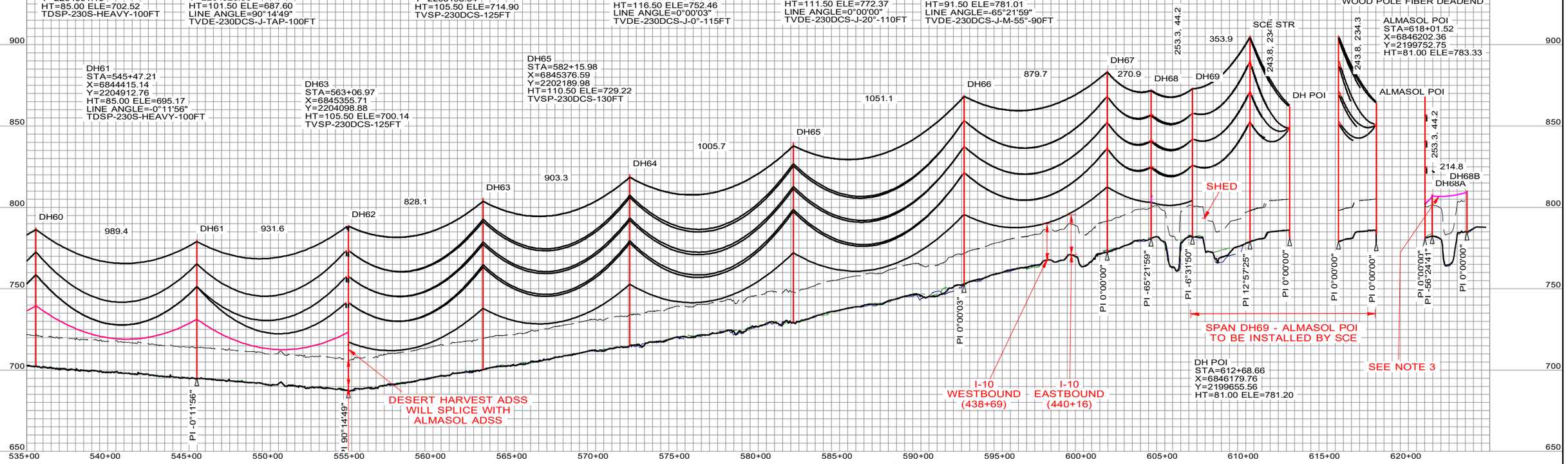
DH68A
STA=621+45.70
X=6845382.49
Y=2199948.10
HT=25.50 ELE=782.45
LINE ANGLE=-56°24'41"
WOOD POLE FIBER DEADEND

DH68B
STA=623+60.47
X=6845496.72
Y=2199766.22
HT=25.50 ELE=784.76
WOOD POLE FIBER DEADEND

DH61
STA=545+47.21
X=6844415.14
Y=2204912.76
HT=85.00 ELE=695.17
LINE ANGLE=-0°11'56"
TDSP-230S-HEAVY-100FT

DH63
STA=563+06.97
X=6845355.71
Y=2204098.88
HT=105.50 ELE=700.14
TVSP-230DCS-125FT

DH65
STA=582+15.98
X=6845376.59
Y=2202189.98
HT=110.50 ELE=729.22
TVSP-230DCS-130FT



NOTES:
1. ADSS SHOWN AT 120°F AND CHECKED TO GROUND CLEARANCE LINE DISPLAYED AT 19 FT.
2. XY COORDINATES ARE CALIFORNIA ZONE 6, STATE PLANE, NAD83, US SURVEY FOOT.
3. ADSS SPANNING FROM STRUCTURE DH68 TO DH68B THEN BURIED TO MANHOLE 3. NEW ADSS OR RESAGGING OF EXISTING ADSS REQUIRED.

"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

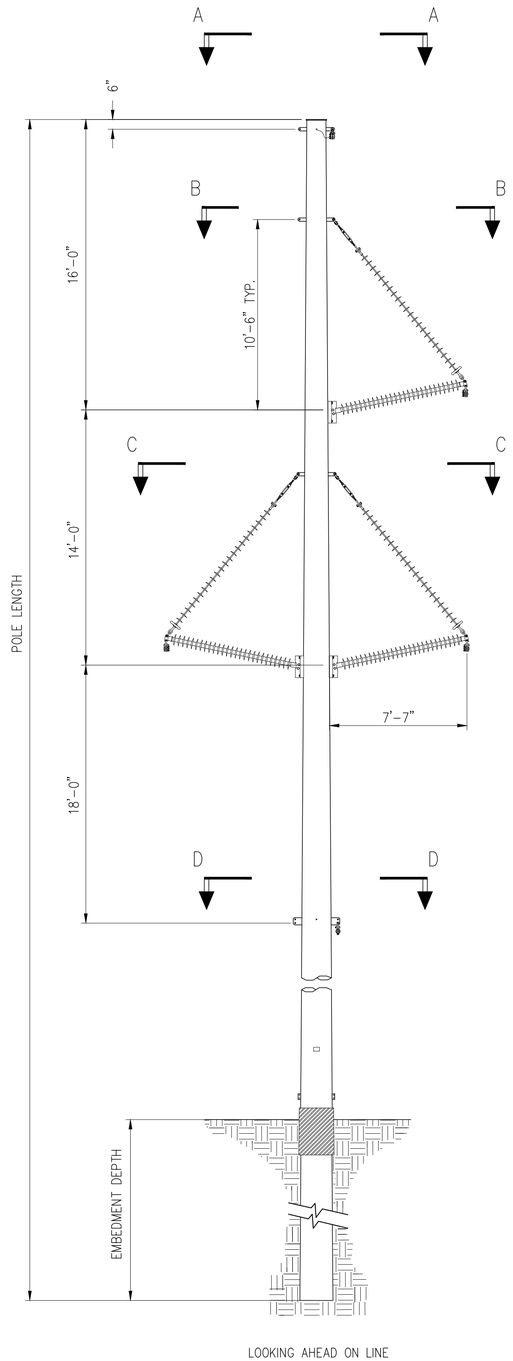
NO	REVISION	DATE	BY	APR
C	ISSUED FOR 30% REVIEW	05/17/24	CJT	DCE
B	ISSUED FOR SCE 30% REVIEW	02/29/24	CJT	DCE
A	ISSUED FOR REVIEW	6/27/23	SS	DCE

edF renewables

ENGINEERING RECORD		DATE
DRAWN	C. TESSIER	05/17/24
DESIGNED	C. TESSIER	05/17/24
CHECKED	R. RHODE	05/17/24
APPROVED	D. EVANS	05/17/24
VERT. SCALE 1" = 30'	HORI. SCALE 1" = 300'	

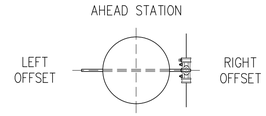
DESERT HARVEST/SAPPHIRE ADSS INSTALL
230 KV TRANSMISSION LINE
PLAN AND PROFILE

DHA-B-T004-07 | REVISION NO : C

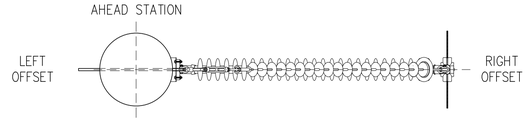


LOOKING AHEAD ON LINE

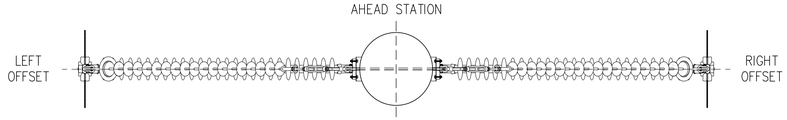
Structure List	Pole Length	Embedment Depth
2	110'	20'
3	110'	20'
4	110'	20'
5	110'	20'
6	110'	20'
7	110'	20'



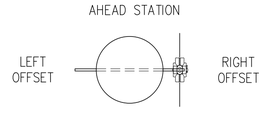
SECTION A–A
OPGW SHIELDING



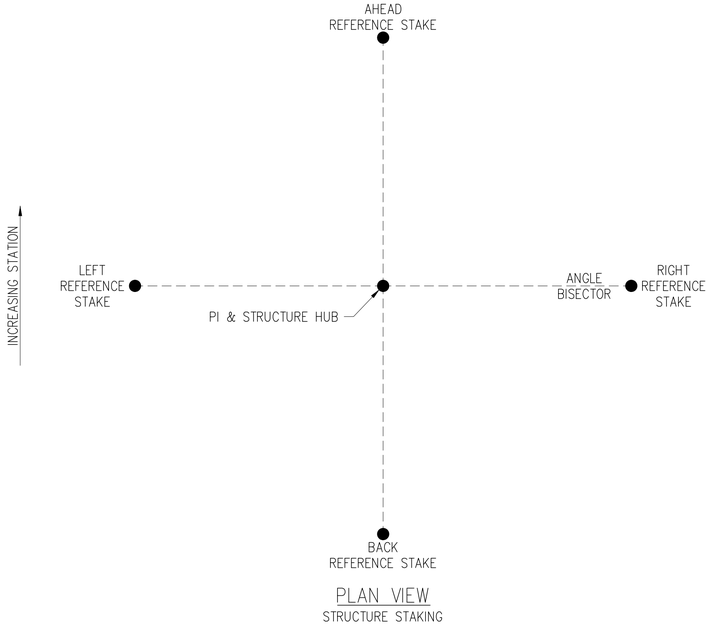
SECTION B–B
SINGLE BRACED POST



SECTION C–C
DOUBLE BRACED POSTS



SECTION D–D
ADSS UNDERBUILD



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.
2. GROUNDING INSTALLATION DETAILS FOR THIS STRUCTURE CAN BE FOUND ON DRAWING SPS-D-T003-06-01.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

eDF renewables

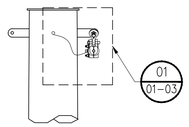
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

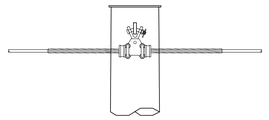
SC STEEL TANGENT – TDSP-230S

OVERVIEW – SHEET 1 OF 3

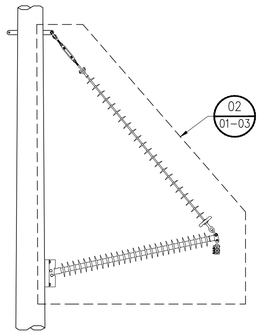
DWG. NAME: SPS-D-T003-01-01 REVISION NO : B



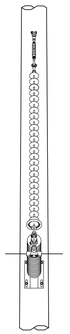
INSET VIEW
OPGW ATTACHMENT



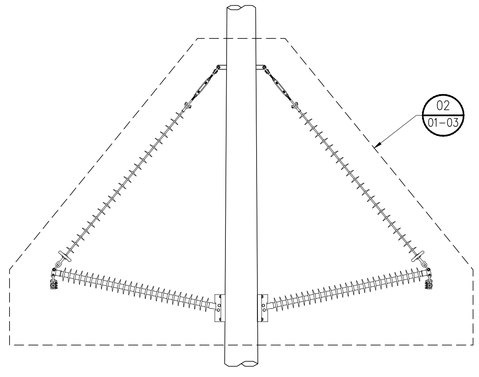
SIDE VIEW – OPGW
LOOKING TOWARDS STRUCTURE



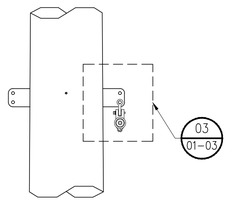
INSET VIEW
SINGLE BRACED POST ATTACHMENT



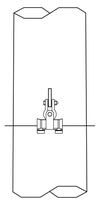
SIDE VIEW – CONDUCTOR
LOOKING TOWARDS STRUCTURE



INSET VIEW
DOUBLE BRACED POST ATTACHMENT



INSET VIEW
ADSS UNDERBUILD



SIDE VIEW – ADSS UNDERBUILD
LOOKING TOWARDS STRUCTURE

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

edf renewables

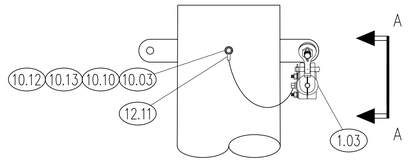
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

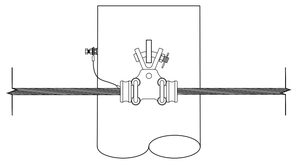
SAPPHIRE 230 kV TRANSMISSION LINE

SC STEEL TANGENT – TDSP-230S ASSEMBLIES – SHEET 2 OF 3

DWG. NAME: SPS-D-T003-01-02

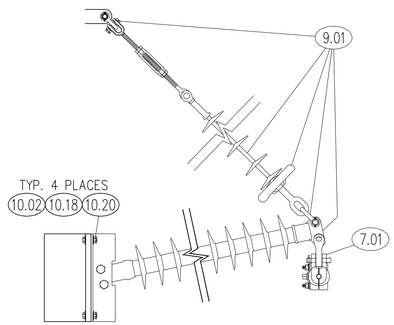
REVISION NO : B



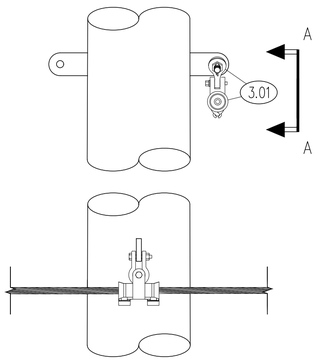


SECTION A–A

DETAIL 1
OPGW SUSPENSION AND GROUNDING



DETAIL 2
BRACED POST ASSEMBLY



SECTION A–A

DETAIL 3
ADSS UNDERBUILD

MATERIAL LIST FOR TDSP-230S

DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 –	1	1.03	OPGW, SUSP, CUSHION GRIP, FOR 0.642"-0.664" OPGW, W/ GROUND WIRE & Y-CLEVIS	PLP# 4700110GYC	--	1	1
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	1
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	1
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	1
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	1
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	1
2 –	3	7.01	CLAMP, SUSPENSION, CUSHION GRIP, FOR 795 KCMIL ACSR "DRAKE", WITH Y-CLEVIS EYE	PLP#CGS-1097YC	--	1	3
		9.01	230kV BRACED POST INSULATOR ASSEMBLY	MPS# B2101091T12127AA	--	1	3
		10.02	BOLT, 3/4-10UNC X 3", GALVANIZED, W/NUT	HUGHES# B73-1-3/4	--	4	12
		10.18	WASHER, FLAT, 3/4", GALVANIZED	HUGHES# RW2-70	--	8	24
		10.20	NUT,LOCK, 3/4"-10UNC, GALVANIZED	HUGHES# MF70	--	4	12
3 –	1	3.01	CLAMP, SUSPENSION, FIBERLIGN, FOR 0.551"-0.625" ADSS, W/ STRUCTURAL RODS AND SHACKLE	PLP# 4470202AS	--	1	1

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. CORONA RINGS SHALL BE ORIENTED SUCH THAT THE GAP IS FACING DOWN.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

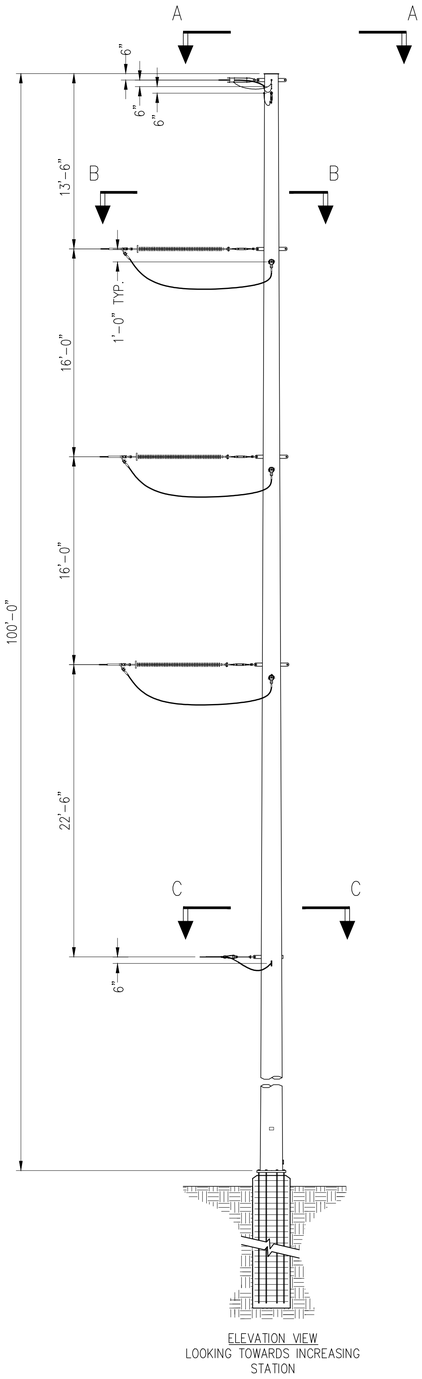
EDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

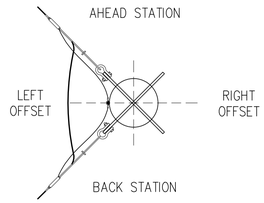
SAPPHIRE 230 kV TRANSMISSION LINE
SC STEEL TANGENT – TDSP-230S
DETAILS – SHEET 3 OF 3

DWG. NAME: SPS-D-T003-01-03 REVISION NO : B

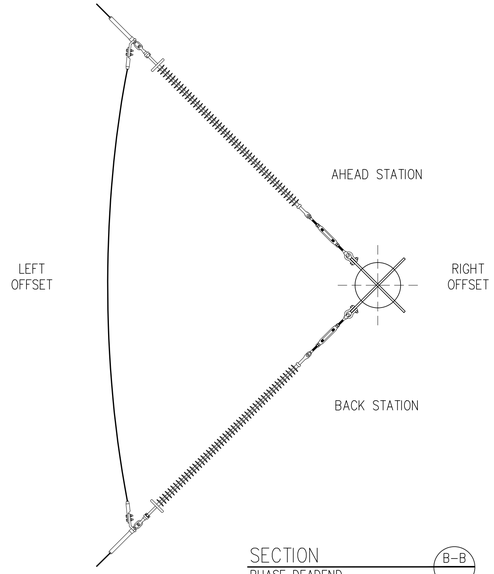
Structure List	Line Angle (°)
1	-90.4



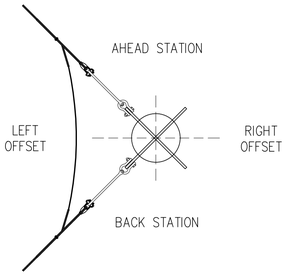
ELEVATION VIEW
LOOKING TOWARDS INCREASING STATION



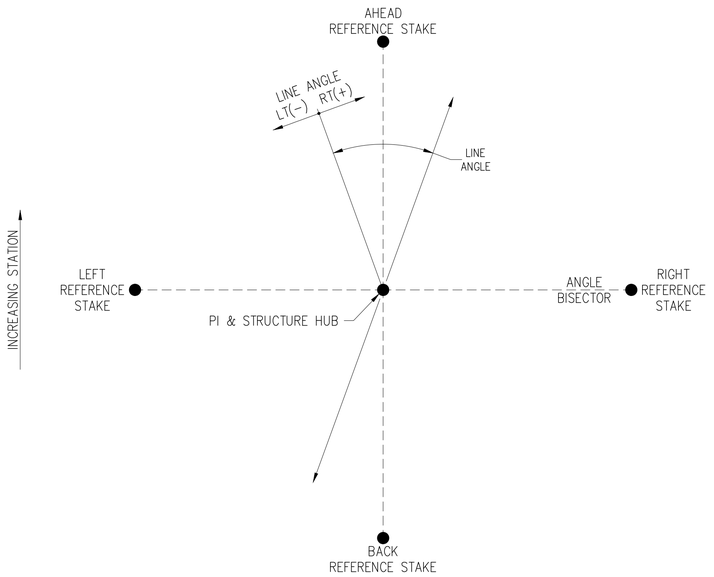
SECTION A–A
OPGW SHIELDING



SECTION B–B
PHASE DEADEND



SECTION C–C
ADSS



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.
2. GROUNDING INSTALLATION DETAILS FOR THIS STRUCTURE CAN BE FOUND ON DRAWING SPS–D–T003–06–02.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

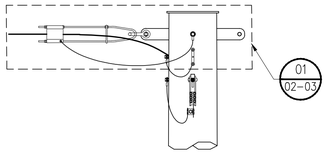
eDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

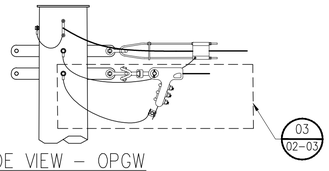
SAPPHIRE 230 kV TRANSMISSION LINE

SC STEEL DEADEND – TVDE–230S–N
OVERVIEW – SHEET 1 OF 3

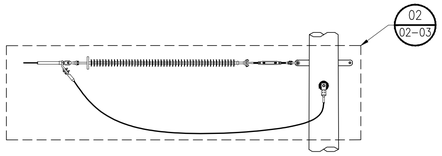
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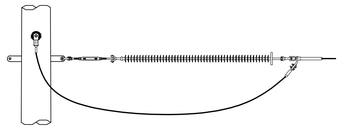
INSET VIEW
OPGW ATTACHMENT



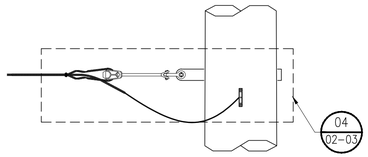
SIDE VIEW – OPGW
LOOKING TOWARDS STRUCTURE



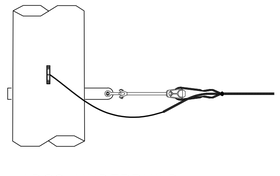
INSET VIEW
DE PHASE ATTACHMENT



SIDE VIEW – CONDUCTOR
LOOKING TOWARDS STRUCTURE



INSET VIEW
ADSS UNDERBUILD



SIDE VIEW – ADSS UNDERBUILD
LOOKING TOWARDS STRUCTURE

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

edf renewables

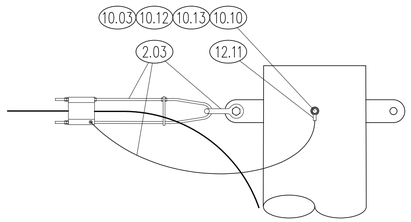
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DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

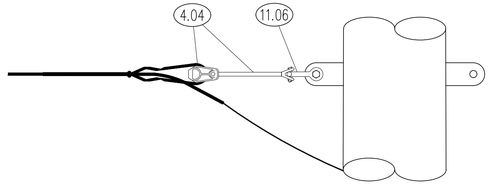
SC STEEL DEADEND – TVDE-230S-N ASSEMBLIES – SHEET 2 OF 3

DWG. NAME: SPS-D-T003-02-02

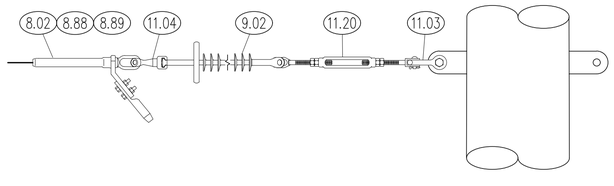
REVISION NO : B



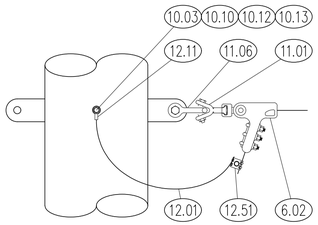
DETAIL 1 – OPGW DEADEND AND GROUNDING



DETAIL 4 – ADSS UNDERBUILD



DETAIL 2 – CONDUCTOR DEADEND ATTACHMENT



DETAIL 3 – STATIC DEADEND AND GROUNDING

MATERIAL LIST FOR TVDE-230S-N

DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 –	2	2.03	OPGW, DE, U-BOLT, FOR 0.631"-0.647" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801315S2G	--	1	2
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	2
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	2
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	2
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	2
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	2
2 –	6	8.02	COND, DE, COMPRESSION, FOR 795 KCMIL 26/7 "DRAKE" ACSR	AFL# E33142	--	1	6
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.67	4
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.33	2
		9.02	230KV SUSPENSION STRAIN INSULATOR, 50K	MPS# S24080091VASS037	--	1	6
		11.03	ANCHOR SHACKLE, 60K	HPS# AS50BNK	--	1	6
		11.04	SOCKET/Y-CLEVIS, 50K	MPS# SYC-87	--	1	6
		11.20	TURNBUCKLE, JAW-EYE 6", 50K	MPS# G-227-NBC-1X6	--	1	6
3 –	1	6.02	STATIC, DE, QUADRANT, FOR 3/8" EHS STEEL, 25K, W/ SOCKET EYE	MPS# FQD-58-3-S	--	1	1
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	1
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	1
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	1
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	1
		11.01	Y-CLEVIS/BALL, 30K	HPS# YBC30	--	1	1
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	1
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	4	4
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	1
		12.51	BONDING CLAMP, 3/8" SW TO #4 COPPER	MPS# J8300	--	1	1
4 –	2	4.04	CLAMP, DE, FORMED WIRE, FOR 0.543"-0.577" ADSS, W/ EXTENSION LINK	PLP# 2872202C1E1	--	1	2
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	2

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. CORONA RINGS SHOULD BE ORIENTED SUCH THAT THE GAP POINTS DOWN TOWARDS THE CONDUCTOR.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

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B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

edf renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

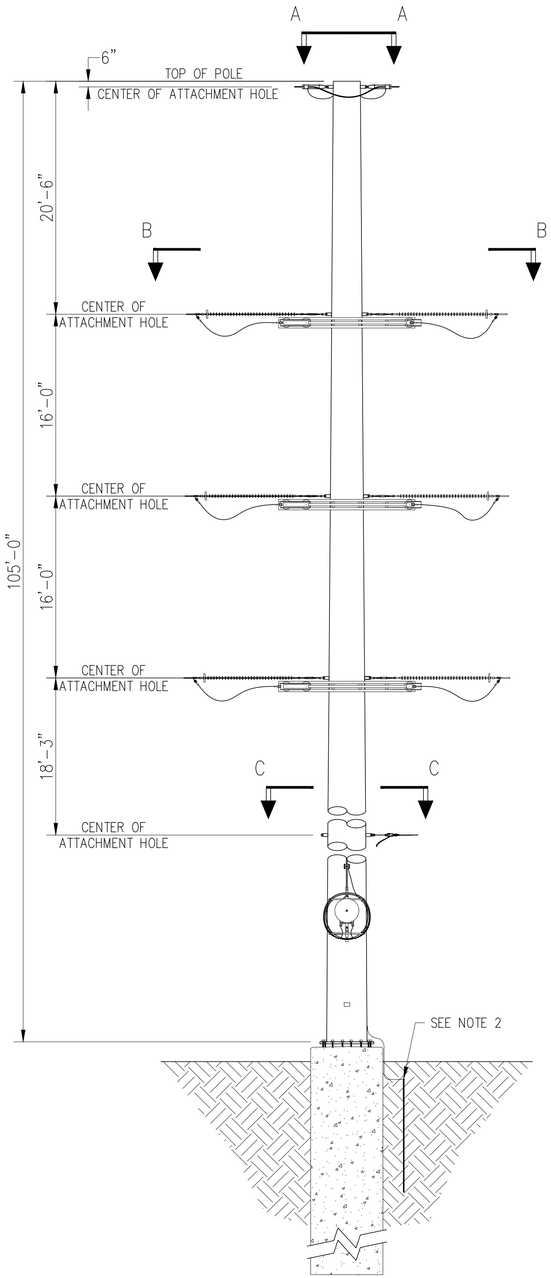
SAPPHIRE 230 kV TRANSMISSION LINE

SC STEEL DEADEND – TVDE-230S-N

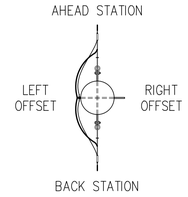
DETAILS – SHEET 3 OF 3

DWG. NAME: SPS-D-T003-02-03 REVISION NO : B

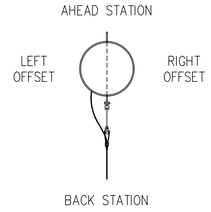
Structure List
8



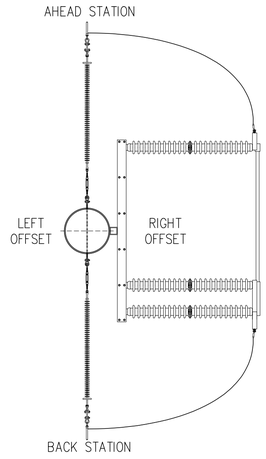
ELEVATION VIEW
LOOKING PERPENDICULAR TO LINE



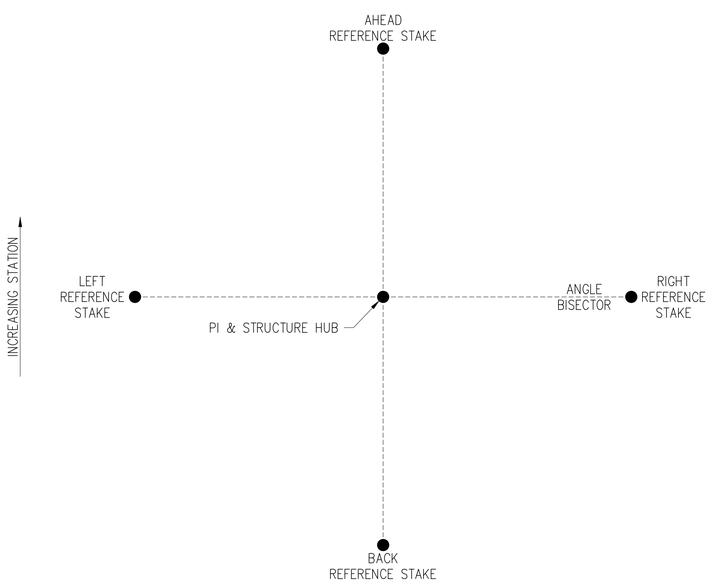
SECTION A–A
OPGW SHIELDING



SECTION C–C
ADSS UNDERBUILD



SECTION B–B
CONDUCTOR DEADEND ATTACHMENT



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.
2. GROUNDING INSTALLATION DETAILS FOR THIS STRUCTURE CAN BE FOUND ON DRAWING SPS–D–T003–06–03.
3. V–NOTCH SHALL BE ORIENTED ALONG THE RIGHT REFERENCE STAKE.

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BILLINGS, MONTANA

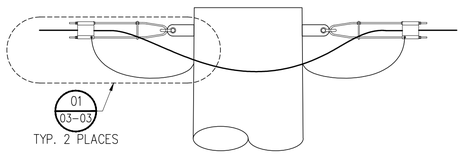
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EDF renewables

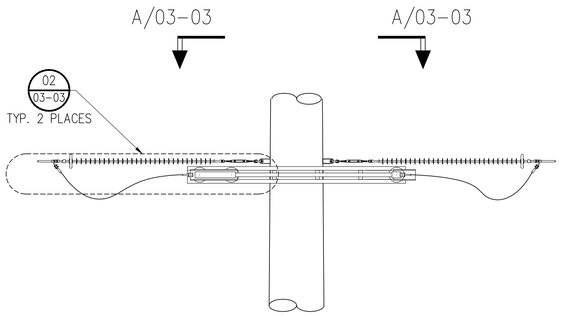
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
SC 1–WAY SWITCH – STRUCTURE 8
OVERVIEW – SHEET 1 OF 4

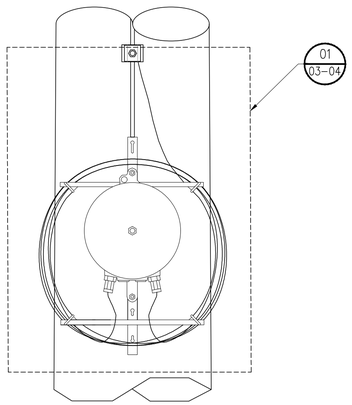
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REVISION NO : B



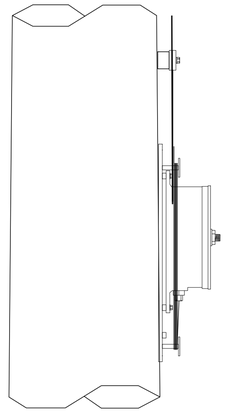
INSET VIEW
OPGW ATTACHMENT



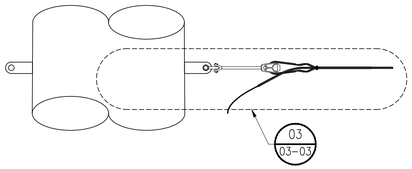
INSET VIEW
DEADEND ATTACHMENT



INSET VIEW
SPLICE BOX ASSEMBLY



SIDE VIEW – SPLICE BOX ASSEMBLY
LOOKING TOWARDS STRUCTURE



INSET VIEW
ADSS UNDERBUILD

ENGINEER OF RECORD SEAL

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BILLINGS, MONTANA

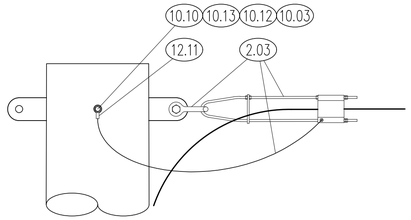
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EDF renewables

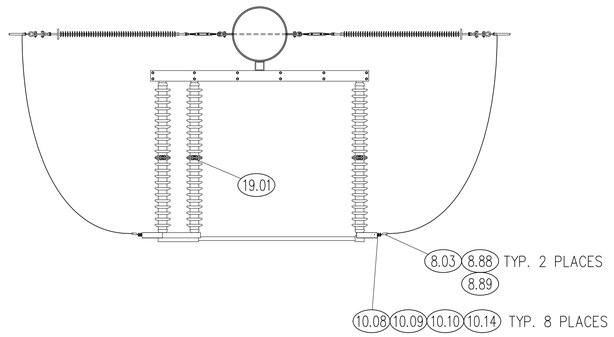
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DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
SC 1-WAY SWITCH – STRUCTURE 8
ASSEMBLIES – SHEET 2 OF 4

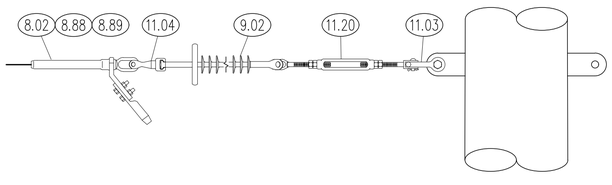
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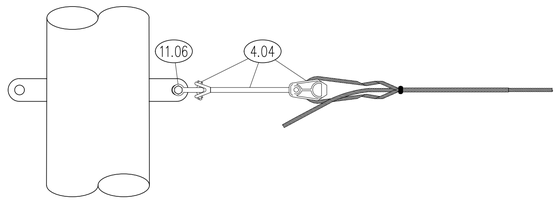
DETAIL
OPGW DEADEND
AND GROUNDING
1
–



SECTION
DISCONNECT SWITCH
A–A
–



DETAIL
CONDUCTOR DEADEND ATTACHMENT
2
–



DETAIL
ADSS DEADEND ATTACHMENT
3
–

MATERIAL LIST FOR TVDE-230S-SW1

DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 –	2	2.03	OPGW, DE, U-BOLT, FOR 0.631"-0.647" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801315S2G	--	1	2
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	2
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	2
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	2
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	2
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	2
2 –	6	8.02	COND, DE, COMPRESSION, FOR 795 KCMIL 26/7 "DRAKE" ACSR	AFL# E33142	--	1	6
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.67	4
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.33	2
		9.02	230KV SUSPENSION STRAIN INSULATOR, 50K	MPS# S24080091VASS037	--	1	6
		11.03	ANCHOR SHACKLE, 60K	HPS# AS50BNK	--	1	6
		11.04	SOCKET/Y-CLEVIS, 50K	MPS# SYC-87	--	1	6
		11.20	TURNBUCKLE, JAW-EYE 6", 50K	MPS# G-227-NBC-1X6	--	1	6
3 –	1	4.04	CLAMP, DE, FORMED WIRE, FOR 0.543"-0.577" ADSS, W/ EXTENSION LINK	PLP# 2872202C1E1	--	1	1
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	1
A–A –	3	8.03	COND, TERMINAL CONNECTOR, STRAIGHT, FOR 795 ACSR "DRAKE"	AFL# 5630.116	--	2	6
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.02	0.06
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.01	0.03
		10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	8	24
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	8	24
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	8	24
		10.14	BOLT, 1/2"-13UNC X 2", STAINLESS STEEL	HPS# HBS200	--	8	24
		19.01	230 kV DISCONNECT SWITCH, UNITIZED, VERTICAL	TBD	--	1	1
1 03–04	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.05	BOLT, MACHINE SQUARE HEAD, 1/2" X 4", W/ NUT	MPS# J8704	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	6	6
		10.21	NUT,LOCK, 1/2"-10UNC, GALVANIZED	MPS# J8582	--	2	2
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	10	10
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.31	#4 COPPER TO 5/8" GROUND ROD CLAMP	CHANCE# C203-0344	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.15	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE	AFL# FD0A-B5B5	--	3	3
		13.16	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK569/583	--	1	1
		13.17	CONNECTOR KIT, FOR UNDERGROUND FIBER	AFL# BCK569/583F	--	1	1
		13.21	CONNECTOR, TERMINATING, 1" STRT, GND	APPLETON# STB-100L	--	1	1
		13.22	BUSHING-REDUCER, 2" TO 1", THREADED, ALUMINUM	APPLETON# RB200-100A	--	1	1
		13.23	ADAPTER, 2" PVC, FEMALE THREAD, FEMALE SLIP	CARLON# E942J	--	1	1
		13.24	CONDUIT, 2" GALVANIZED STEEL, 10' LENGTHS	ANY	--	2	2
		13.25	ELBOW 2", 90 DEGREES, 40 PVC, BELLED	CARLON# UA9AJB	--	1	1
		13.26	CONDUIT, 2" SCHEDULE 40 PVC, 10' LENGTHS	CARLON# 49011-010	--	1	1
		13.27	MARKER-FIBER OPTIC WTH/ORG CAP W/ TEST ST	COTT# 5033B56OOW19730	--	1	1
		13.29	UNDERGROUND WARNING TAPE, FO ORANGE, 3IN X 1000FT	BLACKBURN# 31STOFO	--	A/R	A/R
		13.30	#12 AWG HMWPE INSULATED TRACER WIRE	ANY	--	A/R	A/R
		13.31	1-1/4" CONDUIT, FOR UNDERGROUND FIBER	DURA-LINE# 10010258	--	A/R	A/R
		13.32	REDUCER COUPLING, 2" TO 1-1/4"	SPEARS# 429-250	--	1	1
		13.36	SPLICE ENCLOSURE W/ TWO (2) 72-FIBER SPLICE TRAYS	AFL# SB01-144	--	1	1
		13.38	ALTOS CABLE, 96-FIBER, SINGLE MODE	TBD	--	A/R	A/R
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	10	10

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. CORONA RINGS SHOULD BE ORIENTED SUCH THAT THE GAP POINTS DOWN TOWARDS THE CONDUCTOR.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

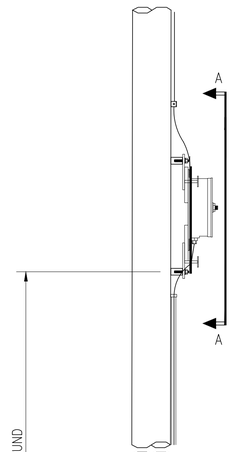
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edf renewables

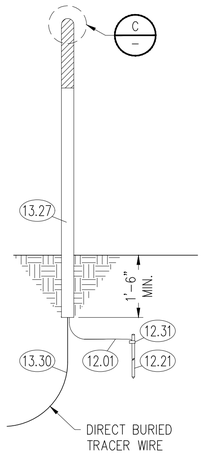
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
SC 1-WAY SWITCH – STRUCTURE 8
DETAILS – SHEET 3 OF 4

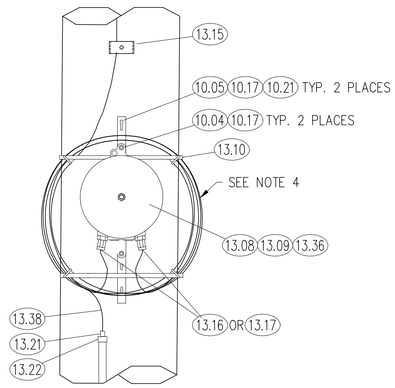
DWG. NAME: SPS-D-T003-03-03 | REVISION NO : B



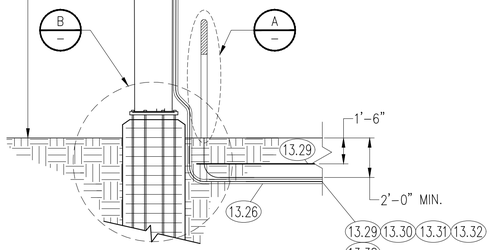
DETAIL
ADSS SPLICE TO UG FIBER — 1



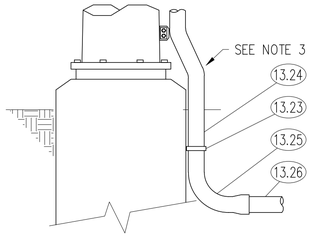
DETAIL
FIBER OPTIC MARKER — A



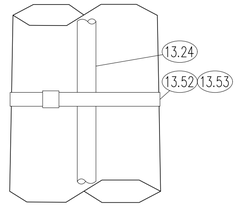
SECTION
SPLICE BOX MOUNTING — A–A



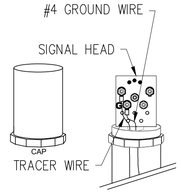
DETAIL
ADSS SPLICE TO UG FIBER — 1



DETAIL
CONDUIT ASSEMBLY — B



SECTION
CONDUIT MOUNTING BANDING — B–B



DETAIL
LOCATE PLATE — C

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. BEND THE STEEL CONDUIT UP AND AROUND CONCRETE PEIR FOUNDATION.
3. MAINLINE 1 1/4" CONDUIT SHALL CONNECT TO THE 2" CONDUIT AT RISER LOCATION USING PART #13.32.
4. CONTRACTOR TO COIL A MINIMUM OF 50' OF OPGW AND UG FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

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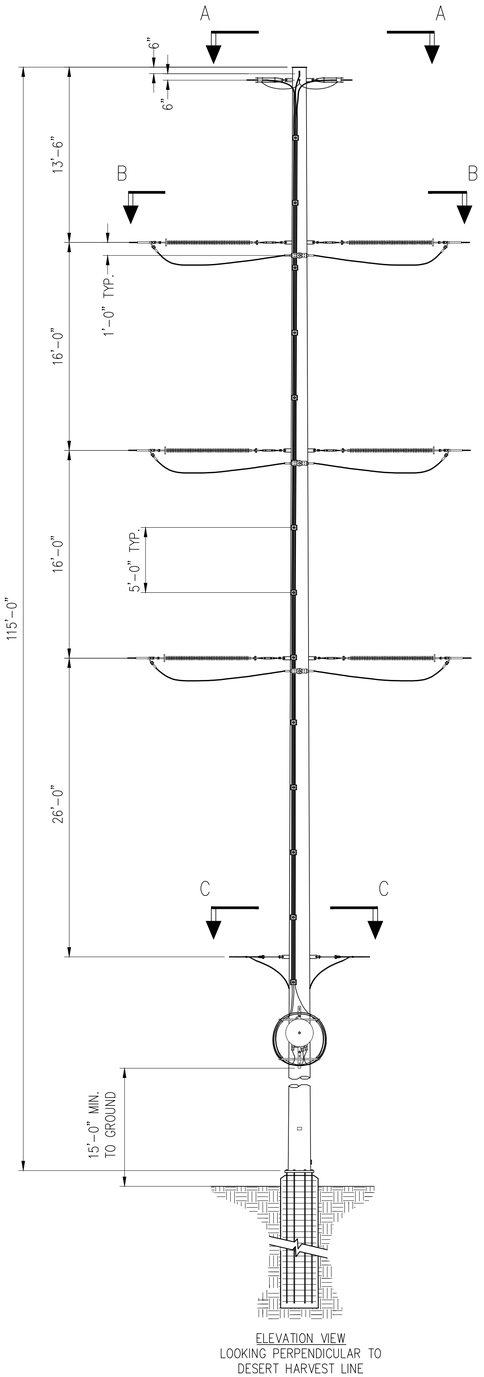
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B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

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APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

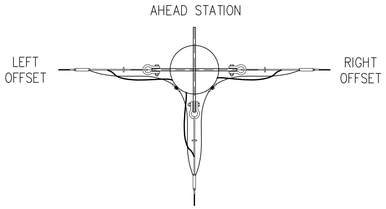
SAPPHIRE 230 kV TRANSMISSION LINE
SC 1-WAY SWITCH – STRUCTURE 8
DETAILS – SHEET 4 OF 4

DWG. NAME: SPS-D-T003-03-04 | REVISION NO : B

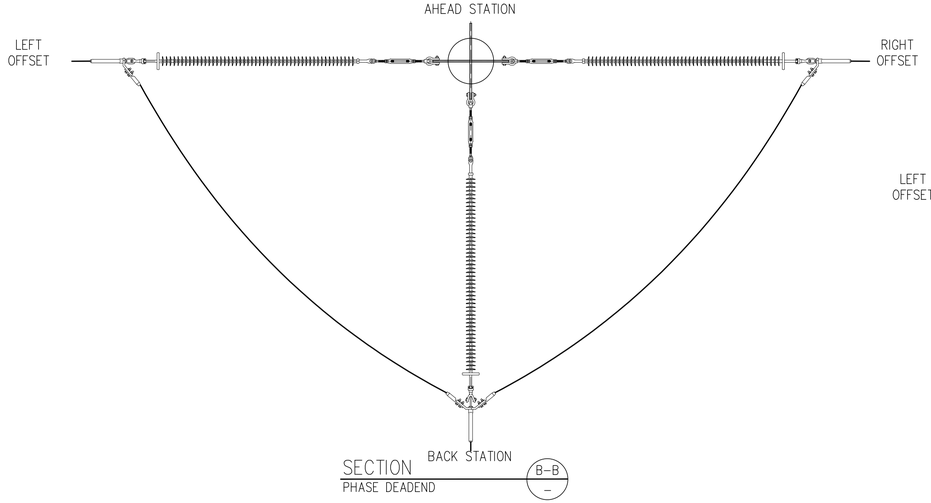
Structure List
DH13 - TAP



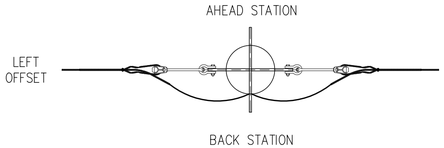
ELEVATION VIEW
LOOKING PERPENDICULAR TO
DESERT HARVEST LINE



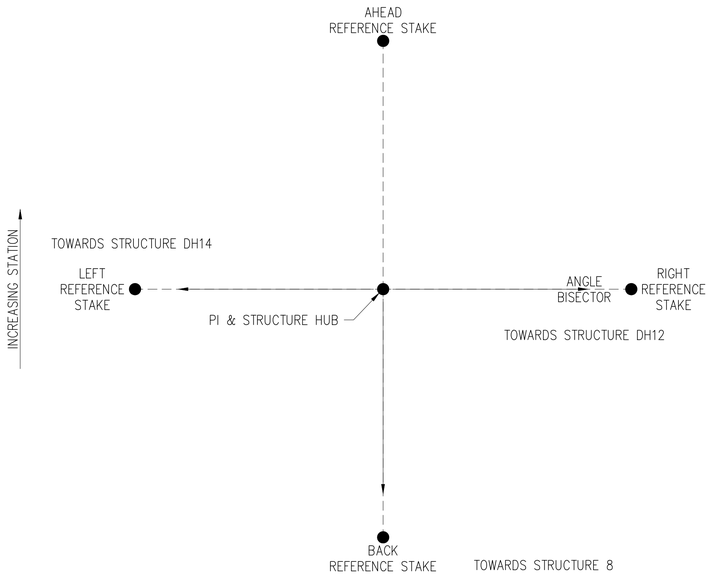
SECTION A–A
OPGW SHIELDING



SECTION B–B
PHASE DEADEND



SECTION C–C
ADSS



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.
2. GROUNDING INSTALLATION DETAILS FOR THIS STRUCTURE CAN BE FOUND ON DRAWING SPS-D-T003-06-02.
3. V-NOTCH SHALL BE ORIENTED TOWARDS THE BACK STAKE.

ENGINEER OF RECORD SEAL

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BILLINGS, MONTANA

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A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

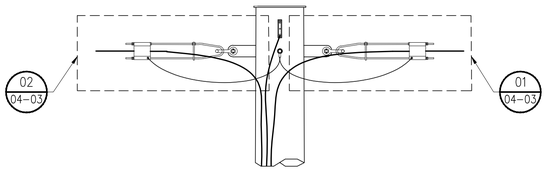
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APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

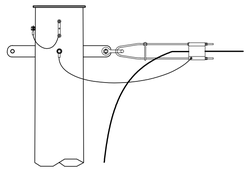
SC STEEL TAP – TVDE-230S-J-TAP

OVERVIEW – SHEET 1 OF 4

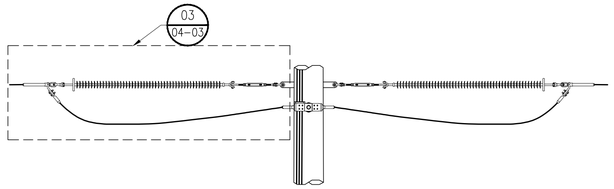
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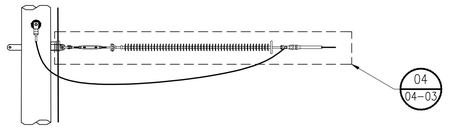
INSET VIEW
OPGW ATTACHMENT



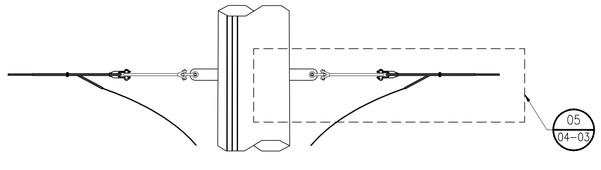
SIDE VIEW – OPGW
LOOKING TOWARDS STRUCTURE



INSET VIEW
DEADEND PHASE ATTACHMENT



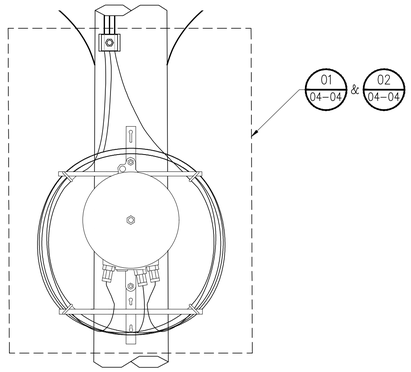
SIDE VIEW – CONDUCTOR
LOOKING TOWARDS STRUCTURE



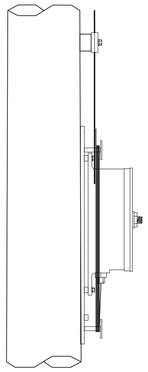
INSET VIEW
ADSS UNDERBUILD



SIDE VIEW – ADSS UNDERBUILD
LOOKING TOWARDS STRUCTURE



INSET VIEW
SPLIC BOX ASSEMBLY



SIDE VIEW – SPLICE BOX ASSEMBLY
LOOKING TOWARDS STRUCTURE

ENGINEER OF RECORD SEAL

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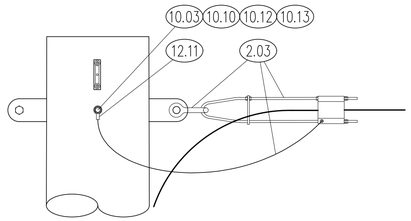
EDF renewables

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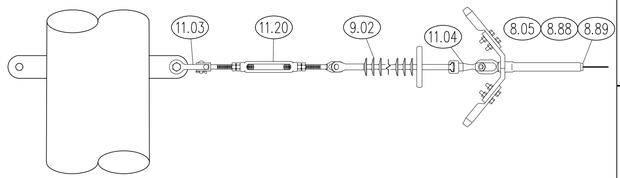
SAPPHIRE 230 kV TRANSMISSION LINE

SC STEEL TAP – TVDE-230S-J-TAP ASSEMBLIES – SHEET 2 OF 4

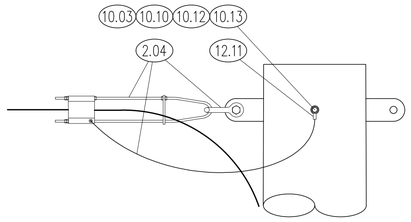
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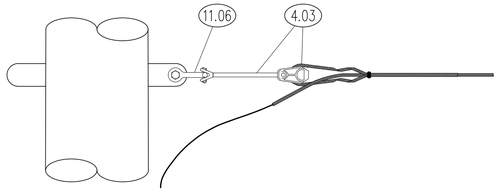
DETAIL
OPGW DEADEND AND GROUNDING TO BACK & RIGHT STATIONS
1 / –



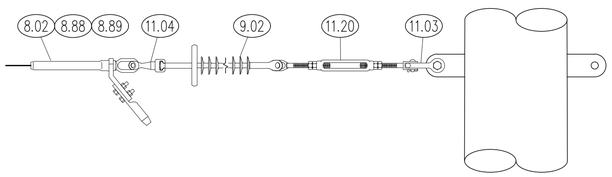
DETAIL
DOUBLE TONGUE COMPRESSION ASSEMBLY
4 / –



DETAIL
OPGW DEADEND AND GROUNDING TO LEFT STATION
2 / –



DETAIL
ADSS UNDERBUILD
5 / –



DETAIL
CONDUCTOR DEADEND ATTACHMENT
3 / –

MATERIAL LIST FOR TVDE-230S-TAP							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 / –	2	2.03	OPGW, DE, U-BOLT, FOR 0.631"-0.647" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801315S2G	--	1	2
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	2
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	2
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	2
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	2
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	2
2 / –	1	2.04	OPGW, DE, U-BOLT, FOR 0.512"-0.528" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801308S2G	--	1	2
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	2
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	2
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	2
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	2
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	2
3 / –	6	8.02	COND, DE, COMPRESSION, FOR 795 KCMIL 26/7 "DRAKE" ACSR	AFL# E33142	--	1	6
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.67	4
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.33	2
		9.02	230KV SUSPENSION STRAIN INSULATOR, 50K	MPS# S24080091VASS037	--	1	6
		11.03	ANCHOR SHACKLE, 60K	HPS# AS50BNK	--	1	6
		11.04	SOCKET/Y-CLEVIS, 50K	MPS# SYC-87	--	1	6
		11.20	TURNBUCKLE, JAW-EYE 6", 50K	MPS# G-227-NBC-1X6	--	1	6
4 / –	3	8.05	COND, DE, COMPRESSION,DOUBLE TONGUE, FOR 795 KCMIL 26/7 "DRAKE" ACSR	AFL# E33342	--	1	3
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.67	2
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.33	1
		9.02	230KV SUSPENSION STRAIN INSULATOR, 50K	MPS# S24080091VASS037	--	1	3
		11.03	ANCHOR SHACKLE, 60K	HPS# AS50BNK	--	1	3
		11.04	SOCKET/Y-CLEVIS, 50K	MPS# SYC-87	--	1	3
		11.20	TURNBUCKLE, JAW-EYE 6", 50K	MPS# G-227-NBC-1X6	--	1	3
5 / –	2	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	1	2
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	2
1 / 04-04	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.05	BOLT, MACHINE SQUARE HEAD, 1/2" X 4", W/ NUT	MPS# J8704	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	6	6
		10.21	NUT,LOCK, 1/2"-10UNC, GALVANIZED	MPS# J8582	--	2	2
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.11	CONNECTOR KIT, FOR OPGW	AFL# APCKE631/646	--	2	2
		13.12	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .601"-.700", STEEL POLE	AFL# FD0A-B6B6	--	30	30
		13.18	CONNECTOR KIT, FOR OPGW	AFL# APCKE522/537	--	1	1
		13.36	SPLICE ENCLOSURE W/ TWO (2) 72-FIBER SPLICE TRAYS	AFL# SB01-144	--	1	1
2 / 04-04	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.05	BOLT, MACHINE SQUARE HEAD, 1/2" X 4", W/ NUT	MPS# J8704	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	6	6
		10.21	NUT,LOCK, 1/2"-10UNC, GALVANIZED	MPS# J8582	--	2	2
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	10	10
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.31	#4 COPPER TO 5/8" GROUND ROD CLAMP	CHANCE# C203-0344	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.13	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK522/537	--	2	2
		13.15	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE	AFL# FD0A-B5B5	--	5	5
		13.17	CONNECTOR KIT, FOR UNDERGROUND FIBER	AFL# BCK569/583F	--	1	1
		13.21	CONNECTOR, TERMINATING, 1" STRT, GND	APPLETON# STB-100L	--	1	1
		13.22	BUSHING-REDUCER, 2" TO 1", THREADED, ALUMINUM	APPLETON# RB200-100A	--	1	1
		13.23	ADAPTER, 2" PVC, FEMALE THREAD, FEMALE SLIP	CARLON# E942J	--	1	1
		13.24	CONDUIT, 2" GALVANIZED STEEL, 10' LENGTHS	ANY	--	2	2
		13.25	ELBOW 2", 90 DEGREES, 40 PVC, BELLED	CARLON# UA9AJB	--	1	1
		13.26	CONDUIT, 2" SCHEDULE 40 PVC, 10' LENGTHS	CARLON# 49011-010	--	1	1
		13.27	MARKER-FIBER OPTIC WTH/ORG CAP W/ TEST ST	COTT# 5033B56OOW19730	--	1	1
		13.29	UNDERGROUND WARNING TAPE, FO ORANGE, 3IN X 1000FT	BLACKBURN# 31STOFO	--	A/R	A/R
		13.30	#12 AWG HMWPE INSULATED TRACER WIRE	ANY	--	A/R	A/R
		13.31	1-1/4" CONDUIT, FOR UNDERGROUND FIBER	DURA-LINE# 10010258	--	A/R	A/R
		13.32	REDUCER COUPLING, 2" TO 1-1/4"	SPEARS# 429-250	--	1	1
		13.36	SPLICE ENCLOSURE W/ TWO (2) 72-FIBER SPLICE TRAYS	AFL# SB01-144	--	1	1
		13.38	ALTOS CABLE, 96-FIBER, SINGLE MODE	TBD	--	A/R	A/R
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	10	10

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. CORONA RINGS SHOULD BE ORIENTED SUCH THAT THE GAP POINTS DOWN TOWARDS THE CONDUCTOR.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

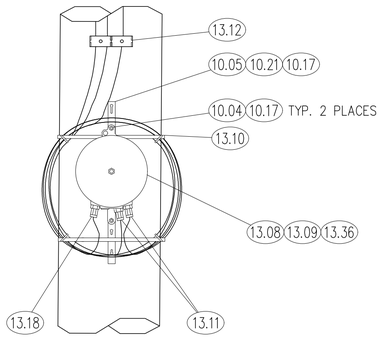
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B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

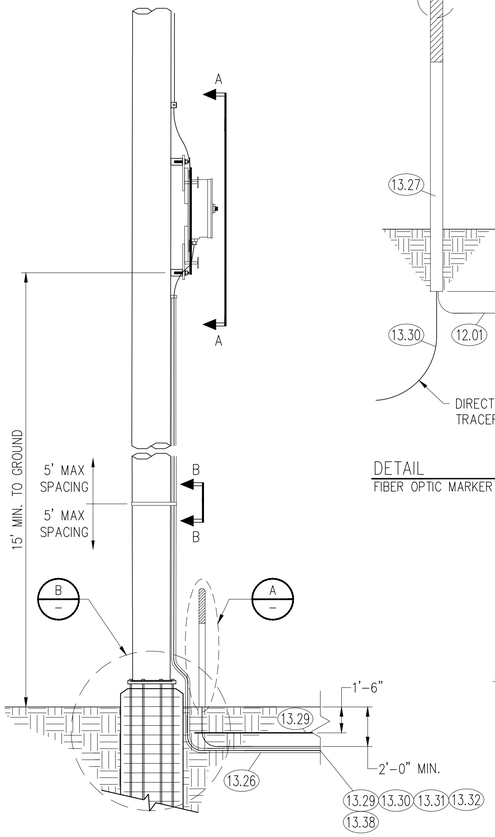
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
SC STEEL TAP – TVDE-230S-J-TAP
DETAILS – SHEET 3 OF 4

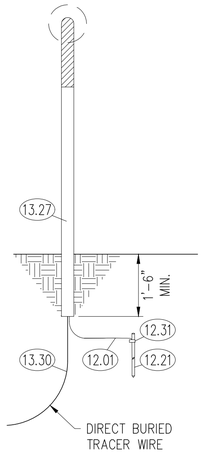
DWG. NAME: SPS-D-T003-04-03 | REVISION NO : B



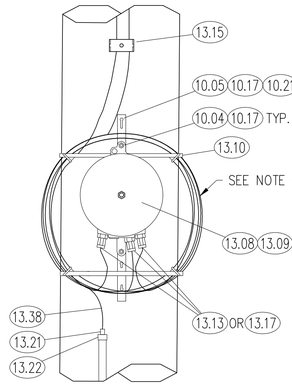
DETAIL
OPGW SPLICE BOX MOUNTING (1)



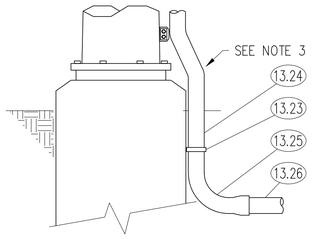
DETAIL
ADSS SPLICE TO UG FIBER (2)



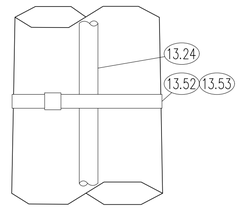
DETAIL
FIBER OPTIC MARKER (A)



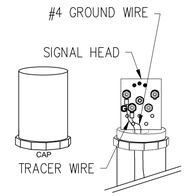
SECTION
SPLICE BOX MOUNTING (A-A)



DETAIL
CONDUIT ASSEMBLY (B)



SECTION
CONDUIT MOUNTING BANDING (B-B)



DETAIL
LOCATE PLATE (C)

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. BEND THE STEEL CONDUIT UP AND AROUND CONCRETE PEIR FOUNDATION.
3. MAINLINE 1 1/4" CONDUIT SHALL CONNECT TO THE 2" CONDUIT AT RISER LOCATION USING PART #13.32.
4. CONTRACTOR TO COIL A MINIMUM OF 50' OF OPGW AND UG FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

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BILLINGS, MONTANA

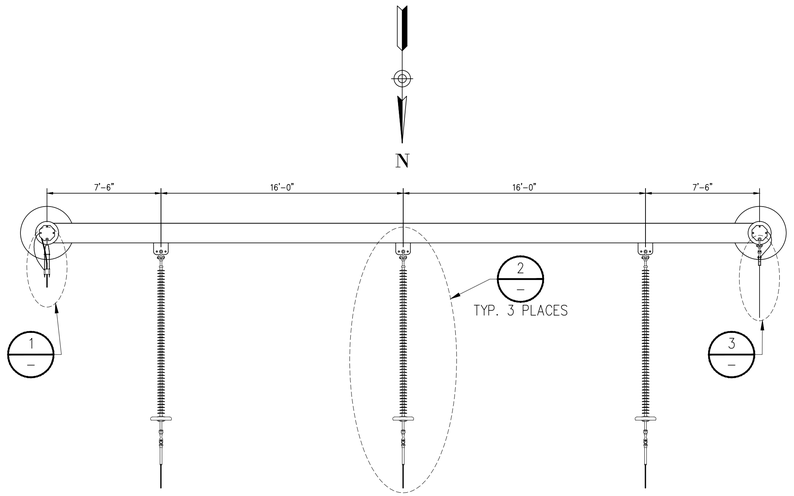
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A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

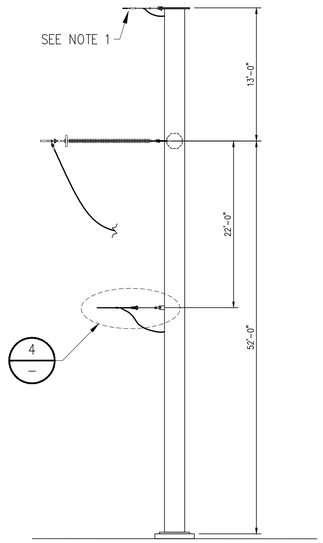
eDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
SC STEEL TAP – TVDE-230S-J-TAP
DETAILS – SHEET 4 OF 4

DWG. NAME: SPS-D-T003-04-04
REVISION NO : B



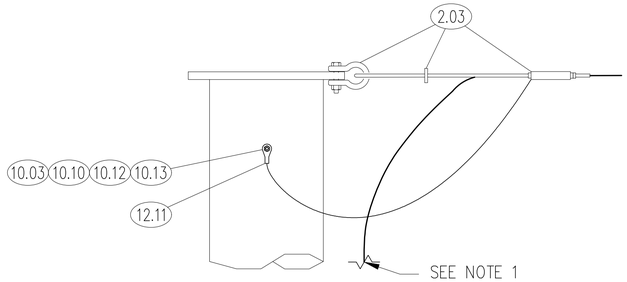


MATERIAL LIST FOR TM-DEA-SUB

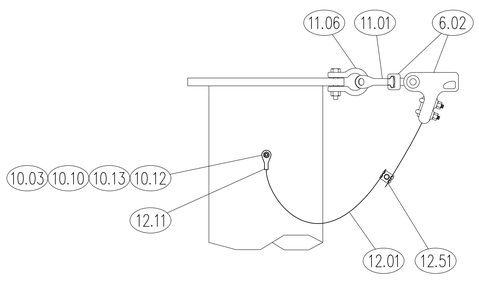
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1	1	2.03	OPGW, DE, U-BOLT, FOR 0.631"-0.647" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801315S2G	--	1	1
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	1
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	1
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	1
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	1
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	1
2	3	8.02	COND, DE, COMPRESSION, FOR 795 KCMIL 26/7 "DRAKE" ACSR	AFL# E33142	--	1	3
		8.88	FILLER COMPOUND (AFC), (10) TEN 1 LB TUBES	AFL# AFC10T	--	0.67	2
		8.89	NO. 2 ELECTRICAL JOINT COMPOUND (EJC), (10) TEN 7.94 OZ TUBES	AFL# EJC10T	--	0.33	1
		9.02	230KV SUSPENSION STRAIN INSULATOR, 50K	MPS# S24080091VASS037	--	1	3
		11.03	ANCHOR SHACKLE, 60K	HPS# AS50BNK	--	1	3
		11.04	SOCKET/Y-CLEVIS, 50K	MPS# SYC-87	--	1	3
3	1	6.02	STATIC, DE, QUADRANT, FOR 3/8" EHS STEEL, 25K, W/ SOCKET EYE	MPS# FQD-58-3-S	--	1	1
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	1	1
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	1	1
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	1	1
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	1	1
		11.01	Y-CLEVIS/BALL, 30K	HPS# YBC30	--	1	1
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	1
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	4	4
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	1
		12.51	BONDING CLAMP, 3/8" SW TO #4 COPPER	MPS# J8300	--	1	1
4	1	4.01	CLAMP, DE, FORMED WIRE, FOR 0.543"-0.577" ADSS, W/ EXTENSION LINK	PLP# 2872102C1E1	--	1	1
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	1

DETAIL
PLAN VIEW – SS DEADEND
–
–

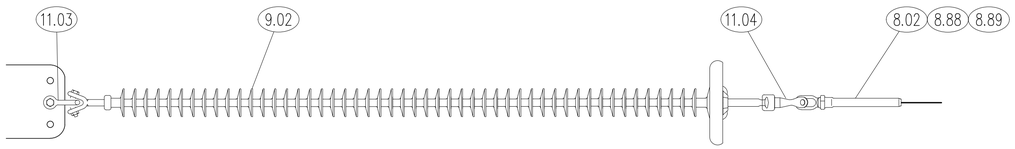
DETAIL
SIDE VIEW – SS DEADEND
–
–



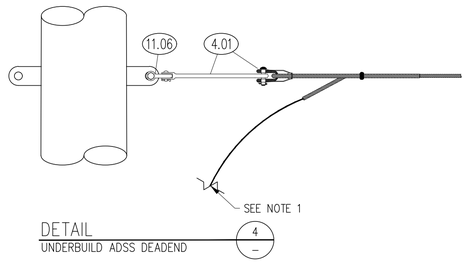
DETAIL
OPGW DEADEND AND GROUNDING
1
–



DETAIL
STATIC DEADEND AND GROUNDING
3
–



DETAIL
DEADEND ASSEMBLY
2
–



DETAIL
UNDERBUILD ADSS DEADEND
4
–

NOTES:
1. TRANSMISSION LINE CONTRACTOR TO PROVIDE HARDWARE TO CONNECT TO SUBSTATION STRUCTURE. CONTRACTOR SHALL ENSURE SUFFICIENT OPGW AND ADSS IS AVAILABLE TO TRAIN DOWN THE SUBSTATION STRUCTURE AND PROVIDE AN ADDITIONAL 100' FOR SPLICING AND COILING.
2. CORONA RINGS SHALL BE ORIENTED SUCH THAT THE GAPS ARE INSIDE, FACING EACH OTHER.

ENGINEER OF RECORD SEAL

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"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

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A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

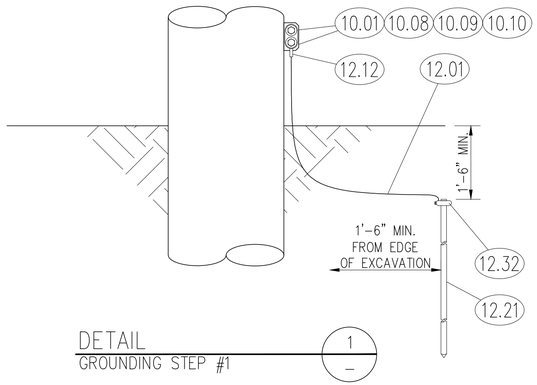
eDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

COLLECTOR SUBSTATION DEADEND
TM-DEA-SUB

DWG. NAME: SPS-D-T003-05-01 | REVISION NO : B



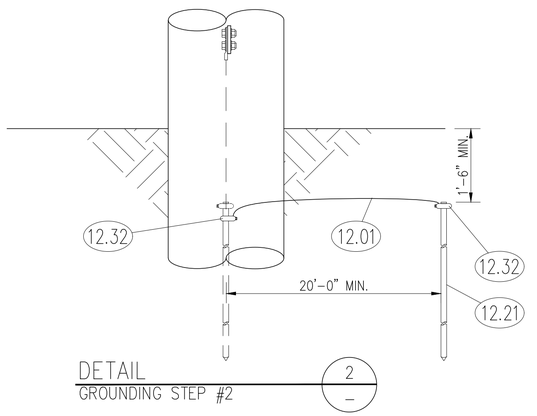
DETAIL
GROUNDING STEP #1 (1/–)



MATERIAL LIST FOR TM-SPG-DB-STEP 1							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
1 / –	7	10.01	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	HPS# HBS150	--	2	14
		10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	4	28
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	2	14
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	2	14
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	15	105
		12.12	#4 COPPER TERMINAL LUG, (2) 1/2" HOLES	BURNDY# YA4C2N	--	1	7
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	7
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	1	7

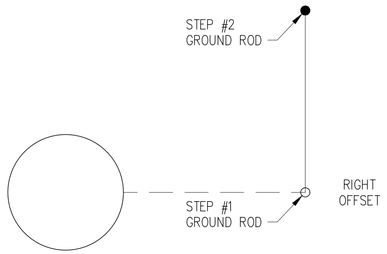
MATERIAL LIST FOR TM-SPG-DB-STEP 2							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
2 / –	2	12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	20	40
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	2
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	2	4

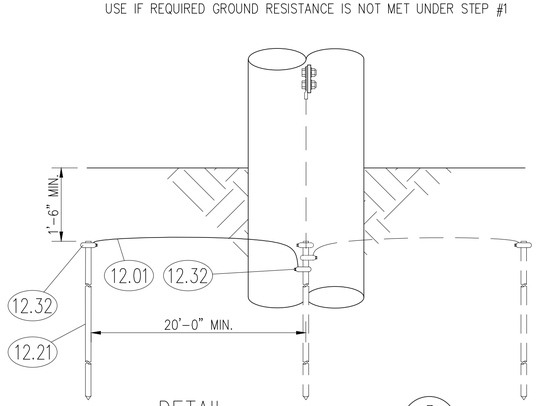
MATERIAL LIST FOR TM-SPG-DB-STEP 3							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
3 / –	1	12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	20	20
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	2	2



DETAIL
GROUNDING STEP #2 (2/–)

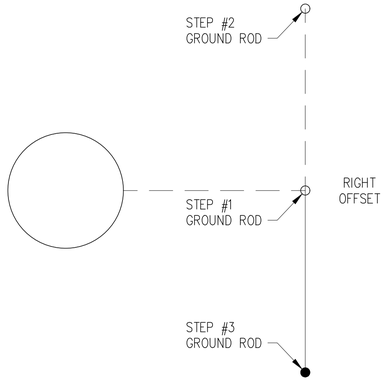
USE IF REQUIRED GROUND RESISTANCE IS NOT MET UNDER STEP #1





DETAIL
GROUNDING STEP #3 (3/–)

USE IF REQUIRED GROUND RESISTANCE IS NOT MET UNDER STEP #2.
IF GROUND RESISTANCE STILL EXCEEDS REQUIREMENT AFTER STEP #3, CONTACT ENGINEER.



NOTES:
1. QUANTITY OF GROUND RODS SPECIFIED ON THIS DRAWING IS AN ESTIMATE, ASSUMING 25% OF THE STRUCTURES REQUIRE STEP 2 AND 10% OF THE STRUCTURES REQUIRE STEP 3. CONTRACTOR TO INSTALL ADDITIONAL GROUND RODS AS NEEDED ACCORDING TO THE STEPS DESCRIBED HEREIN.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

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A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

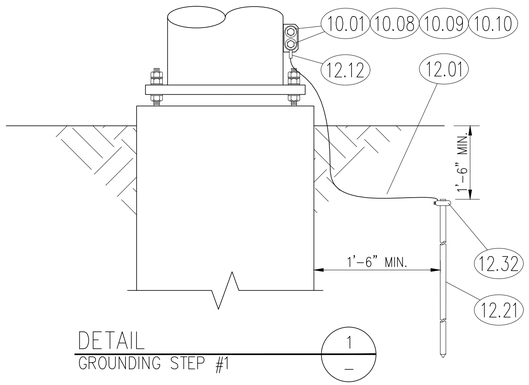
eDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

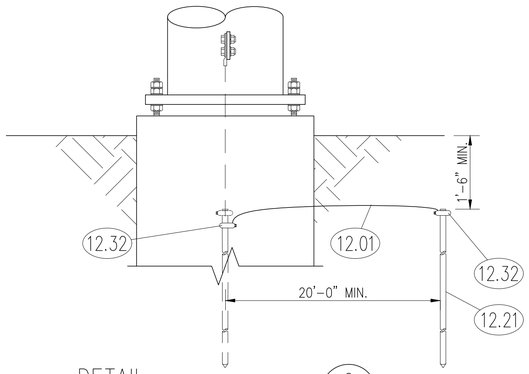
STEEL POLE GROUNDING – DIRECT BURY
TM-SPG-DB

DWG. NAME: SPS-D-T003-06-01 | REVISION NO : B



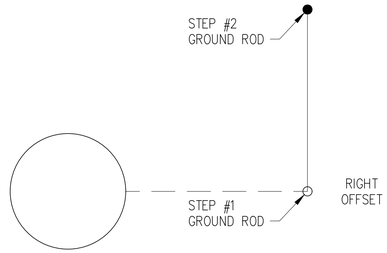
DETAIL
GROUNDING STEP #1 — 1

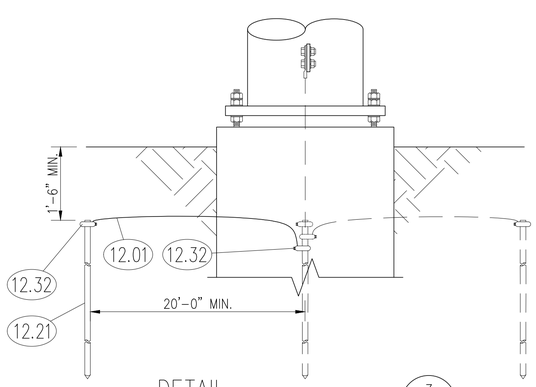




DETAIL
GROUNDING STEP #2 — 2

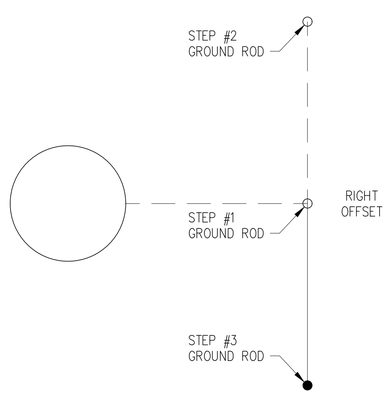
USE IF REQUIRED GROUND RESISTANCE IS NOT MET UNDER STEP #1





DETAIL
GROUNDING STEP #3 — 3

USE IF REQUIRED GROUND RESISTANCE IS NOT MET UNDER STEP #2.
IF GROUND RESISTANCE STILL EXCEEDS REQUIREMENT AFTER STEP #3, CONTACT ENGINEER.



MATERIAL LIST FOR TM-SPG-CAISSON-STEP 1

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
1 –	2	10.01	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	HPS# HBS150	--	2	4
		10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	4	8
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	2	4
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	2	4
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	30	60
		12.12	#4 COPPER TERMINAL LUG, (2) 1/2" HOLES	BURNDY# YA4C2N	--	1	2
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	2
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	1	2

MATERIAL LIST FOR TM-SPG-CAISSON-STEP 2

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
2 –	1	12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	20	20
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	2	2

MATERIAL LIST FOR TM-SPG-CAISSON-STEP 3

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
3 –	1	12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	20	20
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	2	2

NOTES:
1. QUANTITY OF GROUND RODS SPECIFIED ON THIS DRAWING IS AN ESTIMATE, ASSUMING 25% OF THE STRUCTURES REQUIRE STEP 2 AND 10% OF THE STRUCTURES REQUIRE STEP 3. CONTRACTOR TO INSTALL ADDITIONAL GROUND RODS AS NEEDED ACCORDING TO THE STEPS DESCRIBED HEREIN.

ENGINEER OF RECORD SEAL

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ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
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A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

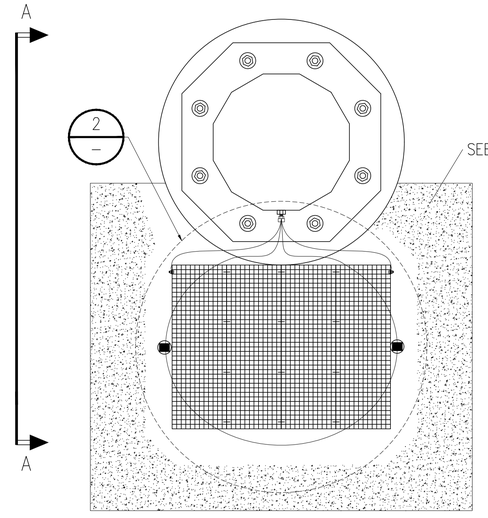
eDF renewables

ENGINEERING RECORD		DATE
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DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

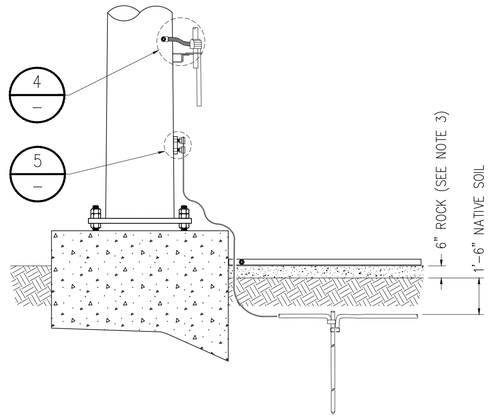
SAPPHIRE 230 kV TRANSMISSION LINE

STEEL POLE GROUNDING – DRILLED PIER
TM-SPG-CAISSON

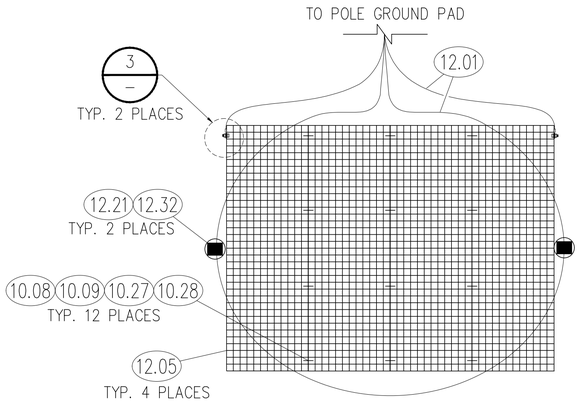
DWG. NAME: SPS-D-T003-06-02 | REVISION NO : B



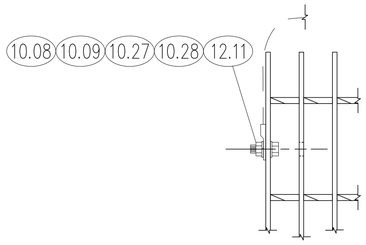
DETAIL — GROUND PAD ASSEMBLY — 1



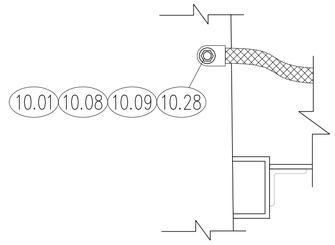
SECTION — GROUND PAD ASSEMBLY — A-A



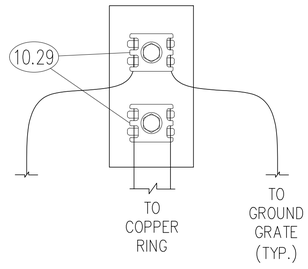
DETAIL — GROUND GRATE ASSEMBLY — 2



DETAIL — GRATE GROUND LUG — 3



DETAIL — SWITCH HANDLE GROUND STRAP — 4



DETAIL — GROUND PAD LUGS — 5

MATERIAL LIST FOR TM-SPG-SWITCH							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
2	1	10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	12	12
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	12	12
		10.27	BOLT, 1/2"-13UNC X 1", STAINLESS STEEL	BURNDY# 50X100HSSBUSA	--	12	12
		10.28	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	HPS# HNS500	--	12	12
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	50	50
		12.05	GROUNDING GRATE, 2" X 6", GALVANIZED, SERRATED	TBD	--	4	4
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	2	2
		12.32	5/8" GROUND ROD CLAMP	ERICO# HDC58	--	4	4
3	2	10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	1	2
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	1	2
		10.27	BOLT, 1/2"-13UNC X 1", STAINLESS STEEL	BURNDY# 50X100HSSBUSA	--	1	2
		10.28	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	HPS# HNS500	--	1	2
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	1	2
4	1	10.01	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	HPS# HBS150	--	1	1
		10.08	WASHER, FLAT, 1/2", STAINLESS STEEL	HPS# HFS500	--	1	1
		10.09	WASHER, SPLIT LOCK, 1/2", STAINLESS STEEL	HPS# HWSL500	--	1	1
		10.28	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	HPS# HNS500	--	1	1
5	1	10.29	BONDING CLAMP, 0.204"-0.630", 1/2" BOLT	BURNDY# GCL30	--	1	1

NOTES:
1. IF THE MEASURED GROUND RESISTANCE EXCEEDS THAT REQUIRED FOR THE STRUCTURE, SEE DRAWING SHEET 02 FOR FURTHER DETAILS.
2. 6" OF 3000 OHM-METER ROCK SHALL BE LAID OUT EXTENDING 3' BEYOND THE EXTENT OF THE GRATE. TYPICALLY, 3/4" TO 1 1/4" CRUSHED STONE WITH MINIMUM FINES WILL FULFILL THE OHM-METER REQUIREMENT.
3. BOLT GRATES TOGETHER IN A MANNER TO FORM A SINGLE 6' X 8' GROUNDING GRATE.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

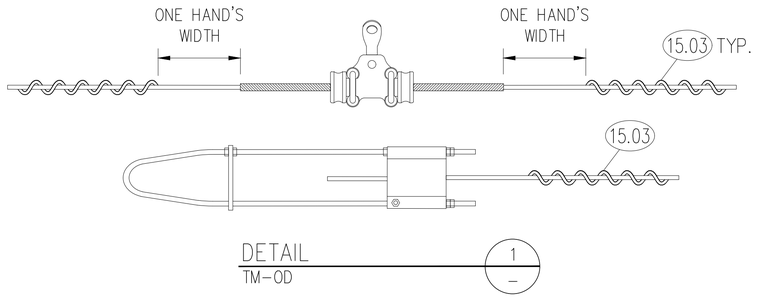
SAPPHIRE 230 kV TRANSMISSION LINE

STEEL POLE GROUNDING - SWITCH TM-SPG-SWITCH

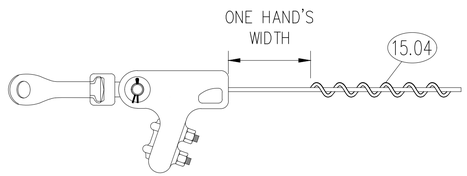
DWG. NAME: SPS-D-T003-06-03 REVISION NO : B

Shield Wire / Underbuilt Wire Damper Placement Table					
Span		Length (ft)	Damper QTY in Span*		
From	To		OPGW	ADSS	3/8"
COLLECTOR	1	354	2	2	2
1	2	895	4	4	--
2	3	994	4	4	--
3	4	991	4	4	--
4	5	988	4	4	--
5	6	991	4	4	--
6	7	988	4	4	--
7	8	923	4	4	--
8	DH13 - TAP	224	2	--	--

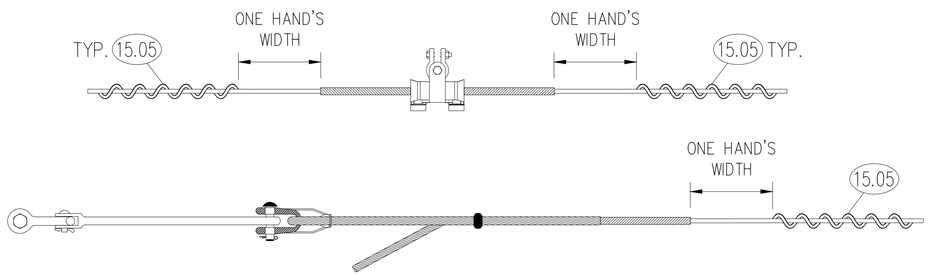
* QTY per span is a total per span such that half of this value should be installed at each end of the span near the clamp.



DETAIL TM-OD 1/–



DETAIL TM-SD 2/–



DETAIL TM-AD 3/–

MATERIAL LIST FOR TM-OD

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
1/–	1	15.03	DAMPER, SPIRAL, FOR 0.567" TO 0.760" OPGW	PLP# 5050106	--	32	32

MATERIAL LIST FOR TM-SD

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
2/–	1	15.04	DAMPER, SPIRAL, FOR 3/8" EHS	PLP# 5050201	--	2	2

MATERIAL LIST FOR TM-AD

DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
3/–	1	15.07	DAMPER, SPIRAL, FOR 0.564"-0.770" ADSS	PLP# 50509862	--	30	30

NOTES:

1. WHERE MULTIPLE DAMPERS ARE REQUIRED, THEY SHALL BE INTERLACED.

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EDF renewables

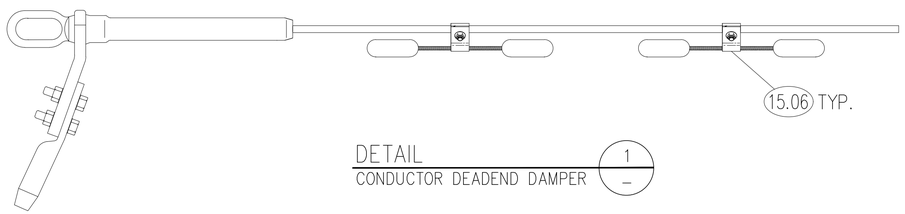
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE

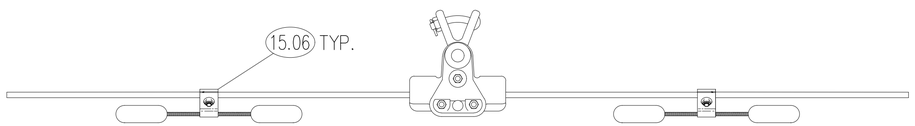
DAMPERS – OPGW/STATIC/ADSS
TM-OD/TM-SD/TM-AD

DWG. NAME: SPS-T003-07-01 REVISION NO : B

MATERIAL LIST FOR TM-CD							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
1&2 / –	1	15.50	DAMPER, STOCKBRIDGE, OVER BARE 795 KCMIL 26/7 "DRAKE" ACSR	PLP# VSD-4032	--	TBD	39



DETAIL 1 / –
CONDUCTOR DEADEND DAMPER



DETAIL 2 / –
CONDUCTOR DAMPER – NON-DEADEND
OVER BARE CONDUCTOR

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BILLINGS, MONTANA

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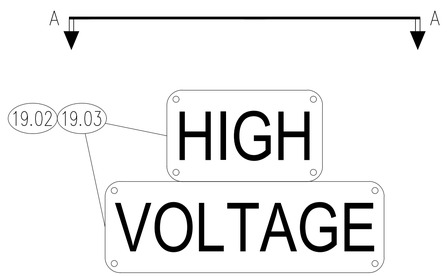
eDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

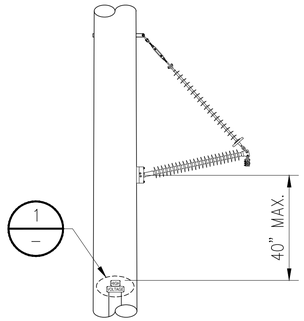
SAPPHIRE 230 kV TRANSMISSION LINE
DAMPERS – CONDUCTOR
TM-CD

DWG. NAME: SPS-D-T003-07-02 | REVISION NO : B

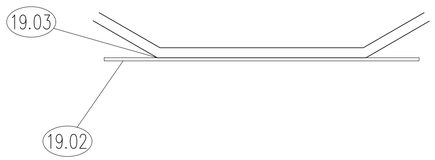
MATERIAL LIST FOR TM-SIGN-HV							
DETAIL	QTY PER PROJECT	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER PROJECT
1 –	9	19.02	HIGH VOLTAGE SIGN, 14" X 3.5"	LP# LXA75314EP	--	1	9
		19.03	ADHESIVE, ALL PURPOSE RTV, CLEAR	JB WELD# 31310	--	1	9



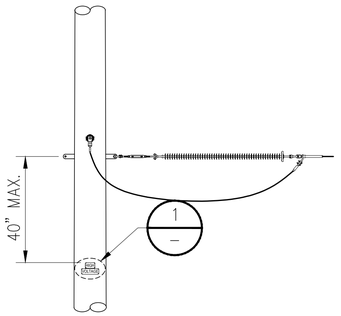
DETAIL
HIGH VOLTAGE SIGN — 1 / –



DETAIL
HIGH VOLTAGE SIGN PLACEMENT
BRACED POST TANGENT — 2 / –



SECTION
STRUCTURE SIGN MOUNTING — A–A / –



DETAIL
HIGH VOLTAGE SIGN PLACEMENT
DEADEND ON POLE SHAFT — 3 / –

NOTES:
1. SIGNS SHALL BE FACING THE AHEAD SPAN AND BACK SPAN.
2. MATERIAL SHOWN HERE FOR ONE STRUCTURE.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

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DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

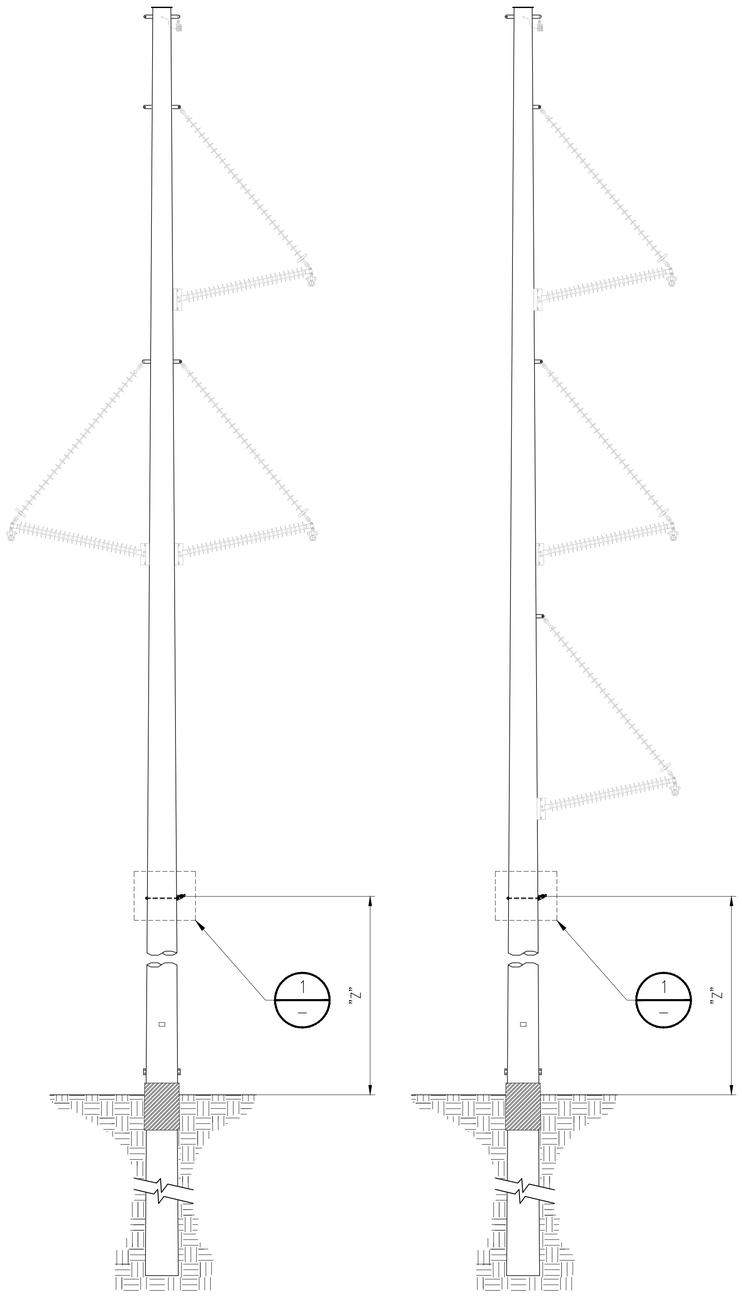
SAPPHIRE 230 kV TRANSMISSION LINE

SIGN DETAIL – HIGH VOLTAGE

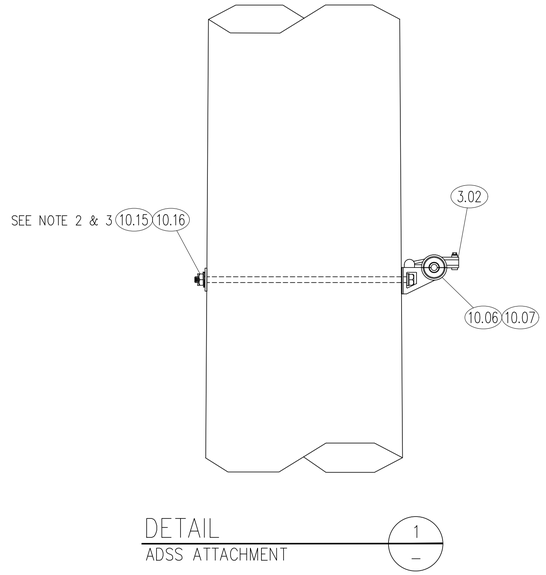
TM–SIGN–HV

DWG. NAME: SPS–D–T003–08–01 | REVISION NO : B

MATERIAL LIST FOR T003-09-01							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1	1	3.02	CLAMP, TRUNNION CABLE SUPPORT, FOR 0.475"-0.525" ADSS	AFL# ATGN475/525	--	1	1
		10.06	BOLT, MACHINE, 5/8 X REQ'D LENGTH, GALVANIZED, W/ NUT	MPS# J88XX	--	1	1
		10.07	WASHER, SQUARE, 2" X 2", FOR 5/8" BOLT, GALVANIZED	MPS# J1074	--	1	1
		10.15	LOCK NUT, FOR 5/8" BOLT	MPS# J8583	--	1	1
		10.16	WASHER, FLAT, 5/8", GALVANIZED	HUGHES# RW2-60	--	1	1



TDSP-230S TVSP-230S-SA



DETAIL 1
ADSS ATTACHMENT

STRUCTURE NO.	STRUCTURE TYPE	DIMENSION "Z"
DH3	TVSP-230S-SA	33'-6"
DH6	TVSP-230S-SA	31'-6"
DH7	TDSP-230S	39'-0"
DH8	TDSP-230S	38'-6"
DH9	TDSP-230S	38'-0"
DH10	TDSP-230S	37'-6"
DH11	TDSP-230S	38'-0"
DH12	TDSP-230S	38'-6"
DH14	TDSP-230S	39'-6"
DH15	TDSP-230S	39'-6"
DH16	TDSP-230S	37'-6"
DH17	TDSP-230S	40'-6"
DH18	TDSP-230S	39'-6"
DH19	TDSP-230S	39'-6"
DH20	TDSP-230S	41'-6"
DH21	TDSP-230S	39'-6"
DH22	TDSP-230S	40'-0"
DH25	TDSP-230S	33'-6"
DH28	TDSP-230S	42'-0"
DH29	TDSP-230S	35'-0"
DH30	TDSP-230S	36'-0"
DH32	TDSP-230S	31'-6"
DH33	TDSP-230S	33'-6"
DH34	TDSP-230S	33'-0"
DH37	TDSP-230S	25'-6"
DH39	TDSP-230S	31'-6"
DH40	TDSP-230S	37'-0"
DH41	TDSP-230S	33'-0"
DH42	TDSP-230S	31'-6"
DH44	TDSP-230S	34'-0"
DH45	TDSP-230S	39'-6"
DH46	TDSP-230S	39'-6"
DH47	TDSP-230S	40'-0"
DH48	TDSP-230S	39'-0"
DH49	TDSP-230S	39'-6"
DH50	TDSP-230S	41'-6"
DH51	TDSP-230S	37'-0"
DH52	TDSP-230S	40'-6"
DH53	TDSP-230S	32'-6"
DH54	TDSP-230S	33'-6"
DH55	TDSP-230S	33'-0"
DH56	TDSP-230S	36'-6"
DH57	TDSP-230S	32'-0"
DH58	TDSP-230S	41'-0"
DH59	TDSP-230S	37'-0"
DH60	TDSP-230S	37'-0"
DH61	TDSP-230S	36'-0"

NOTES:
1. MATERIAL SHOWN HERE FOR DESERT HARVEST STRUCTURE MODIFICATIONS.
2. CONTRACTOR TO FIELD DRILL HOLES IN STEEL POLE SHAFT.
3. BOLT THREADS NOT TO EXCEED 2" BEYOND NUT.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

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ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

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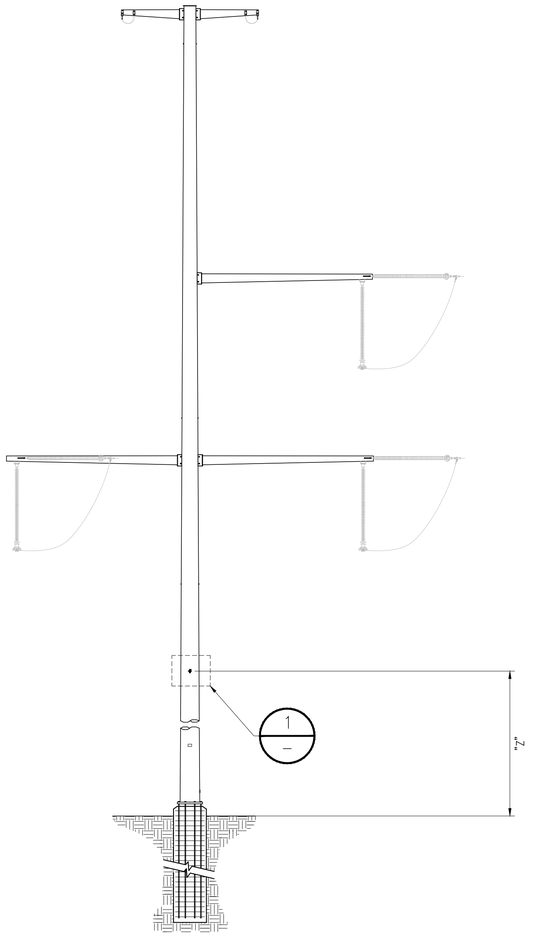
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
TANGENT ADSS RETROFIT

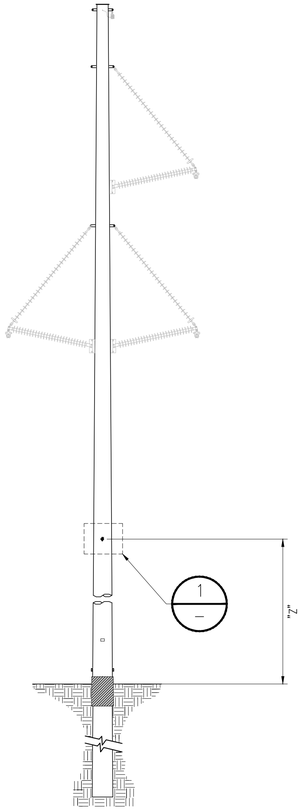
DWG. NAME: SPS-D-T003-09-01 REVISION NO : B

MATERIAL LIST FOR T003-09-02							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 –	1	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	1	1
		10.24	BOLT, MACHINE, 7/8 X REQ'D LENGTH, GALVANIZED, W/ NUT	TF# MB78XX	--	2	2
		10.25	LOCK NUT, FOR 7/8" BOLT	MPS# J8584-1/2	--	2	2
		10.26	WASHER, FLAT, 7/8", GALVANIZED	HUGHES# RW2-80	--	2	2
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	1	1
		11.07	DEADEND TEE, 6" HOLE SPACING, 60K	HPS# PSC2030531	--	1	1

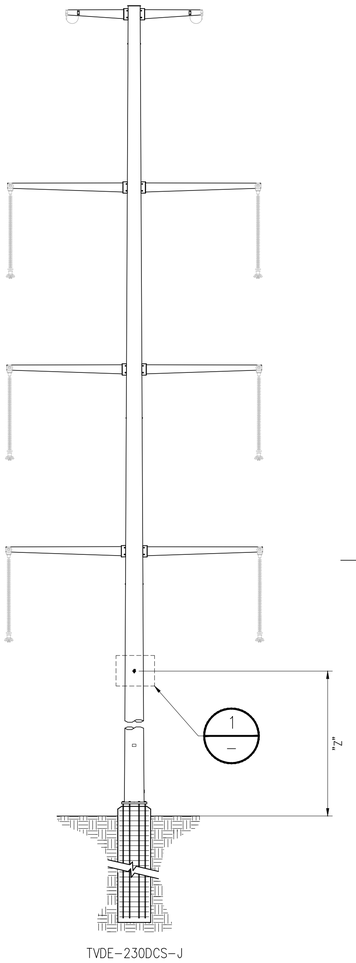
STRUCTURE NO.	STRUCTURE TYPE	DIMENSION "Z" TOWARDS DH SUB	DIMENSION "Z" TOWARDS RED BLUFF SUB
DH2	TDDE-230S-J	--	31'-6"
DH4	TDDE-230S-J	36'-6"	--
DH5	TDDE-230S-J	--	32'-6"
DH23	TDSP-230S	39'-6"	--
DH24	TDSP-230S	--	32'-0"
DH26	TDSP-230S	37'-6"	--
DH27	TDSP-230S	--	37'-6"
DH31	TDDE-230S-J	25'-6"	24'-6"
DH35	TDDE-230S-J	26'-6"	--
DH36	TDDE-230S-J	--	24'-6"
DH38	TDDE-230S-J	25'-6"	27'-6"
DH43	TDDE-230S-J	23'-6"	26'-6"
DH62	TVDE-230DCS-J	35'-6"	--



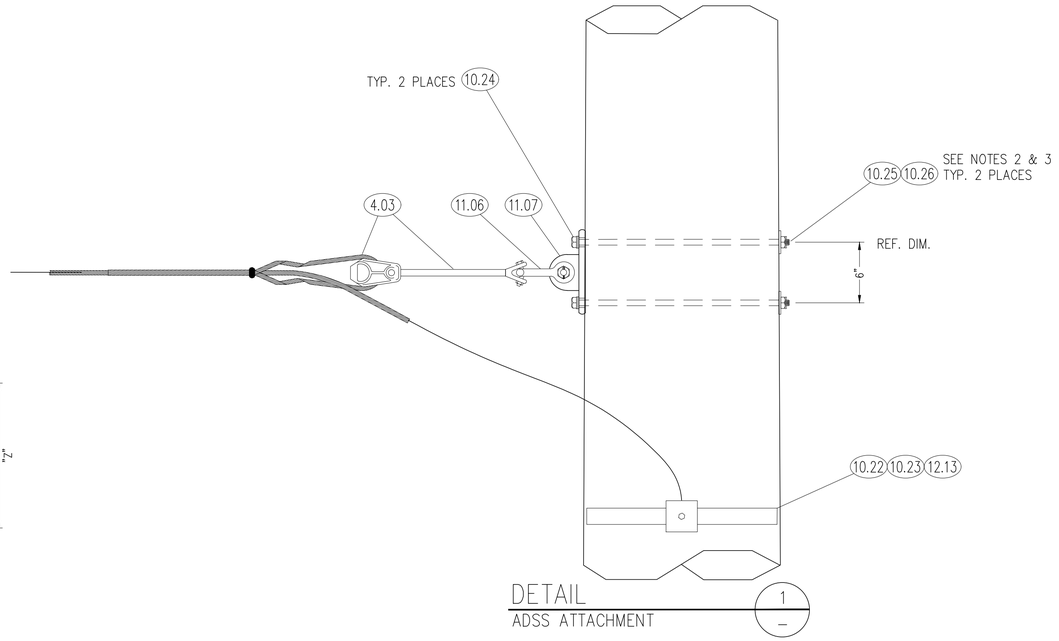
TDDE-230S



TDSP-230S



TVDE-230DCS-J



NOTES:
1. MATERIAL SHOWN HERE FOR DESERT HARVEST STRUCTURE MODIFICATIONS.
2. CONTRACTOR TO FIELD DRILL HOLES IN STEEL POLE SHAFT.
3. BOLT THREADS NOT TO EXCEED 2" BEYOND NUT.
4. ATTACH T-PLATE ON FLAT CLOSEST TO ALIGNMENT.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

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BILLINGS, MONTANA

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eDF renewables

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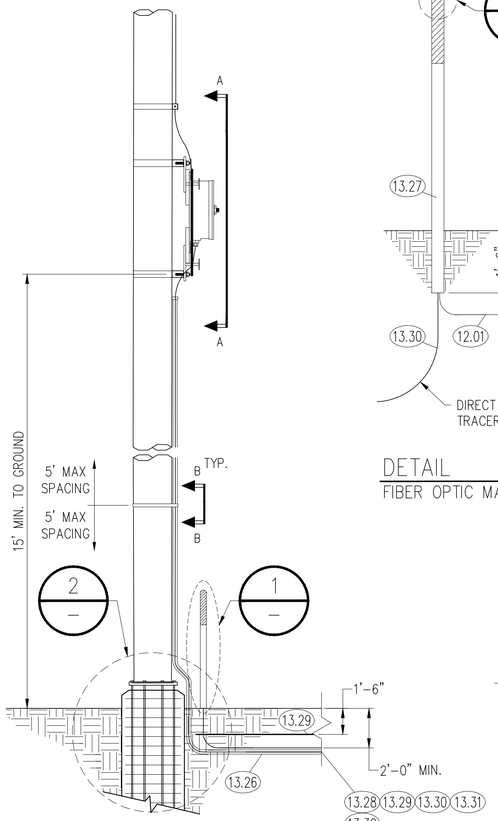
SAPPHIRE 230 kV TRANSMISSION LINE

DEADEND ADSS RETROFIT

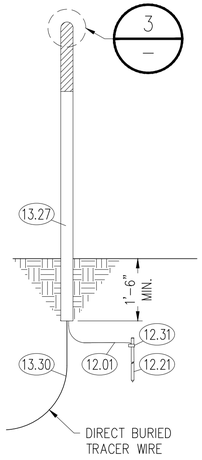
DWG. NAME: SPS-D-T003-09-02 | REVISION NO : B

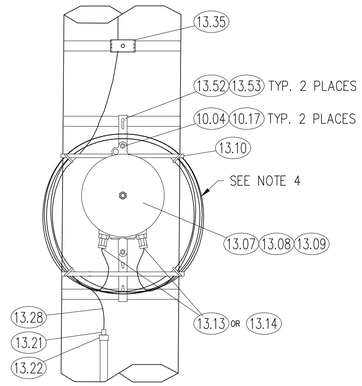
MATERIAL LIST FOR T003-09-03						
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
		10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	4	4
		12.01	#4 COPPER, 7-STRAND	ALL MAKES	--	10	10
		12.21	5/8" X 10'-0" COPPERWELD GROUND ROD	ERICO# 615800	--	1	1
		12.31	#4 COPPER TO 5/8" GROUND ROD CLAMP	CHANCE# C203-0344	--	1	1
		13.07	SPLICE ENCLOSURE W/ ONE (1) 72-FIBER SPLICE TRAY	AFL# SB01-72	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.13	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK522/537	--	1	1
		13.14	CONNECTOR KIT, FOR UNDERGROUND FIBER	AFL# BCK397/412F	--	1	1
		13.35	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE W/ BANDING ADAPTER	AFL# FD0A-B5B5A	--	5	5
	1	13.21	CONNECTOR, TERMINATING, 1" STRT, GND	APPLETON# STB-100L	--	1	1
		13.22	BUSHING-REDUCER, 2" TO 1", THREADED, ALUMINUM	APPLETON# RB200-100A	--	1	1
		13.23	ADAPTER, 2" PVC, FEMALE THREAD, FEMALE SLIP	CARLON# E942J	--	1	1
		13.24	CONDUIT, 2" GALVANIZED STEEL, 10' LENGTHS	ANY	--	2	2
		13.25	ELBOW 2", 90 DEGREES, 40 PVC, BELLED	CARLON# UA9AJB	--	1	1
		13.26	CONDUIT, 2" SCHEDULE 40 PVC, 10' LENGTHS	CARLON# 49011-010	--	1	1
		13.27	MARKER-FIBER OPTIC WTH/ORG CAP W/ TEST ST	COTT# 5033B56OOW19730	--	1	1
		13.28	ALTOS CABLE, 48-FIBER, SINGLE MODE	CORNING# 048ZU4-T4F22D20	--	A/R	A/R
		13.29	UNDERGROUND WARNING TAPE, FO ORANGE, 3IN X 1000FT	BLACKBURN# 31STOFO	--	A/R	A/R
		13.30	#12 AWG HMWPE INSULATED TRACER WIRE	ANY	--	A/R	A/R
		13.31	1-1/4" CONDUIT, FOR UNDERGROUND FIBER	DURA-LINE# 10010258	--	A/R	A/R
		13.32	REDUCER COUPLING, 2" TO 1-1/4"	SPEARS# 429-250	--	1	1
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	15	15

STRUCTURE NO.	STRUCTURE TYPE
DH2	TDDE-230S-J
DH4	TDDE-230S-J
DH5	TDDE-230S-J
DH23	TDSP-230S
DH24	TDSP-230S
DH26	TDSP-230S
DH27	TDSP-230S
DH35	TDDE-230S-J
DH36	TDDE-230S-J

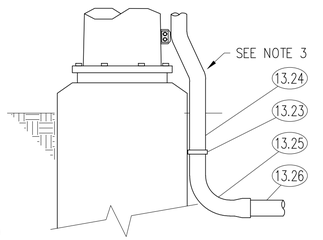


DETAIL — FIBER OPTIC MARKER (1)

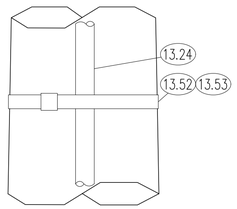




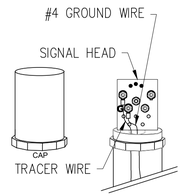
SECTION — SPLICE BOX MOUNTING (A-A)



DETAIL — CONDUIT ASSEMBLY (2)



SECTION — CONDUIT MOUNTING BANDING (B-B)



DETAIL — LOCATE PLATE (3)

NOTES:
1. MATERIAL SHOWN HERE FOR (1) AERIAL ADSS TO UNDERGROUND FIBER SPLICE.
2. BEND THE STEEL CONDUIT UP AND AROUND CONCRETE PEIR FOUNDATION.
3. MAINLINE 1 1/4" CONDUIT SHALL CONNECT TO THE 2" CONDUIT AT RISER LOCATION USING PART #13.32.
4. CONTRACTOR TO COIL A MINIMUM OF 50' OF OPGW AND UG FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

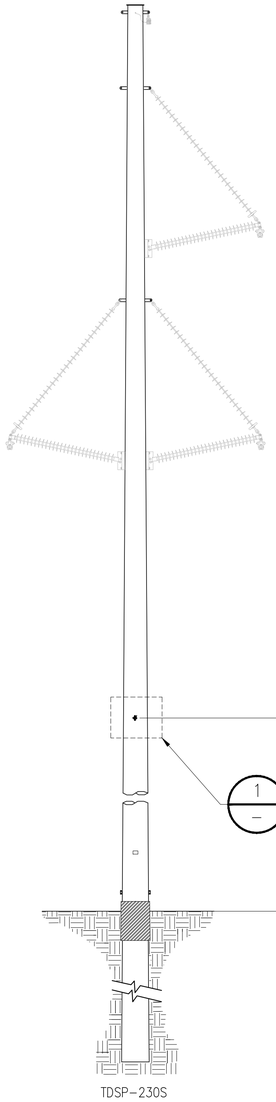
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
ADSS RETROFIT

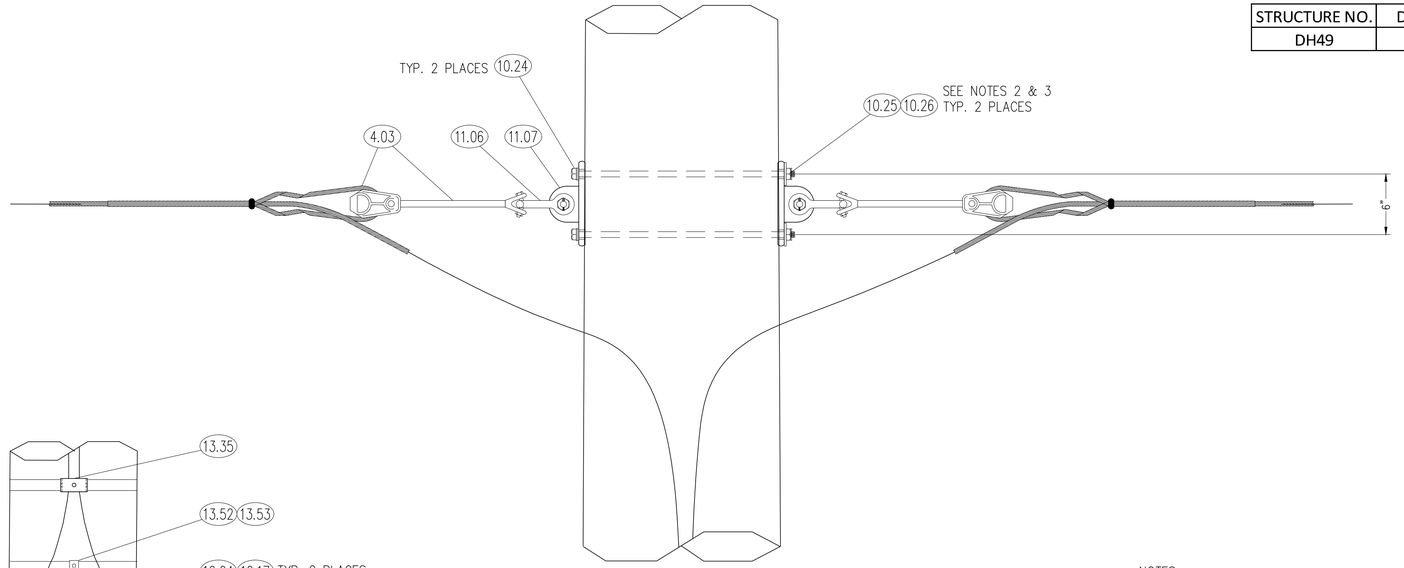
DWG. NAME: SPS-D-T003-09-03 | REVISION NO : B

MATERIAL LIST FOR T003-09-04

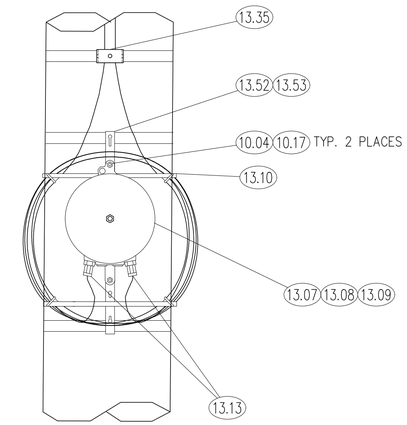
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1	1	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	2	2
		10.24	BOLT, MACHINE, 7/8 X REQ'D LENGTH, GALVANIZED, W/ NUT	TF# MB78XX	--	2	2
		10.25	LOCK NUT, FOR 7/8" BOLT	MPS# J8584-1/2	--	2	2
		10.26	WASHER, FLAT, 7/8", GALVANIZED	HUGHES# RW2-80	--	2	2
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	2	2
		11.07	DEADEND TEE, 6" HOLE SPACING, 60K	HPS# PSC2030531	--	2	2
2	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.05	BOLT, MACHINE SQUARE HEAD, 1/2" X 4", W/ NUT	MPS# J8704	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	6	6
		10.21	NUT,LOCK, 1/2"-10UNC, GALVANIZED	MPS# J8582	--	2	2
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.13	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK522/537	--	2	2
		13.35	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE W/ BANDING ADAPTER	AFL# FD0A-B5B5A	--	5	5
		13.07	SPLICE ENCLOSURE W/ ONE (1) 72-FIBER SPLICE TRAY	AFL# SB01-72	--	1	1
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	15	15



TDSP-230S



DETAIL
ADSS ATTACHMENT 1



DETAIL
ADSS ATTACHMENT 1

STRUCTURE NO.	DIMENSION "Z"
DH49	39'-6"

NOTES:
1. MATERIAL SHOWN HERE FOR DESERT HARVEST STRUCTURE MODIFICATIONS.
2. CONTRACTOR TO FIELD DRILL HOLES IN STEEL POLE SHAFT.
3. BOLT THREADS NOT TO EXCEED 2" BEYOND NUT.
4. CONTRACTOR TO COIL A MINIMUM OF 100' OF ADSS FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

eDF renewables

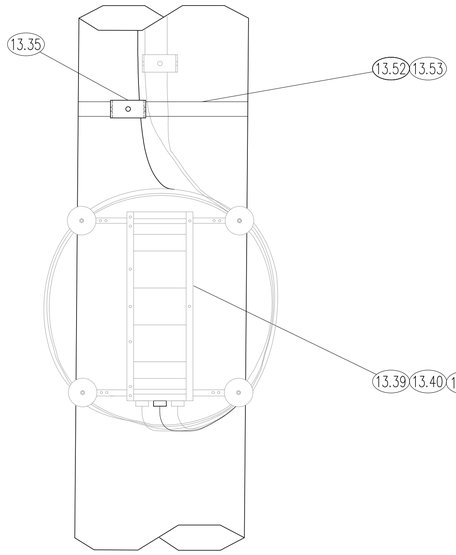
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
DEADEND ADSS RETROFIT

DWG. NAME: SPS-D-T003-09-04 REVISION NO : B

MATERIAL LIST FOR T003-09-05							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 / –	1	13.35	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE W/ BANDING ADAPTER	AFL# FD0A-B5B5A	--	5	5
		13.39	GROMMET FOR CABLE 0.40"-0.60"	PLP# 8003691	--	1	1
		13.40	SPLICE PROTECTION SLEEVES, 12 COUNT	PLP# 8003509	--	4	4
		13.41	SPLICE TRAY, 36 COUNT	PLP# 80805514	--	2	2
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	5	5

STRUCTURE NO.
DH62



DETAIL 1 / –
ADSS SPLICE BOX MOUNTING

NOTES:
1. MATERIAL SHOWN HERE FOR ADDING THIRD ADSS CABLE TO EXISTING SPLICE BOX.
2. CONTRACTOR TO COIL A MINIMUM OF 100' OF ADSS FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

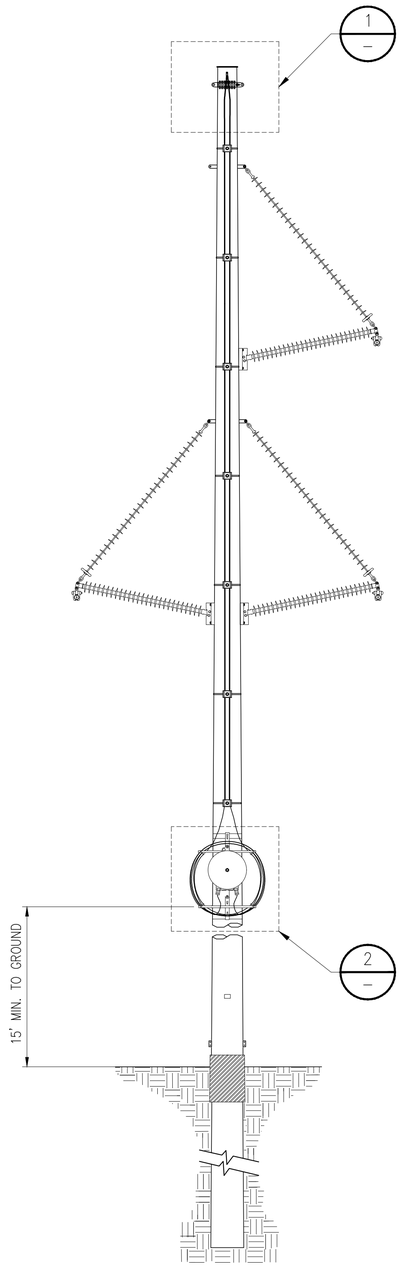
SAPPHIRE 230 kV TRANSMISSION LINE
ADSS SPLICE BOX RETROFIT STR DH62

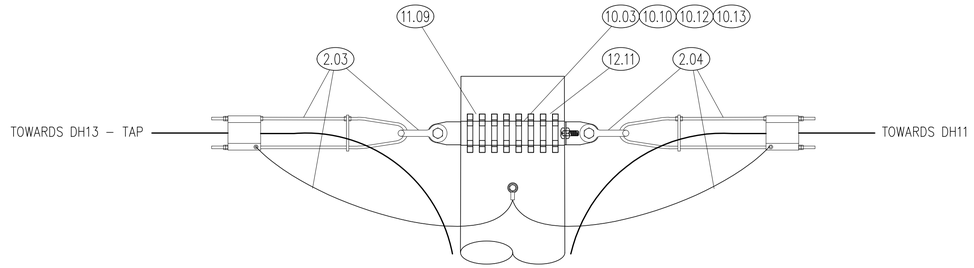
DWG. NAME: SPS-D-T003-09-05 | REVISION NO : B

MATERIAL LIST FOR T003-09-06

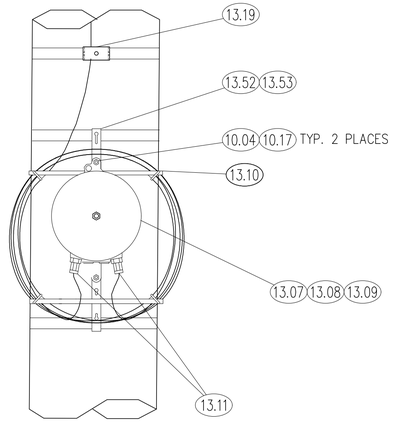
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1	1	2.03	OPGW, DE, U-BOLT, FOR 0.631"-0.647" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801315S2G	--	1	1
		2.04	OPGW, DE, U-BOLT, FOR 0.512"-0.528" OPGW, WITH SHACKLE AND GROUND WIRE	PLP# 2801308S2G	--	1	1
		10.03	BOLT, 1/2"-13UNC X 1.5", STAINLESS STEEL	BURNDY# 50X150HSSBUSA	--	2	2
		10.10	NUT, HEX, 1/2"-13UNC, STAINLESS STEEL	BURNDY# 50HSSN	--	2	2
		10.12	WASHER, FLAT, 1/2", STAINLESS STEEL	BURNDY# 50FWSS	--	2	2
		10.13	WASHER, BELLEVILLE, 1/2", STAINLESS STEEL	HPS# BW500	--	2	2
		11.09	LINK STYLE POLE BAND, 30K	MPS# UCB30-13-2E	--	1	1
		12.11	#4 COPPER TERMINAL LUG, SINGLE 1/2" HOLE	BURNDY# YA4CN	--	2	2
2	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	4	4
		13.07	SPLICE ENCLOSURE W/ ONE (1) 72-FIBER SPLICE TRAY	AFL# SB01-72	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.11	CONNECTOR KIT, FOR OPGW	AFL# APCKE631/646	--	2	2
		13.19	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.700", STEEL POLE W/ BANDING ADAPTER	AFL# FD0A-B5B6A	--	20	20
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	20	20

STRUCTURE NO.
DH12





DETAIL 1 / – OPGW DE ATTACHMENT



DETAIL 2 / – OPGW SPLICE BOX ASSY

NOTES:
1. MATERIAL SHOWN HERE FOR DESERT HARVEST STRUCTURE MODIFICATIONS.
2. CONTRACTOR TO CONNECT GROUND WIRES TO STEEL POLE SHAFT.
3. CONTRACTOR TO FIELD DRILL HOLES IN STEEL POLE SHAFT.
4. CONTRACTOR TO COIL A MINIMUM OF 100' OF OPGW FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
B	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE
A	ISSUED FOR SCE 30% REVIEW	02/23/24	SAH	DCE

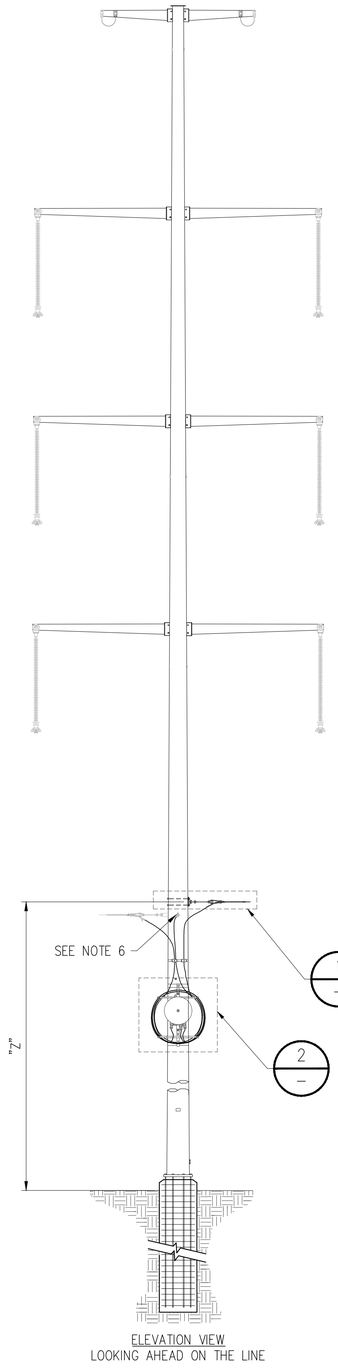
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
OPGW RETROFIT STR DH12

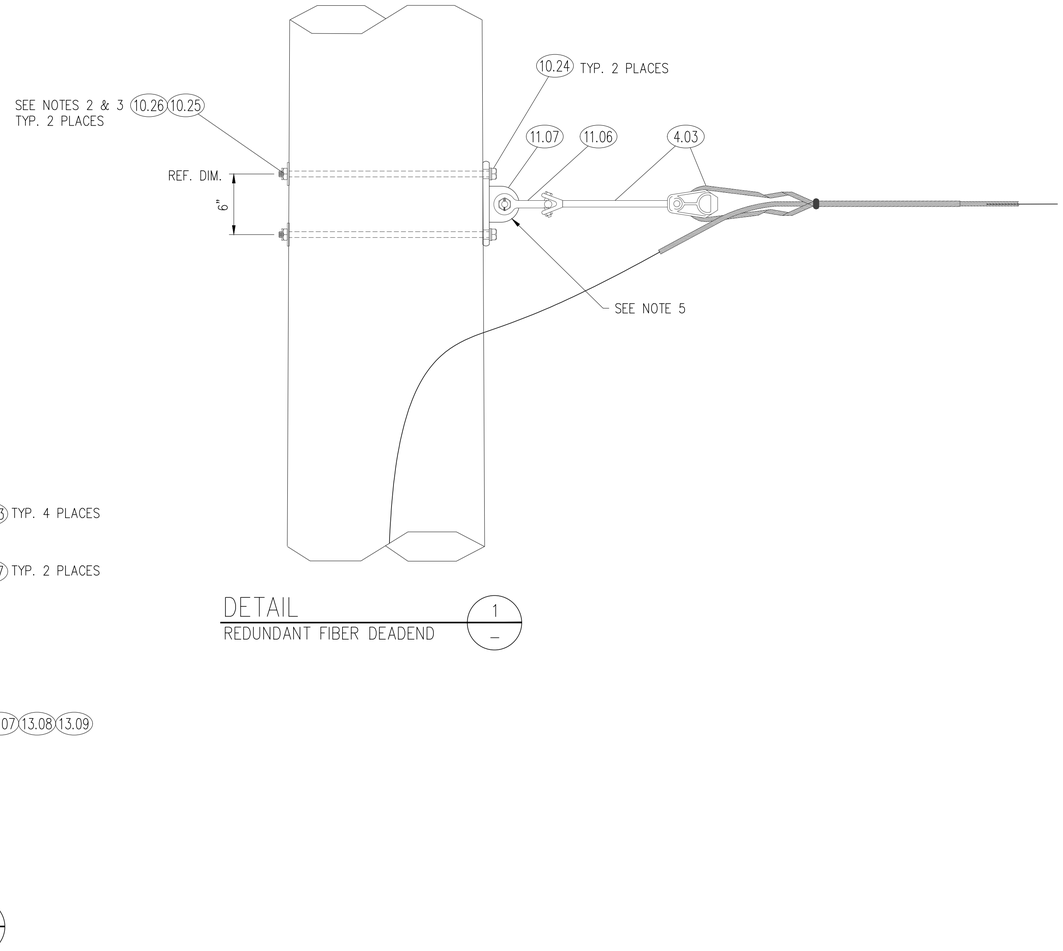
DWG. NAME: SPS-D-T003-09-06 REVISION NO : B

MATERIAL LIST FOR DH68 RETROFIT							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1	1	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	1	1
		10.24	BOLT, MACHINE, 7/8 X REQ'D LENGTH, GALVANIZED, W/ NUT	TF# MB78XX	--	2	2
		10.25	LOCK NUT, FOR 7/8" BOLT	MPS# J8584-1/2	--	2	2
		10.26	WASHER, FLAT, 7/8", GALVANIZED	HUGHES# RW2-80	--	2	2
		11.06	ANCHOR SHACKLE, 30K	HPS #AS25L	--	2	2
		11.07	DEADEND TEE, 6" HOLE SPACING, 60K	HPS# PSC2030531	--	1	1
2	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	2	2
		13.07	SPLICE ENCLOSURE W/ ONE (1) 72-FIBER SPLICE TRAY	AFL# SB01-72	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.35	DOWNLEAD CLAMP, FOR OPGW OR ADSS, .501"-.600", STEEL POLE W/ BANDING ADAPTER	AFL# FD0A-B5B5A	--	4	4
		13.37	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK507/521	--	3	3
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	4	4

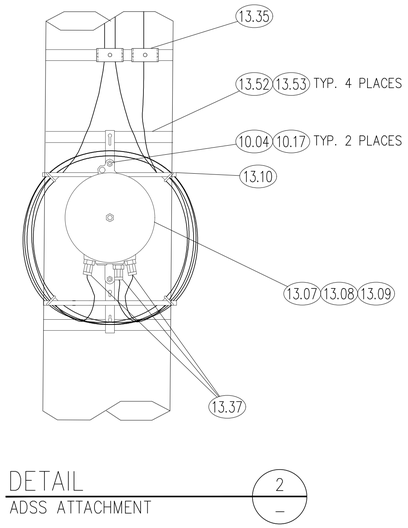
STRUCTURE NO.	DIMENSION "Z"
DH68	23'



ELEVATION VIEW
LOOKING AHEAD ON THE LINE



DETAIL
REDUNDANT FIBER DEADEND 1



DETAIL
ADSS ATTACHMENT 2

NOTES:
1. MATERIAL SHOWN HERE FOR DESERT HARVEST STRUCTURE MODIFICATIONS.
2. CONTRACTOR TO FIELD DRILL HOLES IN STEEL POLE SHAFT.
3. BOLT THREADS NOT TO EXCEED 2" BEYOND NUT.
4. CONTRACTOR TO COIL A MINIMUM OF 100' OF ADSS FIBER ON THE COIL RACK. USE ADDITIONAL BANDING MATERIAL ON PROJECT TO SECURE COIL.
5. ADSS BOLT ON ATTACHMENT TO BE ALIGNED TOWARDS WOODEN POLE STRUCTURE DH68A ON THE FLAT CLOSEST TO THE ALIGNMENT.
6. EXISTING FIBER TO BE RE-SAGGED FROM STRUCTURE DH69. CONFIRM SUFFICIENT CABLE IS AVAILABLE AT THIS STRUCTURE TO SPLICE THE FIBER.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

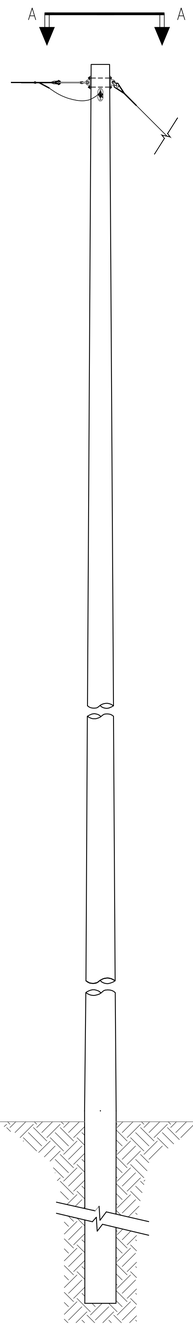
NO	REVISION	DATE	BY	APR
A	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

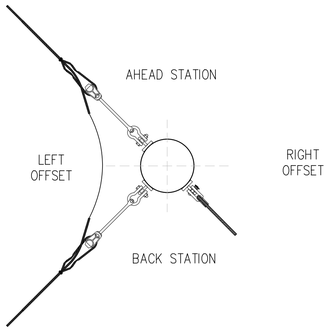
SAPPHIRE 230 kV TRANSMISSION LINE
DEADEND ADSS RETROFIT
ADSS SPLICE STR DH68

DWG. NAME: SPS-D-T003-09-07 REVISION NO : A

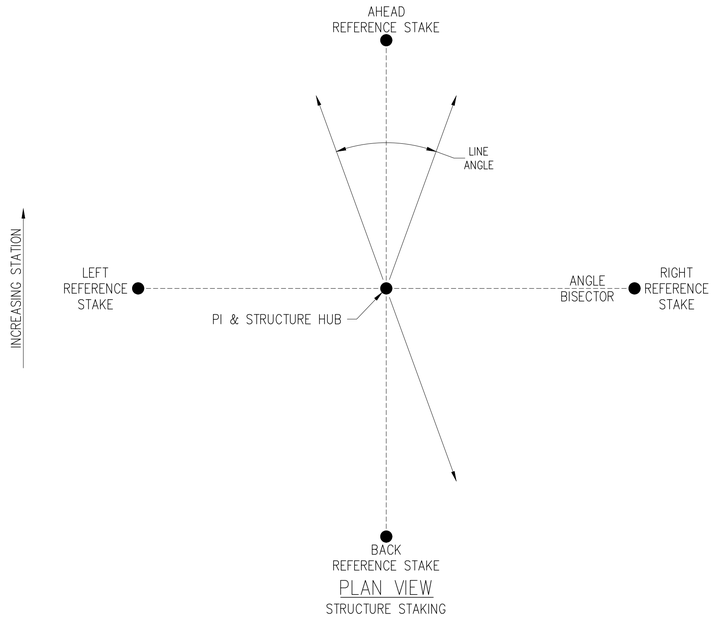
Structure List	Pole Length	Line Angle (°)
DH68A	35'	-56.4



ELEVATION VIEW
LOOKING AHEAD ON THE LINE



SECTION A–A
REDUNDANT FIBER DEADEND



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

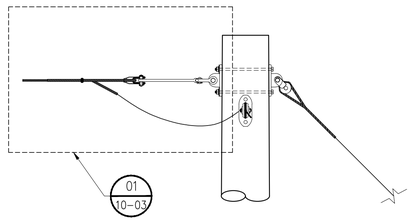
NO	REVISION	DATE	BY	APR
A	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE

ENGINEERING RECORD		DATE
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DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

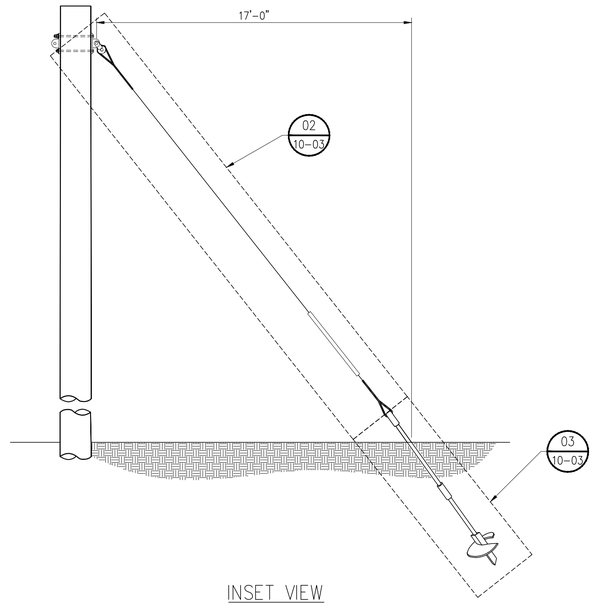
SAPPHIRE 230 kV TRANSMISSION LINE

ADSS DEADEND – STRUCTURE DH68A
OVERVIEW – SHEET 1 OF 3

DWG. NAME: SPS-D-T003-10-01 | REVISION NO : A



INSET VIEW
REDUNDANT FIBER ATTACHMENT



INSET VIEW
GUY WIRE/ANCHOR ATTACHMENT

ENGINEER OF RECORD SEAL

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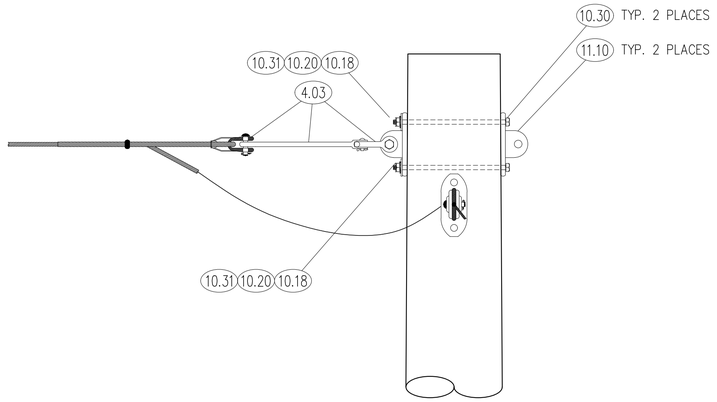
NO	REVISION	DATE	BY	APR
A	ISSUED FOR 30% REVIEW	05/21/24	SAH	DCE

eDF renewables

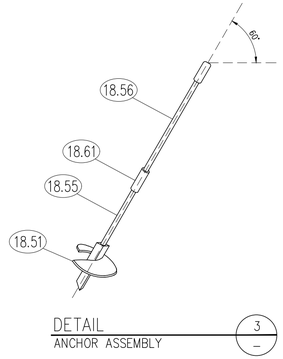
ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

SAPPHIRE 230 kV TRANSMISSION LINE
ADSS DEADEND – STRUCTURE DH68A ASSEMBLIES – SHEET 2 OF 3

DWG. NAME: SPS-D-T003-10-02 REVISION NO : A



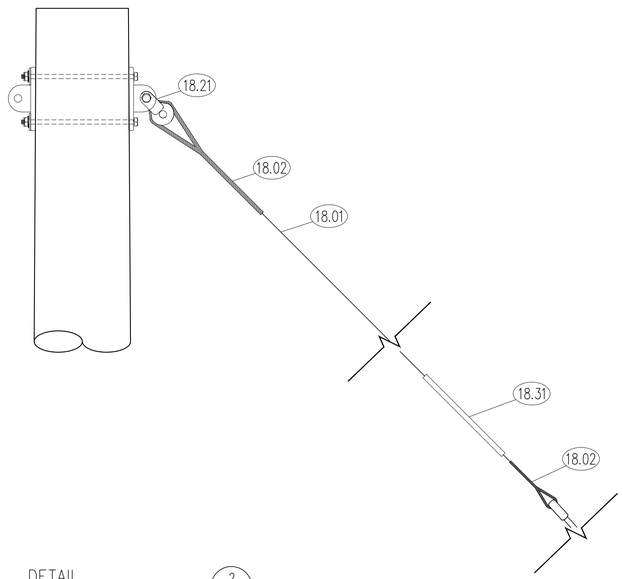
DETAIL 1 –
REDUNDANT FIBER ASSEMBLY



DETAIL 3 –
ANCHOR ASSEMBLY

MATERIAL LIST FOR ADSS

DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 –	2	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	1	2
		10.18	WASHER, FLAT, 3/4", GALVANIZED	HUGHES# RW2-70	--	2	4
		10.20	NUT,LOCK, 3/4"-10UNC, GALVANIZED	HUGHES# MF70	--	2	4
		10.30	BOLT, 3/4-10UNC X 12", GALVANIZED, W/NUT	HUGHES# B712-6	--	2	4
		10.31	WASHER, SPRING, DOUBLE COIL, 3/4", GALVANIZED	HUGHES# SLW2-70	--	2	4
		11.10	DEADEND TEE, CURVED BASE, 15/16" MOUNTING HOLES, 60K	HUGHES# 2817R4.5-13.15	--	2	4
2 –	1	18.01	GUY WIRE, 3/8" EHS STEEL	ALL MAKES	--	30	30
		18.02	GUY GRIP, FOR 3/8" EHS STEEL	PLP# GDE-1107	--	2	2
		18.21	THIMBLE/CLEVIS, 26.9K	PLP# TC-5F	--	1	1
		18.31	GUY GUARD, YELLOW, 8' LENGTH	MPS# J5518	--	1	1
3 –	1	18.51	ANCHOR, HELICAL, 10", 15K-FT, 2-1/2" HUB, FOR 1" ROD	HPS# C1025001	--	1	1
		18.55	EXTENSION, 1" X 3-1/2'	HPS# 12338P	--	1	1
		18.56	EXTENSION, 1" X 7', W/ TWINEYE NUT	HPS# E1020045	--	1	1
		18.61	COUPLING, FOR 1" ROD	HPS# 12247P	--	1	1



DETAIL 2 –
GUY WIRE ASSEMBLY

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. STRUCTURE/MOUNTING BOLTS SHOULD BE FACING UP OR OUT (AWAY FROM THE STRUCTURE). PINS/KEYS SHOULD BE FACING DOWN OR IN (TOWARDS THE STRUCTURE).

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
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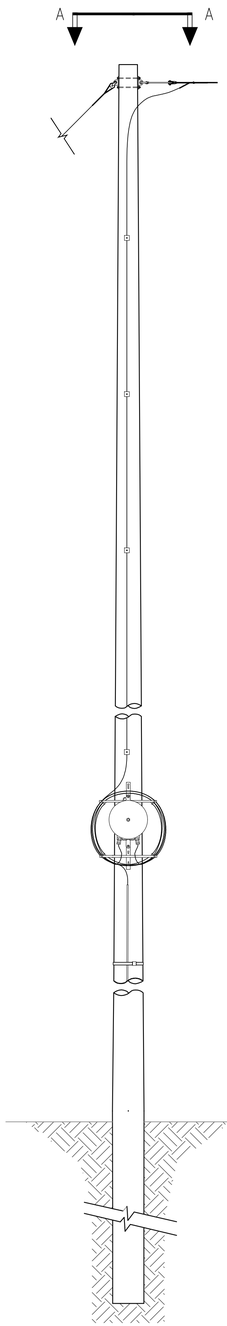
edf renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
CHECKED	R. RHODE	05/21/24
APPROVED	D. EVANS	05/21/24
DWG SCALE: NTS	PLT SCALE: 1:1	

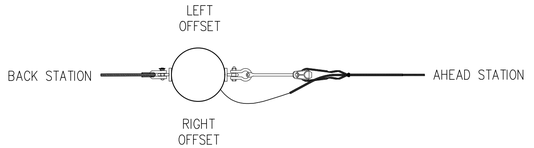
SAPPHIRE 230 kV TRANSMISSION LINE
ADSS DEADEND – STRUCTURE DH68A
DETAIL – SHEET 3 OF 3

DWG. NAME: SPS-D-T003-10-03 REVISION NO : A

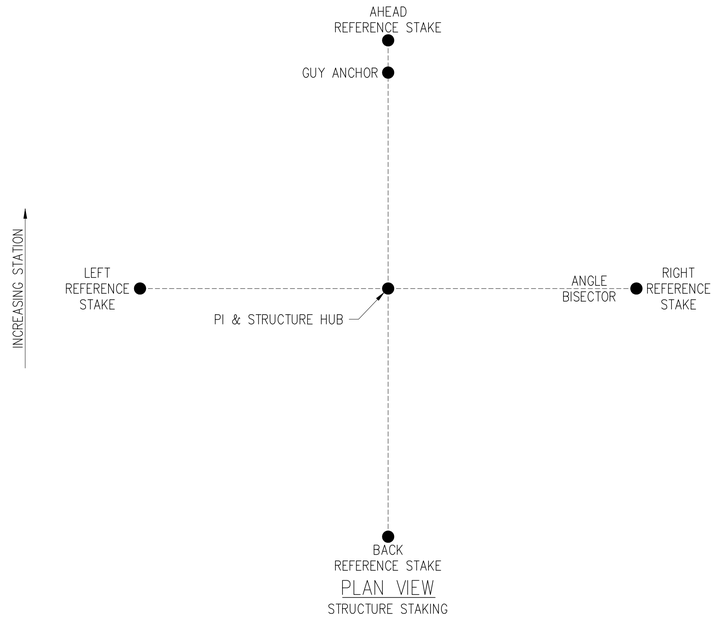
Structure List	Pole Length
DH68B	35'



ELEVATION VIEW
LOOKING PERPENDICULAR TO LINE



SECTION A–A
REDUNDANT FIBER DEADEND



PLAN VIEW
STRUCTURE STAKING

NOTES:
1. STRUCTURE SPECIFIC MATERIAL ASSEMBLIES PERTAINING TO THE STRUCTURE SHOWN ON THIS DRAWING CAN BE FOUND ON DRAWING SHEETS 02 AND 03.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

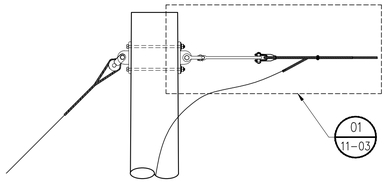
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DWG SCALE: NTS	PLT SCALE: 1:1	

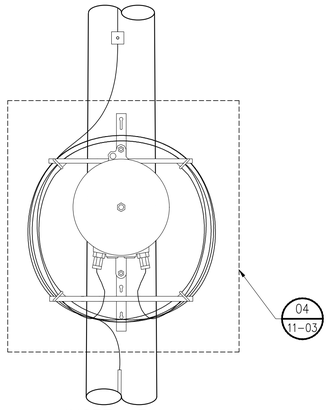
SAPPHIRE 230 kV TRANSMISSION LINE

ADSS DEADEND W/ UB RISER– STRUCTURE DH68B OVERVIEW – SHEET 1 OF 3

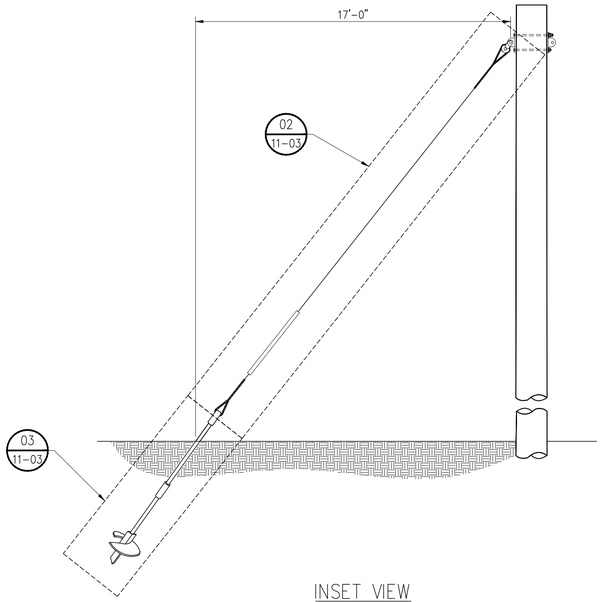
DWG. NAME: SPS–D–T003–11–01 REVISION NO : A



INSET VIEW
REDUNDANT FIBER ATTACHMENT



INSET VIEW
SPLIC BOX ASSEMBLY



INSET VIEW
GUY WIRE/ANCHOR ATTACHMENT

ENGINEER OF RECORD SEAL

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"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
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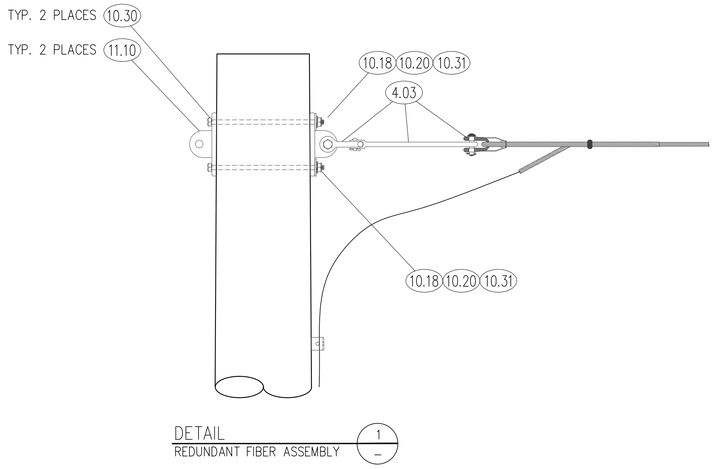
EDF renewables

ENGINEERING RECORD		DATE
DRAWN	S. HAMWAY	05/21/24
DESIGNED	C. TESSIER	05/21/24
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DWG SCALE: NTS	PLT SCALE: 1:1	

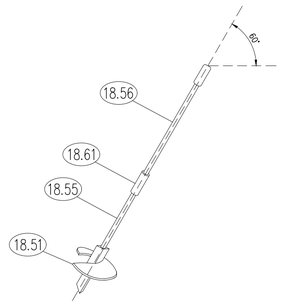
SAPPHIRE 230 kV TRANSMISSION LINE

ADSS DEADEND W/ UB RISER- STRUCTURE DH68B ASSEMBLIES – SHEET 2 OF 3

DWG. NAME: SPS-D-T003-11-02 | REVISION NO : A

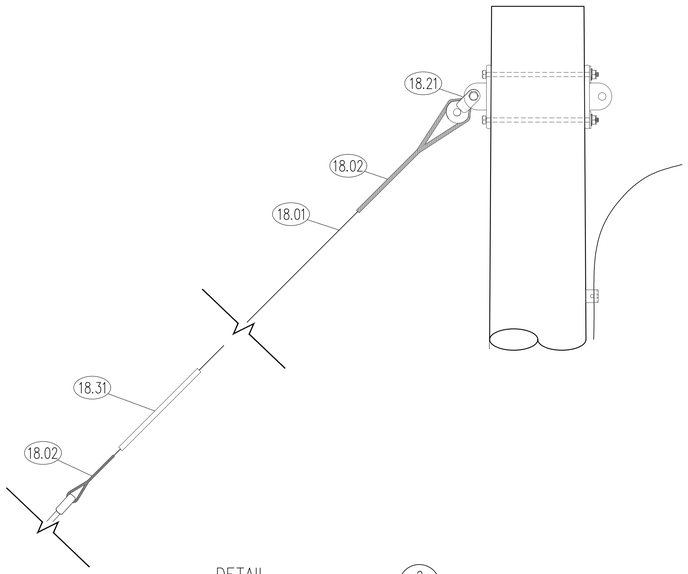


DETAIL
REDUNDANT FIBER ASSEMBLY — 1 / –

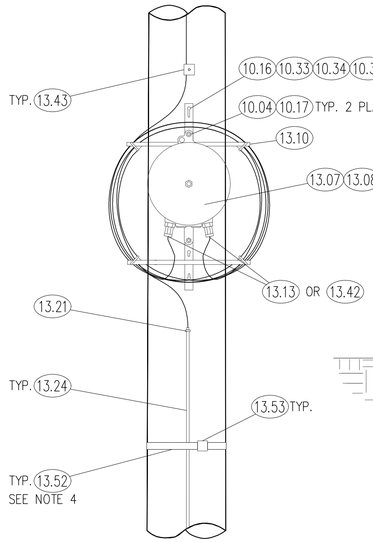


DETAIL
ANCHOR ASSEMBLY — 3 / –

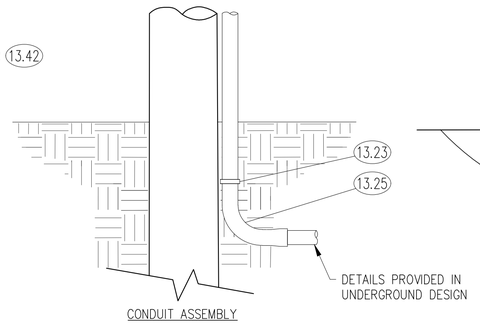
MATERIAL LIST FOR ADSS							
DETAIL	QTY PER STRUCTURE	ITEM	DESCRIPTION	MFG #1	MFG #2	QTY PER DETAIL	QTY PER STRUCTURE
1 / –	1	4.03	CLAMP, DE, FORMED WIRE, FOR 0.511"-0.542" ADSS, W/ EXTENSION LINK	PLP# 2872201C1E1	--	1	1
		10.18	WASHER, FLAT, 3/4", GALVANIZED	HUGHES# RW2-70	--	2	2
		10.20	NUT,LOCK, 3/4"-10UNC, GALVANIZED	HUGHES# MF70	--	2	2
		10.30	BOLT, 3/4-10UNC X 12", GALVANIZED, W/NUT	HUGHES# B712-6	--	2	2
		10.31	WASHER, SPRING, DOUBLE COIL, 3/4", GALVANIZED	HUGHES# SLW2-70	--	2	2
		11.10	DEADEND TEE, CURVED BASE, 15/16" MOUNTING HOLES, 60K	HUGHES# 2817R4.5-13.15	--	2	2
2 / –	1	18.01	GUY WIRE, 3/8" EHS STEEL	ALL MAKES	--	30	30
		18.02	GUY GRIP, FOR 3/8" EHS STEEL	PLP# GDE-1107	--	2	2
		18.21	THIMBLE/CLEVIS, 26.9K	PLP# TC-5F	--	1	1
		18.31	GUY GUARD, YELLOW, 8' LENGTH	MPS# J5518	--	1	1
3 / –	1	18.51	ANCHOR, HELICAL, 10", 15K-FT, 2-1/2" HUB, FOR 1" ROD	HPS# C1025001	--	1	1
		18.55	EXTENSION, 1" X 3-1/2'	HPS# 12338P	--	1	1
		18.56	EXTENSION, 1" X 7', W/ TWINEYE NUT	HPS# E1020045	--	1	1
		18.61	COUPLING, FOR 1" ROD	HPS# 12247P	--	1	1
4 / –	1	10.04	BOLT, MACHINE SQUARE HEAD, 1/2" X 1-1/2", W/ NUT	MPS# J8701-1/2	--	2	2
		10.16	WASHER, FLAT, 5/8", GALVANIZED	HUGHES# RW2-60	--	2	2
		10.17	WASHER, FLAT, 1/2", GALVANIZED	HUGHES# RW2-50	--	2	2
		10.33	NUT,LOCK, 5/8"-11UNC, GALVANIZED	HUGHES# MF60	--	2	2
		10.34	BOLT, 5/8"-11UNC X 14", GALVANIZED, W/NUT	MPS# J8814	--	2	2
		10.35	WASHER, SQUARE, CURVED, 3" X 3, 5/8", GALVANIZED	HUGHES# SCW3-60	--	2	2
		10.36	WASHER, SPRING, DOUBLE COIL, 5/8", GALVANIZED	HUGHES# SLW2-60	--	2	2
		13.07	SPLICE ENCLOSURE W/ ONE (1) 72-FIBER SPLICE TRAY	AFL# SB01-72	--	1	1
		13.08	FURCATION KIT, FOR SB01 SPLICE ENCLOSURE	AFL# SB01FK	--	1	1
		13.09	SPLICE PROTECTION SLEEVES, 10 COUNT	AFL# SPS60	--	5	5
		13.10	COIL BRACKET, FOR SB01 AND OPTI-GUARD SPLICE ENCLOSURES	AFL# CB-44-3AL	--	1	1
		13.13	CONNECTOR KIT, FOR AERIAL ADSS	AFL# BCK522/537	--	1	1
		13.21	CONNECTOR, TERMINATING, 1" STRT, GND	APPLETON# STB-100L	--	1	1
		13.23	ADAPTER, 2" PVC, FEMALE THREAD, FEMALE SLIP	CARLON# E942J	--	1	1
		13.24	CONDUIT, 2" GALVANIZED STEEL, 10' LENGTHS	ANY	--	2	2
		13.25	ELBOW 2", 90 DEGREES, 40 PVC, BELLED	CARLON# UA9AJB	--	1	1
		13.42	CONNECTOR KIT, FOR .397"-.412" UNDERGROUND FIBER	AFL# BCK397/412F	--	1	1
		13.43	DOWNLEAD CLAMP, FOR .469"-0.562" OPGW OR ADSS, W/ WOOD POLE HARDWARE KIT	PLP# 8003042H1	--	5	5
		13.52	POLE BAND, STAINLESS STEEL TYPE 201, 1/2", 100' ROLL	USA# 812204	--	1	1
		13.53	BUCKLE, FOR 1/2" POLE BAND	USA# 812254	--	3	3



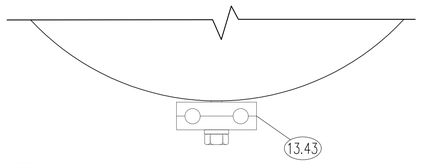
DETAIL
GUY WIRE ASSEMBLY — 2 / –



DETAIL
SPLICE BOX ASSEMBLY — 4 / –



CONDUIT ASSEMBLY



DOWNLEAD CLAMP

NOTES:
1. MATERIAL SHOWN HERE FOR ONE STRUCTURE.
2. STRUCTURE/MOUNTING BOLTS SHOULD BE FACING UP OR OUT (AWAY FROM THE STRUCTURE). PINS/KEYS SHOULD BE FACING DOWN OR IN (TOWARDS THE STRUCTURE).
3. CONTRACTOR SHALL WRAP AND SECURE A MINIMUM OF 100' OF EACH FIBER ON RACK.
4. STEEL BANDING SHALL BE SPACED AT INTERVALS NO MORE THAN 5'.

ENGINEER OF RECORD SEAL

NOT FOR CONSTRUCTION

"Engineering with Distinction"
ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

NO	REVISION	DATE	BY	APR
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EDF renewables

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DESIGNED	C. TESSIER	05/21/24
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DWG SCALE: NTS	PLT SCALE: 1:1	

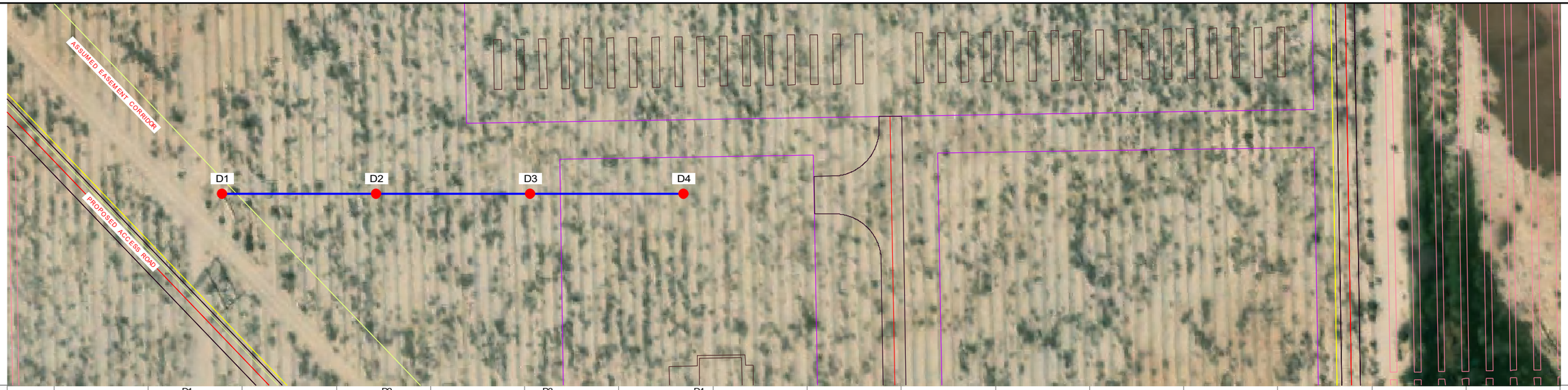
SAPPHIRE 230 kV TRANSMISSION LINE

ADSS DEADEND W/ UB RISER- STRUCTURE DH68B
DETAIL – SHEET 3 OF 3

DWG. NAME: SPS-D-T003-11-03 | REVISION NO : A

Distribution Line Design

PLS-CADD DRAWN



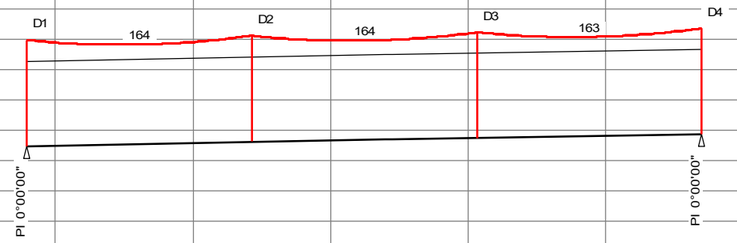
D1
STA=129+78.87
X=6827609.82
Y=2225280.58
HT=35.00 ELE=624.82
ASSUME 3-WAY
DEADEND TAP

D2
STA=131+42.64
X=6827446.07
Y=2225283.21
HT=35.00 ELE=626.26
TANGENT

D3
STA=133+06.41
X=6827282.32
Y=2225285.84
HT=35.00 ELE=627.40
TANGENT

D4
STA=134+69.05
X=6827119.70
Y=2225288.45
HT=35.00 ELE=628.65
DEADEND

750
700
650
600
550



130+00

D1 - D4, 12KV, PENGUIN_ACSR.WIR, 3 PHASES, TENSION 2055 (LBS) AT 60 (DEG F) INITIAL, DISPLAYED 212 DEG F MAX SAG FE

NOTES
1. 12 KV CLEARANCE LINE SHOWN AT 28 FT.
2. XY COORDINATES ARE CALIFORNIA VI, STATE PLANE, NAD83, US SURVEY FOOT.
3. O&M LOCATION IS ASSUMED TO BE SOUTH OF CURRENT LAYOUT.
4. GUY WIRES MAY BE NEEDED AT STRUCTURES D1 AND D4 AND ARE NOT SHOWN ON THIS DRAWING.

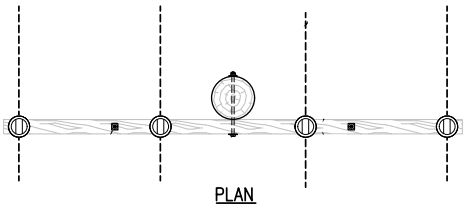
"ENGINEERING WITH DISTINCTION"
ELECTRICAL CONSULTANTS, INC.
BILLINGS MONTANA

NO	REVISION	DATE	BY	APR
A	ISSUED FOR REVIEW	02/22/23	PJS	DCE

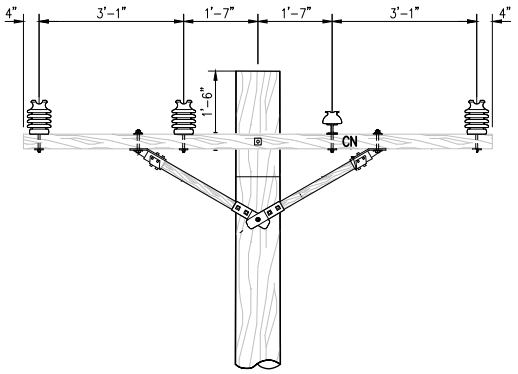
ENGINEERING RECORD		DATE
DRAWN	P. SALMI	02/22/23
DESIGNED	P. SALMI	02/22/23
CHECKED	R. RHODE	02/22/23
APPROVED	D. EVANS	02/22/23
VERT SCALE 1" = 50'	HORIZ SCALE 1" = 110'	

SAPPHIRE SOLAR
12 KV DISTRIBUTION LINE
PLAN AND PROFILE

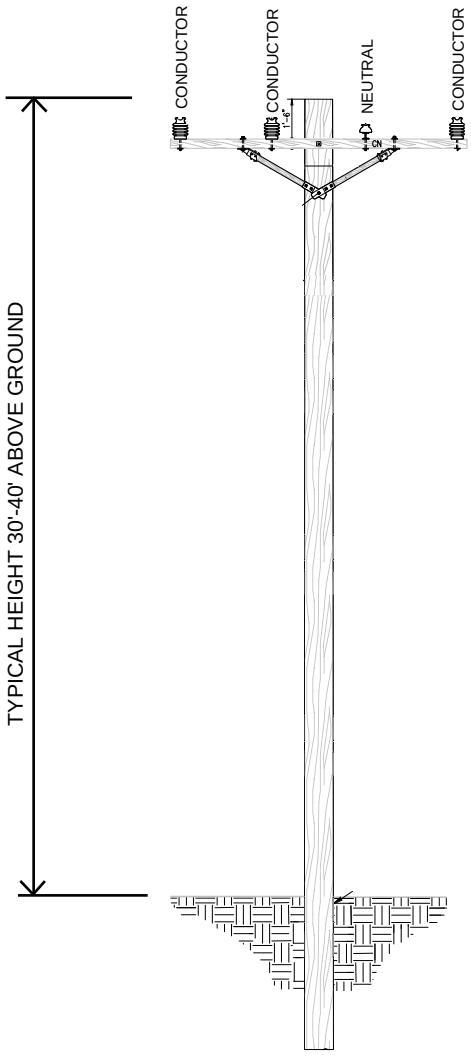
SPD-B-T004-01 | REVISION NO : A



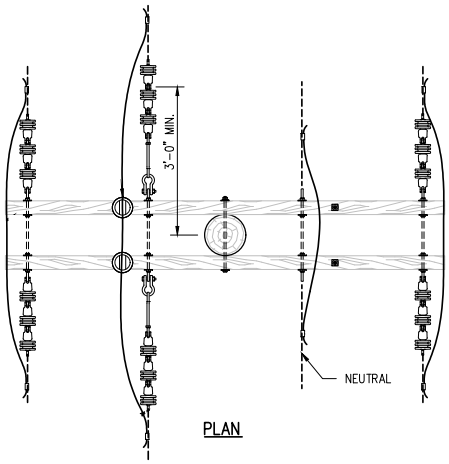
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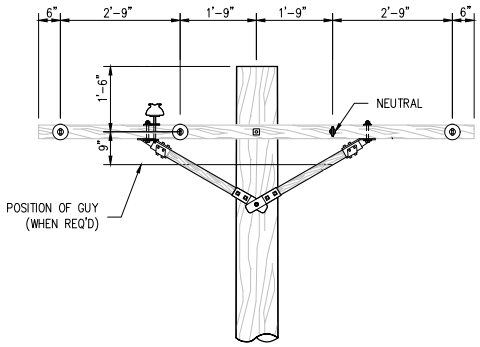
ELEVATION



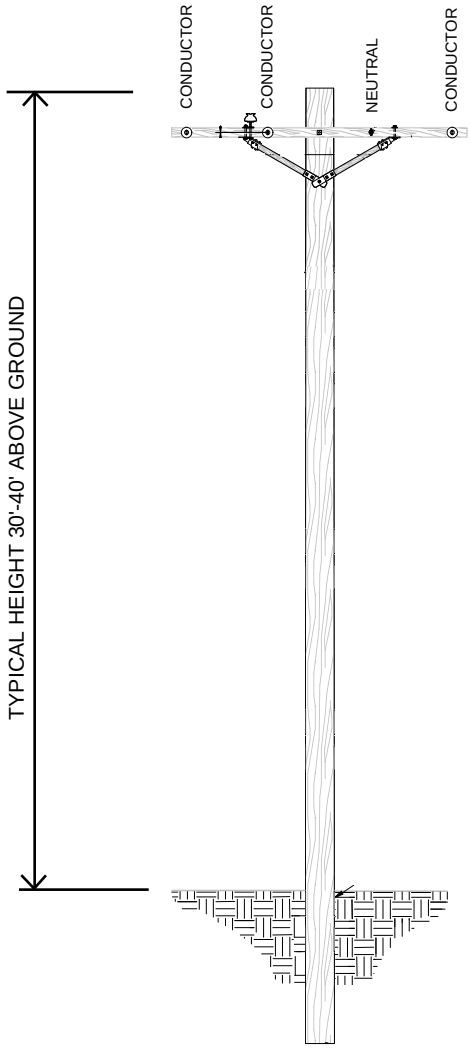
"Engineering with Distinction" ECI ELECTRICAL CONSULTANTS, INC. BILLINGS, MONTANA		
ENGINEERING RECORD		DATE
DRAWN	M. DUNKS	03/30/23
DESIGNED	R. RHODE	03/30/23
CHECKED	D. EVANS	03/30/23
APPROVED	D. EVANS	03/30/23
DWG SCALE: NTS	PLT SCALE: NTS	
SAPPHIRE SOLAR 12 kV DISTRIBUTION LINE TYPICAL WOOD TANGENT		
DWG. NAME: SPD-A-T009-201		REVISION NO : A



PLAN



ELEVATION



"Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

eDF renewables

ENGINEERING RECORD		DATE
DRAWN	M. DUNKS	03/30/23
DESIGNED	R. RHODE	03/30/23
CHECKED	D. EVANS	03/30/23
APPROVED	D. EVANS	03/30/23
DWG SCALE: NTS	PLT SCALE: NTS	

SAPPHIRE SOLAR
12 kV DISTRIBUTION LINE
TYPICAL WOOD DEADEND

DWG. NAME: SPD-A-T009-202 | REVISION NO : A

Michael Baker
INTERNATIONAL

We Make a Difference

CASE: CUP220035
EXHIBIT: Photometric (
DATE: 9/14/2023
PLANNER: Tim Wheeler
☑ Meeting ☐ Comment Agenda ☐ Final

MEMORANDUM

LEGEND
BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE = PLANNING DEPARTMENT COMMENTS
GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
BLUE = FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED = FIRE DEPARTMENT COMMENTS
YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

By: C. Erik Yamashiro, PE, LC

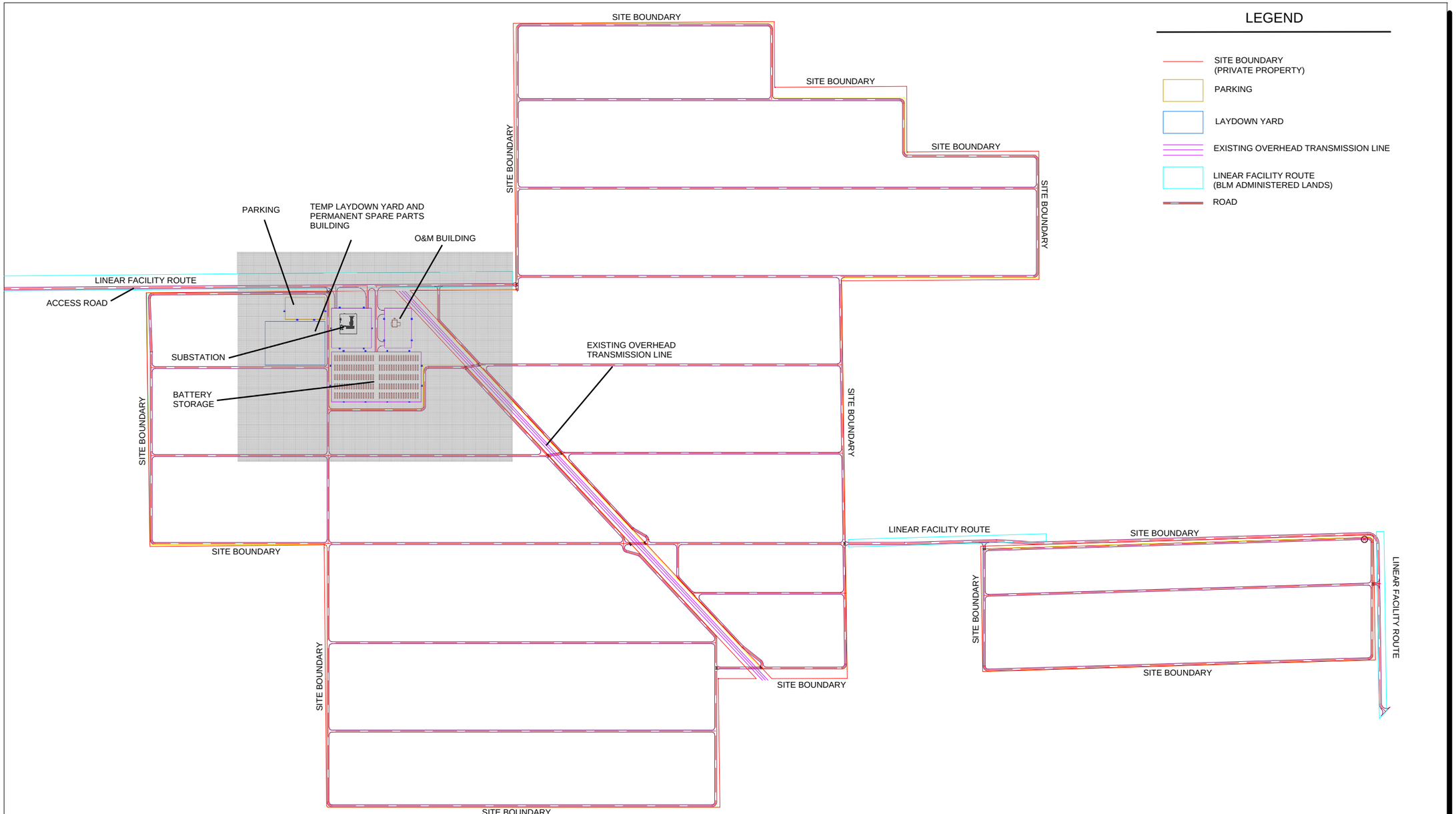
Date: July 5th, 2023

Subject: Sapphire Solar Site Description of Photometric Calculation Report

Michael Baker International (Michael Baker)/Akela Engineers has performed a Photometric Calculation Report for the proposed *Sapphire Solar Site in Riverside County, CA*.

The attached photometric lighting study for the proposed Sapphire Solar project includes a plan drawing and specifications for the lighting fixtures consisting of 26 area light units by LSI Industries, Inc. model Slice, anticipated to be installed at the onsite substation, battery storage, O&M Building and parking area for outdoor lighting. All area lighting units are designed to produce zero uplight and will be fitted with adjustable adapters (slip fitters) that allow the units to be tilted. The zero uplight design will prevent direct light pollution from illuminating the night sky. These units will have motion detection via integral passive infrared sensors that activate switching of the luminaire light levels. All units will be mounted at 35 feet above the ground and, where noted, tilted to a maximum of 30 degrees (see plan drawings in Attachment A for aiming information). Units not tilted to 30 degrees will be aimed straight down at 0 degrees. These units will be capable of being switched on and off manually for emergency operation use only.

As shown in the plan drawing within the attachment, the light levels will be reduced to zero within the property and will not illuminate any adjacent properties outside the project boundary. Additionally, no light spillage will occur onto the linear facility routes which are part of the project but located on adjacent lands managed by the Bureau of Land Management (BLM). No lighting installations will be made along roadways or fence lines at the perimeter of the property.



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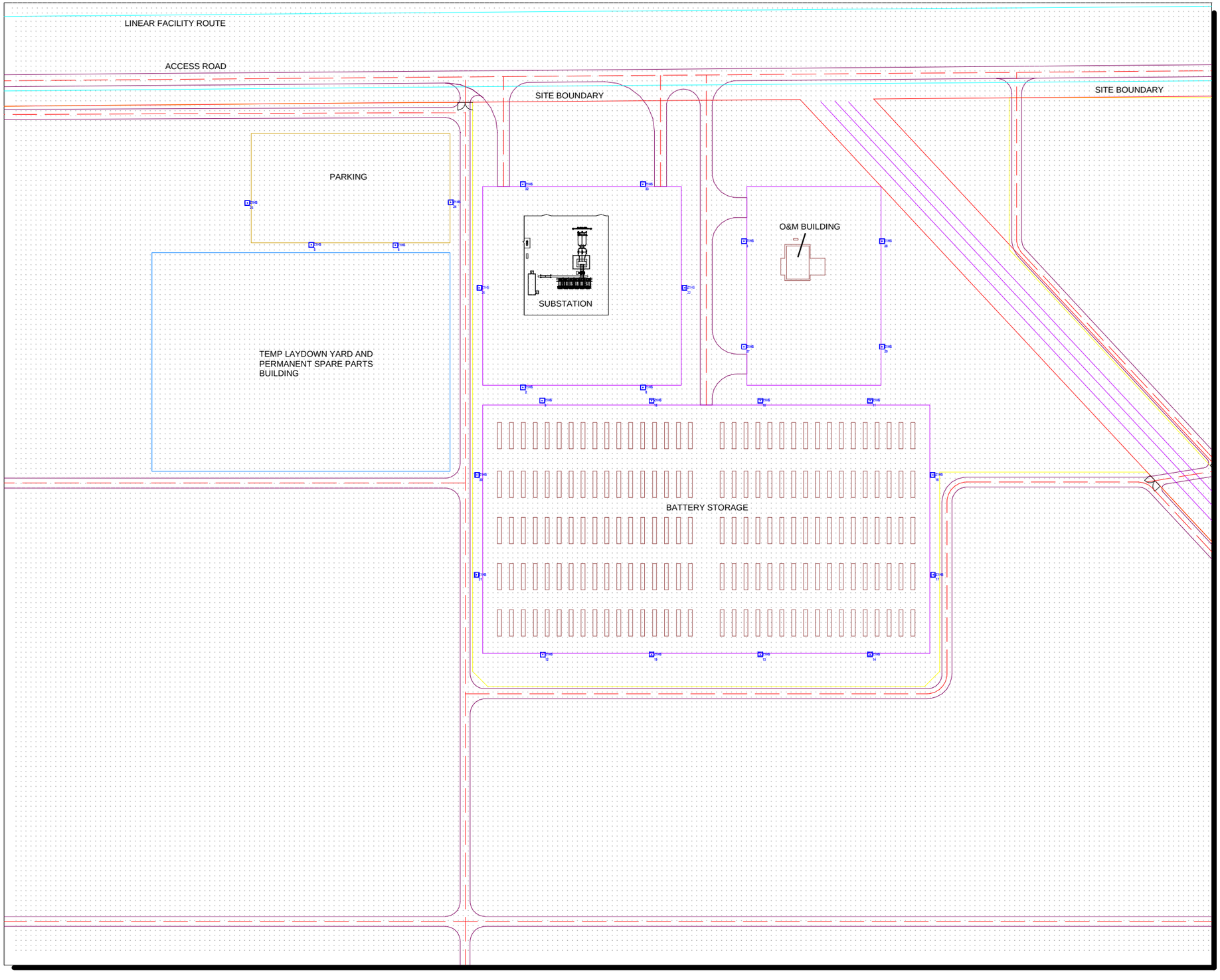
#	Date	Comments

Revisions

Drawn By: C. Erik Yamashiro
Checked By: Lance Mackie
Date:6/20/2023
Scale: N/A

Sapphire Solar

Lighting Photometrics



COLOR KEY: FOOTCANDLES (FC)

GREEN 0.01 - 0.2 FC

BLUE 0.2 - 0.5 FC

RED 0.5 - 3 FC

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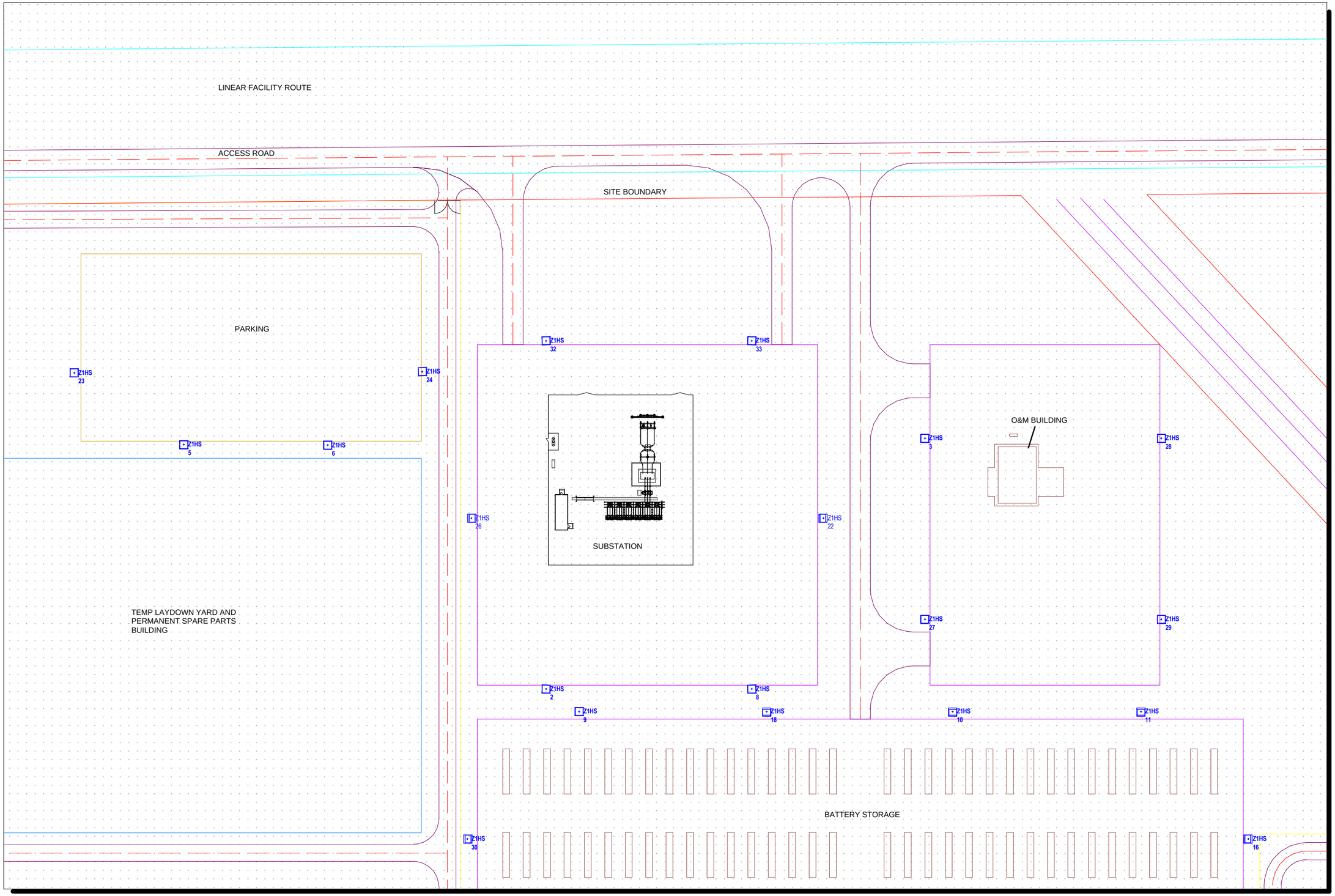
#	Date	Comments

Revisions

Drawn By: C. Erik Yamashiro
Checked By: Lance Mackie
Date:6/20/2023
Scale: N/A

Sapphire Solar

Lighting Photometrics



Michael Baker INTERNATIONAL

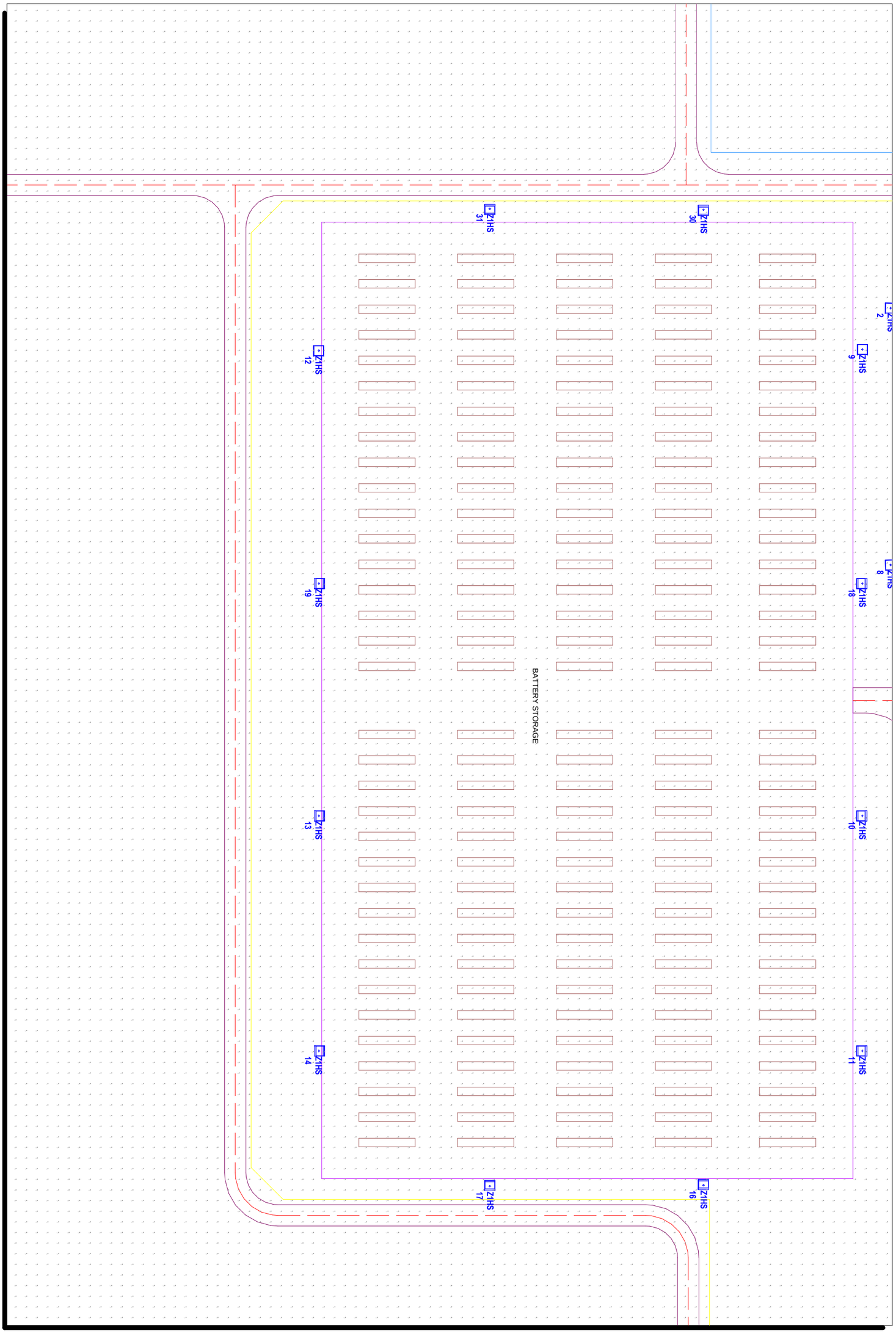
#	Date	Comments

Revisions

Drawn By: C. Erik Yamashiro
Checked By: Lance Mackie
Date:6/20/2023
Scale: N/A

Sapphire Solar

Lighting Photometrics



Sapphire Solar	
Lighting Photometrics	

Drawn By: C. Erik Yamashiro	
Checked By: Lance Mackie	
Date:6/20/2023	
Scale: N/A	

Revisions	#	Date	Comments

Michael Baker INTERNATIONAL

Luminaire Schedule					
Symbol	Tag	Qty	Luminaire Lumens	LLF	Catalog
▪	Z1HS	26	19552	1.000	SLM-LED-30L-SIL-FT-27-IL-70CR

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Off-Site	Illuminance	Fc	?	?	?	N.A.	N.A.
Site	Illuminance	Fc	?	?	?	N.A.	N.A.

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
2	SLM-LED-30L-SIL-FT-27-IL-70CR	6826529.756	2225245.435	35	88.821	0
3	SLM-LED-30L-SIL-FT-27-IL-70CR	6826974.761	2225540.004	35	0	0
5	SLM-LED-30L-SIL-FT-27-IL-70CR	6826104.136	2225532.504	35	90	0
6	SLM-LED-30L-SIL-FT-27-IL-70CR	6826273.154	2225531.903	35	90	0
8	SLM-LED-30L-SIL-FT-27-IL-70CR	6826771.446	2225245.434	35	91.791	0
9	SLM-LED-30L-SIL-FT-27-IL-70CR	6826568.646	2225219.106	35	270	0
10	SLM-LED-30L-SIL-FT-27-IL-70CR	6827007.52	2225219.106	35	270	30
11	SLM-LED-30L-SIL-FT-27-IL-70CR	6827228.721	2225219.106	35	270	30
12	SLM-LED-30L-SIL-FT-27-IL-70CR	6826569.821	2224707.393	35	90	0
13	SLM-LED-30L-SIL-FT-27-IL-70CR	6827007.52	2224707.393	35	90	30
14	SLM-LED-30L-SIL-FT-27-IL-70CR	6827228.721	2224707.393	35	90	30
16	SLM-LED-30L-SIL-FT-27-IL-70CR	6827355.106	2225069.422	35	180	30
17	SLM-LED-30L-SIL-FT-27-IL-70CR	6827356.045	2224868.417	35	180	30
18	SLM-LED-30L-SIL-FT-27-IL-70CR	6826788.905	2225219.106	35	270	30
19	SLM-LED-30L-SIL-FT-27-IL-70CR	6826788.905	2224707.393	35	90	30
22	SLM-LED-30L-SIL-FT-27-IL-70CR	6826855.83	2225446.168	35	180	30
23	SLM-LED-30L-SIL-FT-27-IL-70CR	6825975.328	2225616.918	35	0	0
24	SLM-LED-30L-SIL-FT-27-IL-70CR	6826384.414	2225618.345	35	181.095	0
26	SLM-LED-30L-SIL-FT-27-IL-70CR	6826441.858	2225446.167	35	0	30
27	SLM-LED-30L-SIL-FT-27-IL-70CR	6826974.761	2225327.353	35	0	0
28	SLM-LED-30L-SIL-FT-27-IL-70CR	6827252.661	2225540.004	35	180	0
29	SLM-LED-30L-SIL-FT-27-IL-70CR	6827252.661	2225327.353	35	180	0
30	SLM-LED-30L-SIL-FT-27-IL-70CR	6826437.144	2225069.422	35	0	30
31	SLM-LED-30L-SIL-FT-27-IL-70CR	6826436.205	2224868.417	35	0	30
32	SLM-LED-30L-SIL-FT-27-IL-70CR	6826529.754	2225654.62	35	271.18	0
33	SLM-LED-30L-SIL-FT-27-IL-70CR	6826771.444	2225654.624	35	268.21	0

Michael Baker INTERNATIONAL

#	Date	Comments

Revisions

Drawn By: C. Erik Yamashiro
Checked By: Lance Mackie
Date:6/20/2023
Scale: N/A

Sapphire Solar

Lighting Photometrics

Catalog # :	Project :
Prepared By :	Date :

Slice Medium - SLM
Outdoor LED Area Light



The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

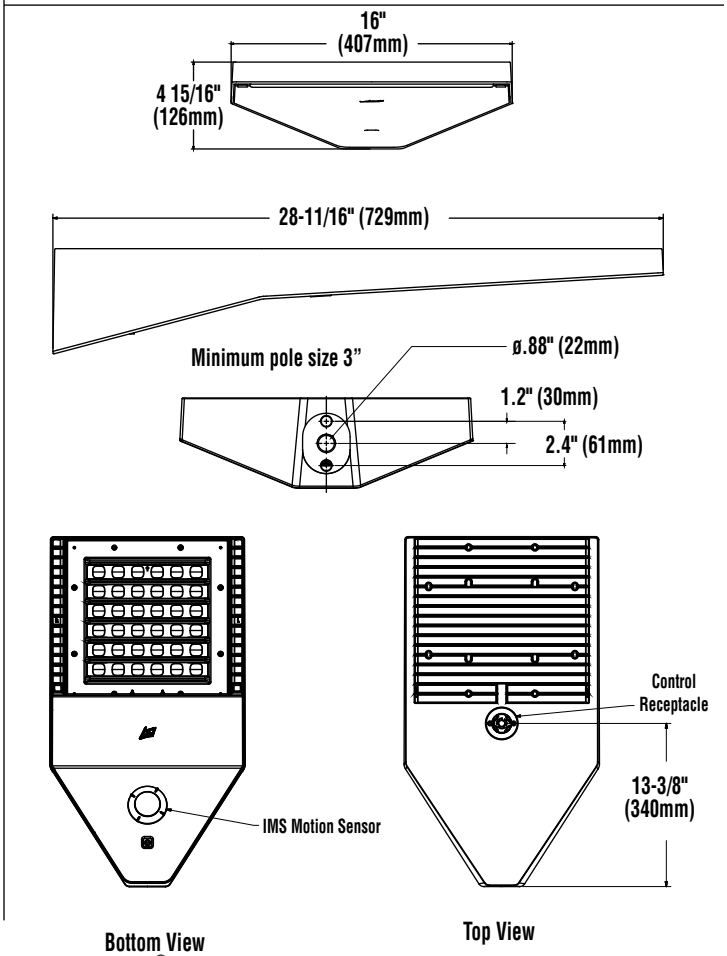
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · WIRELESS CONTROLS · IP66 · RoHS COMPLIANT · ARRA Funding Compliant · c UL us LISTED · MANUFACTURED IN USA · TITLE 24 COMPLIANT · ida DARK SKY APPROVED · DLC QPL LISTED · DLC QPL LISTED PREMIUM

Product Dimensions



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Slice Medium - SLM
Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S.of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or

c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1](24-42L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE[1](9-18L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-50 C	100%	96%	91%	87%	83%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
	FTA IL	4254	57	B0-U0-G1	
12L	2	7559	73	B2-U0-G2	103
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	2.1	2.6		T90°	1.2	2.9	3.6
	D180°	1.1	2.1	2.6		TN120°	1.3	4.4	5.4
	D90°	0.9	2.5	3.1		Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.

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Slice Medium - SLM
Outdoor LED Area Light

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G2	12920	86	B1-U0-G2	14155	95	B1-U0-G2	14739	99	B1-U0-G2	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

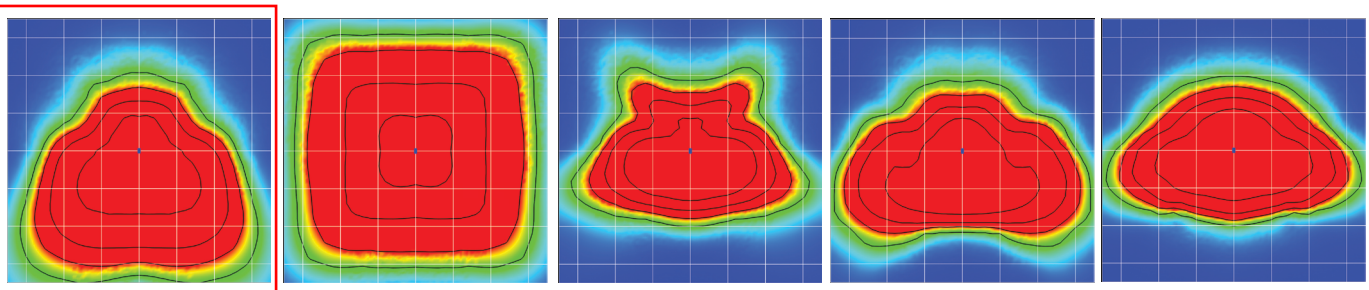
*LED Chips are frequently updated therefore values are nominal

Specifications and dimensions subject to change without notice.

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Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT | 5W | FTA | Type 3 | Type 2

Ordering Guide

SLM-LED-36L-SIL-FT- -UNV-DIM-27-70CRI- -GPT

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation[1]	Voltage	Driver
SLM Slice Medium	**LED**	**9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms *Consult factory for programmable wattages and lumen packages	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive	**(blank)** - standard **L**- Optics rotated left 90 **R** - Optics rotated right 90	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT[2] **27** - 2,700 CCT[2] **AMB** - Phosphor Converted Amber[2,3]	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System [4] **ALSCH** - AirLink Synapse Control System Host / Satelite [4,5] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor [4] **ALSCHS01** - AirLink Synapse Control System Host / Satelite with 8-12' Motion Sensor [4,5] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[4] **ALSCHS02** - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor [4,5] **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor [4] **ALSCHS04** - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor [4,5] **Stand-Alone Controls** **EXT** - 0-10v Dimming (from external signal) **IMS0M1** - Integral Motion Sensor 8-12' 120-277V [4,6] **IMS0M2** - Integral Motion Sensor 12-20' 120-277V [4,6] **IMS0M4** - Integral Motion Sensor 20-40' 120-277V [4,6] **IMS0M1HV** - Integral Motion Sensor 8-12' 347-480V [6] **IMS0M2HV** - Integral Motion Sensor 12-20' 347-480V [6] **IMS0M4HV** - Integral Motion Sensor 20-40' 347-480V [6] **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [7] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**(Blank)** - None **IL** - Integral Louver HSS[1]

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Accessory Ordering Information[8]

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V)[9]	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V)[9]	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V)[9]	1225180	X5RPP - Round Pole Adapter for 5" Poles[10]	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller[4,9]	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller[4,9]	661410	Universal Mounting Bracket (UMB)[10]	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible)[10]	663284CLR	Adjustable Slip Fitter (ASF)[10]	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole[10]	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles[10]	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole[10]	689903CLR
X4RPP - Round Pole Adapter for 4" Poles[10]	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole[10]	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole[10]	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket[10]	382132CLR

FOOTNOTES:
1 - Not available on "Type 5W" distribution.
2 - Consult Factory for availability.
3 - Only available in 9L and 12L Lumen Packages
4 - Not available in HV.
5 - Consult Factory for Site Layout
6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
8 - Accessories are shipped seperately and field installed.
9 - Factory installed CR7P option required. See Options.
10 - "CLR" denotes finish. See Finish options.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

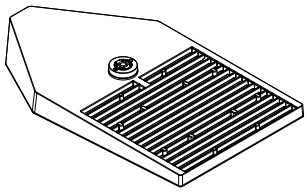
Luminaire Shown with Integral Louver (IL)



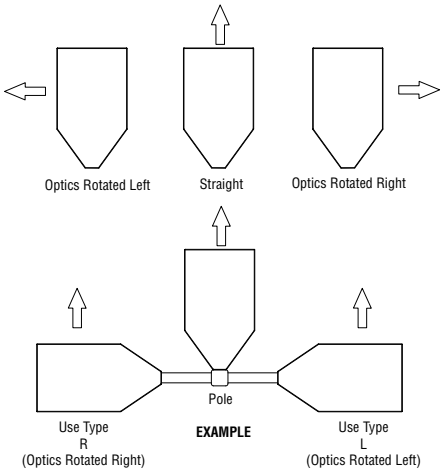
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation



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Stand-alone Controls: Occupancy Sensor (IMS)

The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

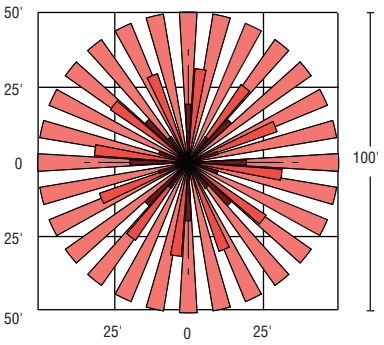
The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level.
See the Remote Configurator User Guide for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

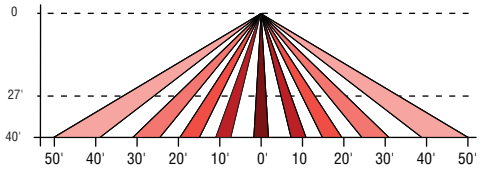
To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under “Wireless Controls System” and select the ALSCS controls option with the desired mounting height.

IMS Coverage Diagrams

TOP VIEW



SIDE VIEW



Remote Configurator Tool



Luminaire Shown with IMS



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Slice Medium - SLM
Outdoor LED Area Light

AirLink™ enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors



Wireless & Override Switches



Occupancy/Vacancy & Daylight Sensors



AirLink-integrated Fixtures



AirLink-compatible Fixtures



Circuit & Zone Controllers

Centralized control & integration



Site Manager Controller



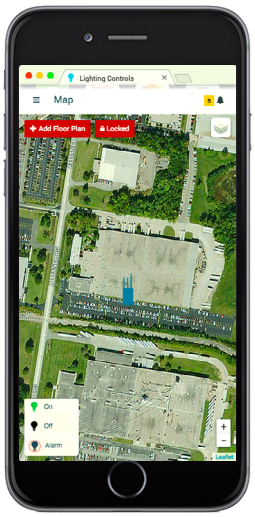
Gateway Module

BACnet®



WiFi, Cellular or Ethernet Connection

Simple-to-use software



AirLink Site Manger: Lighting control web app

Contact LSI Controls

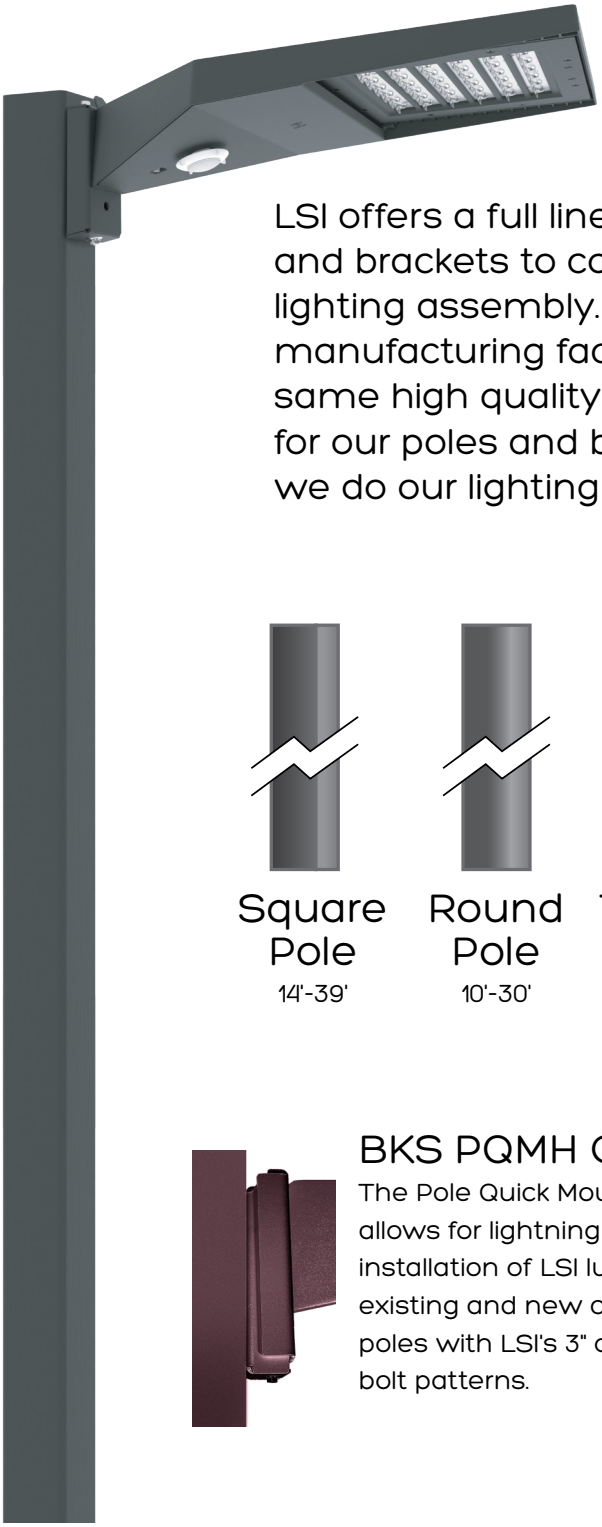
Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

More information
For more information on AirLink, visit our website at **www.lsi-airlink.com**

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poles & Brackets



LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.

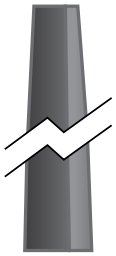


BKA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seemless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/ straight) poles with (2) mounting hole spaces between 3.5"-5".

Square Pole
14'-39'

Round Pole
10'-30'



Tapered Pole
20'-39'

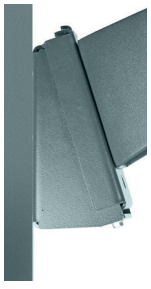


BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.

BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5"standard bolt patterns.



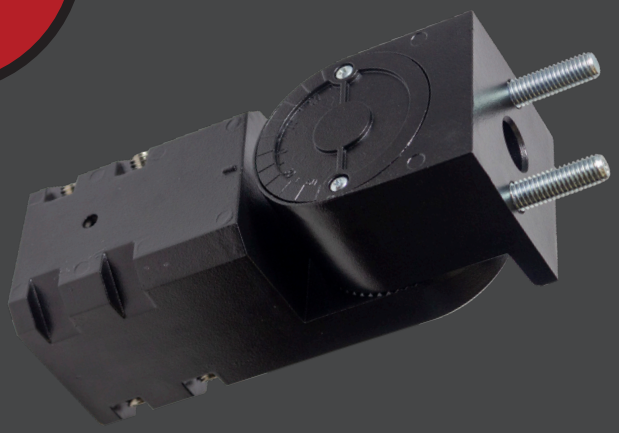
BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination aswell as fast installation onto poles with LSI's 3" or 5" bolt pattern.

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Catalog # :	Project :
Prepared By :	Date :

BKA ASF CLR
Area Light Brackets



The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2 3/8" O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45 degrees and 90° when using a vertical tenon

Features & Specifications

- Designed to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Can be rotated 180° allowing for tilting LSI luminaires up to 45 degrees for higher vertical illumination and 90° when using a vertical tenon
- Separate wireways for both line voltage and dimming wires
- Rugged 3pc Die Cast Aluminum construction, silicone pole gasket, fixture mounting studs, stainless steel visible hardware, and self-drilling screw for extra security
- EPA: .2
- Weight: 5lbs
- 3G rated for ANSI C136.31 high vibration applications in both Vertical and Horizontal mountings
- Bracket finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Compatible Fixtures



SLM



MRL



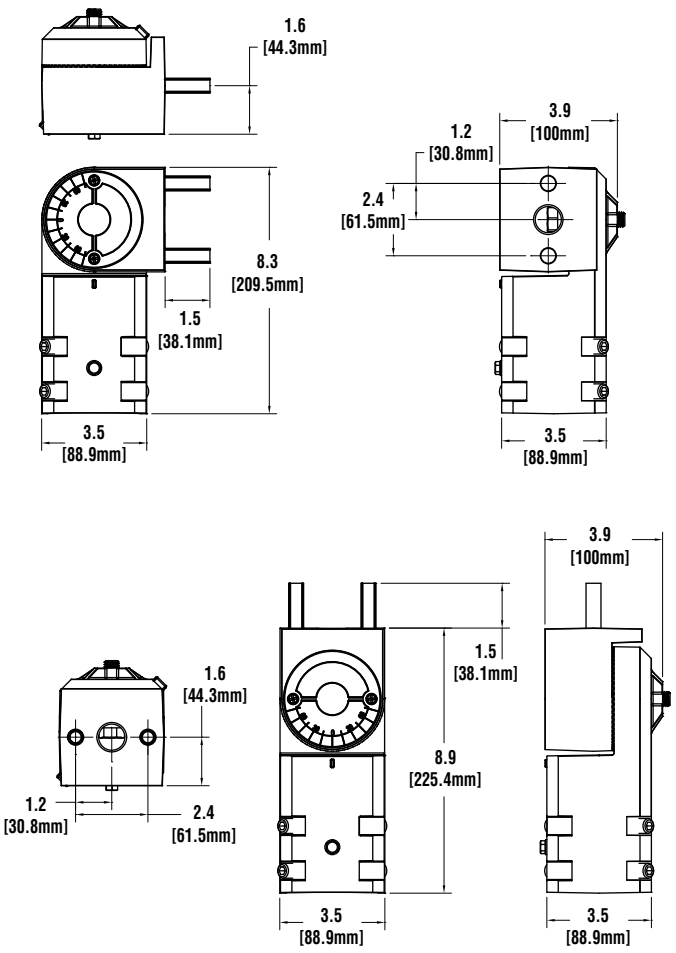
XALM/MRM

Ordering Guide

TYPICAL ORDER EXAMPLE: **BKA ASF CLR**

Prefix	Finish
BKA ASF	**BRZ** - Bronze
	BLK - Black
	GPT - Graphite
	MSV - Metallic Silver
	WHT - White
	PLP - Platinum Plus
	SVG - Satin Verde Green

Product Dimensions



BKA-ASF-GPT

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Installation and Assembly Instructions
Slice Area Light (SLM) Series

c UL us LISTED

⚠ WARNING

Risk of fire, electric shock, injury or property damage

Risk of electric shock--Disconnect power to equipment before installing or servicing.

This equipment must be installed according to all applicable codes & ordinances.

Installation and service of this equipment must be performed by qualified service personnel.

Do not install damaged equipment.

Read these instructions before installing, servicing or maintaining this equipment.

Save these instructions for maintaining and servicing.

⚠ CAUTION

Failure to follow instructions or altering equipment could result in damage and void warranty.

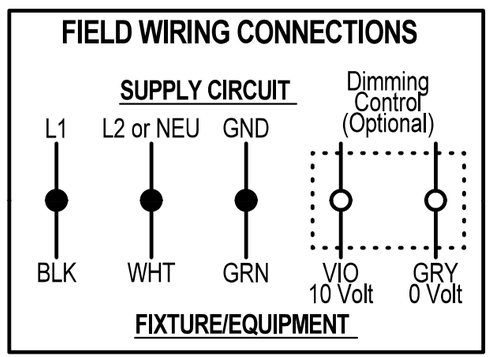
Edges may cut--wear gloves while handling or servicing this equipment.

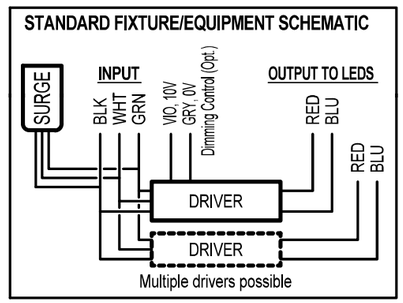
Inspect equipment for damage from shipping and handling.

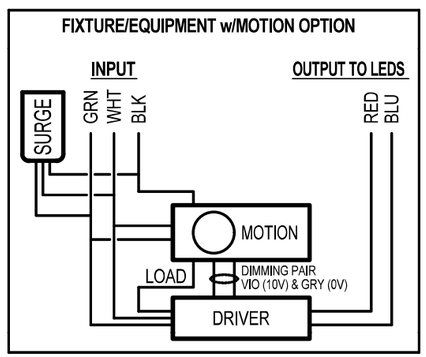
LUMINAIRE INSPECTION

1. Remove the luminaire from the carton and inspect luminaire for damage. Do not install a damaged luminaire.

WIRING INFORMATION





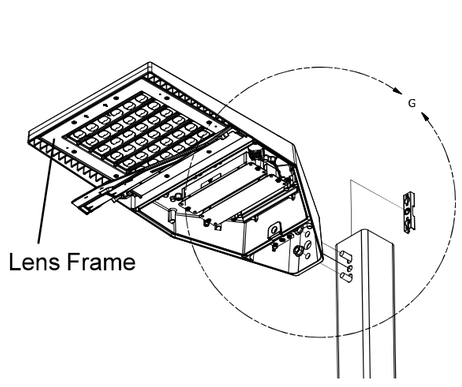


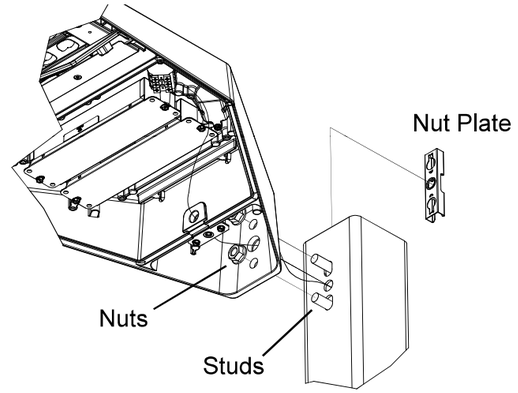
Installation Questions
Call LSI Field Service Dept.
800-436-7800 ext. 3300

Installation and Assembly Instructions
Slice Area Light (SLM) Series

Luminaire Preparation and Mounting to Pole

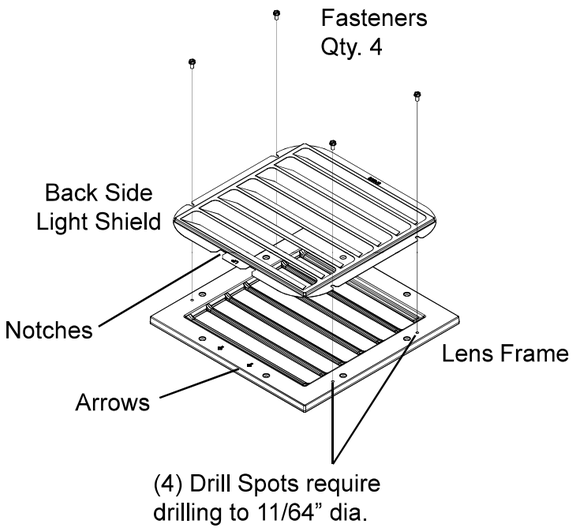
1. Verify the luminaire optic type (2, 3, 5W, FT, FTA, etc.) and rotation (None, Left, Right) agree with site lighting plan for the specific pole location.
2. Open fixture driver compartment by loosening door fastener. Mounting hardware is located in luminaire.
3. Fasten luminaire to pole per the figure below. Tighten fasteners to 25 ft/lbs.
4. Route wires through center hole and grommet into driver compartment and make wiring connections.





Back Side Light Shield Attachment

1. Locate (4) drill spots on lens frame and drill (4) 11/64" diameter holes in lens frame to receive self-threading 10-24 fasteners.
2. Align Back Side Light Shield notches to Lens Frame arrows and place the Shield on the Lens Frame.
3. Attach Back Side Light Shield to Lens Frame with (4) fasteners provided.



Installation Questions
Call LSI Field Service Dept.
800-436-7800 ext. 3300

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 www.lsi-industries.com
681282 Rev. 05-21-18

12/03/24, 11:25 am **CUP220035**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP220035. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP220035) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

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.

Other projects associated with CUP220035 are:

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 230001, 230002, and 230003. In order to approve CUP

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Project Description & Operational Limits (cont.)

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 diminishments 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.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated November 22, 2024.
Exhibit B (Elevations), dated November 22, 2024.
Exhibit C (Floor Plans), dated November 22, 2024.
Exhibit P (Photometric Plan), dated July 5, 2023.
Exhibit T (Transmission Gen-Ties Plan), dated November 22, 2024.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
    - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
    - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - Current California Buildng Code (CBC)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
    - Ord. No. 348 (Land Use Planning and Zoning Regulations)
    - Ord. No. 413 (Regulating Vehicle Parking)
    - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 625 (Right to Farm)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances:
    - Ord. No. 659 Development Impact Fees (DIF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP220035, PUP220002, & DA2200018 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CUP220035, PUP220002, & DA2200018, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Mitigation Measures

Mitigation Measures from the project's Initial Study-Environmental Impact Report have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Environmental Impact Report.

E Health

E Health. 1 DEH LAND USE COMMENTS

PROJECT SUMMARY:
CUP220035 is proposing the following:
- Development of a Solar photovoltaic (PV) electrical generating and storage facility.
- Site consists of 1,123 acres (1,082 acres on private land, 41 acres on BLM land).
- 117-megawatt (MW) of PV solar generation and 117-megawatt of battery storage.
- The project site is approximately 3 miles north of Desert Center, approximately 40 miles west of the City of Blythe, and 3.5 miles north of Interstate (I) 10.
- The project is bounded on the north, east, and west sides by BLM lands and to the south by Belsby Avenue.
- The site is primarily unmanned and remotely monitored.
- No water and sewer infrastructure are proposed for the project.
- During the construction phase, portable restroom facilities will be placed onsite and shall be provided per Riverside County Board of Supervisor's Resolution No. 91-474.
- During the construction phase, water will be trucked in for dust control and non-potable use. Bottled water shall be provided for workers.
- During operations, site will be visited on an as-needed bases for maintenance.

E Health. 2 DEH-ECP Comment

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 3 MM HAZ-1 Worker Environmental Awareness Program

MM HAZ-1 Worker Environmental Awareness Program. A Worker Environmental Awareness Program shall

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 MM HAZ-1 Worker Environmental Awareness Program (cont.)

be prepared, and all construction crews and contractors shall be briefed on the plan prior to starting work on the Project. The plan shall address health and safety issues associated with normal and unusual (emergency) conditions. The program shall include, but not be limited, to the following information and guidance:
 Environmental health and safety protocol (including, but not limited to, hazards of valley fever, including the symptoms, proper work procedures, when and how to use personal protective equipment, and informing supervisors of suspected symptoms of work-related valley fever)
 An emergency response plan
 Environmental awareness training, which shall include environmental, cultural, health, and safety training
 Noise/ear protection protocol
 First aid training
 Fire protection and extinguisher maintenance, guidance, and documentation
 Disposal of hazardous materials and waste guidance in accordance with local, state, and federal regulations

E Health. 4 MM HAZ-2 UXO Identification, Training, and Reporting Plan

MM HAZ-2 UXO Identification, Training, and Reporting Plan. Where ground disturbance work is involved, the construction contractor shall have a representative that is OSHA HAZWOPER-trained in accordance with standard 29CFR1910.120 on-call during construction activities to evaluate potential UXO findings. A UXO Identification, Training, and Reporting Plan will be developed and will be incorporated in the WEAP training. The UXO Identification, Training, and Reporting Plan will properly train all site workers in the recognition, avoidance, and reporting of military waste debris and ordnance. The Applicant shall submit the plan, incorporated in the WEAP training, to the County and BLM for review and approval prior to the start of construction. The plan shall contain, at a minimum, the following:
 A description of the training program outline and materials, and the qualifications of the trainers;
 Identification of available trained experts that will respond to notification of discovery of any ordnance (unexploded or not); and
 Work plan to recover and remove discovered ordnance.

E Health. 5 SOLID WASTE / ORGANICS RECYCLING - SB 1383

The project shall obtain solid waste hauling services from the designated franchise solid waste hauler.
In addition, the project shall integrate organics recycling in compliance with SB 1383 requirements.

Fire

Fire. 1 Fire Department Conditions

1. Construction documents for the battery energy storage system (BESS) shall be submitted to the Office of the Fire Marshal for review and approval prior to installation. The BESS plan shall include a site layout, details of the type of battery enclosures, if the enclosures are occupiable or non-occupiable, type of batteries and quantity of batteries. Include a narrative explaining the potential hazards, exposures, mitigation measures, commissioning, and proper emergency response procedures relative to the BESS. Reference California Fire Code 1206 Reference California Fire Code (CFC) 1206.1.3

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire Department Conditions (cont.)

2. New commercial buildings that are 3,600 square feet and greater shall be protected with a fire sprinkler system. CFC 903.2 as amended by the County of Riverside
3. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2
4. Approval from the Office of the Fire Marshal is required before handling hazardous materials that exceed permit amounts in accordance with the California Fire Code. Application for permit shall include a chemical inventory with information including but not limited to chemical amounts and material safety data sheets (MSDS). CFC 5001.5.2
5. Driveway access gates: Manual gates shall be equipped with approved Knox equipment. Electric gates shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus.

Fire. 2 MM FIRE-1 County Fire Department for Wildfires (Technical Policy, Water Tanks, Truck Equipment, Occupational Safety)

MM FIRE-1 County Fire Department Technical Policy (TP) 15-002 Compliance. The Applicant shall ensure that circulation and access for fire protection purposes within the site and at the entrance are provided, with roads not less than 20 feet consistent with County Fire Department Technical Policy TP 15-002. Compliance with the requirement shall be documented in the construction documents.
MM FIRE-2 Water Tank Installation—Riverside County Fire Department Compliance. The Applicant shall install water tanks if required by the Riverside County Fire Department (RCFD). The required volume of water for fire use shall be based on the County Fire Marshall's requirement following review of the Project plans. The RCFD-approved number of water tanks and volume shall be included in the construction documents.
MM FIRE-3 Maintenance Truck Equipment. The Applicant shall ensure all maintenance trucks are equipped with a fire extinguisher or other firefighting equipment in accordance with state and federal regulations. Compliance with this measure shall be documented in monitoring logs provided to the California Department of Fish and Wildlife and Bureau of Land Management.
MM FIRE-4 Occupational Safety and Health Administration and California Code of Regulations Compliance. The Applicant shall ensure that welding and all construction hot work abides by the appropriate Occupational Safety and Health Administration and California Code of Regulations standards (8 CCR 4846). Compliance with this measure shall be documented in monitoring logs provided to California Department of Fish and Wildlife and Bureau of Land Management.

Flood

Flood. 1 FLOOD HAZARD REPORT

CUP 220035
DAC Date: 9/14/23
FLOOD HAZARD REPORT – CORRECTIONS
BBID: 941-804-178

CUP 220035 is a proposal to develop a 117-megawatt photovoltaic solar array/battery storage facility with an onsite substation with generator and propane tank for emergency use. The project is located to the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

northwest intersection of the I-10 Freeway and Highway 177. The site is north of Oasis Road and east of Kaiser Road.

The hills to the west and southwest form a distinct canyon with a large tributary area and then sheet flow as an alluvial fan. Runoff the from the hills to the west flow easterly and are joined by flows from the southwest that are flowing northeasterly. The majority of the site is flowing northeasterly. In a large storm event, the project will be impacted by shallow flooding from this watershed. Due to the unpredictable nature of alluvial fans, these tributaries could be redirected toward the site as concentrated flow.

Portions of this project are located in a Department of Water Resources (DWR) Awareness floodplain which is regulated by Ordinance No. 458. The area of the DWR floodplain can be found on the District's webmap: https://content.rcflood.org/webmaps/rcfc/

Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. No existing or proposed District facilities are in this area to alleviate the floodplain, or drainage infrastructure to control of storm runoff. The Base Flood Elevation (BFE) is 12 inches for all parcels.

The submitted plans show that the proposed propane tanks are anchored on each leg by a ½ inch anchor bolt embedded into a 6-inch-thick concrete slab. This anchoring method is sufficient for anchoring in the floodplain. The proposed electrical connections are also sufficiently elevated to meet floodplain standards.

The proposed finished floor of new non-residential structures shall be elevated a minimum of the Base Flood Depth (12 inches) above the highest adjacent grade to protect from offsite flows. The submitted Site Plan dated 7/26/23 shows that the O&M building will be sufficiently elevated. Slope protection shall be provided for fill exposed to erosive flows. Alternately the applicant may submit hydrology and hydraulics studies in order to determine what flood protection requirements will be required for this project. These floodproofing measures may protect the improvements from flooding however, a storm of unusual magnitude may still cause some damage. There are no proposed paved roads with this submittal. Any proposed access roads or internal roads consist of aggregate base. No impervious surfaces are being created; therefore, no increased runoff mitigation is required.

The submitted fencing plan dated 8/24/23 includes breakaway ties and a tension wire. This preliminary design meets the minimum requirements for flow through fencing for entitlement approval. Final design will be determined in plan check.

Any questions pertaining to this project may be directed to Ava Moussavi at 951-955-4954 or amoussav@rivco.org.

Planning

Planning. 1 Ag. Preserve Diminishment/Non-Renewal Final

It shall be noted, prior to issuance of a grading or building permit, the applicant shall have met all conditions and contingencies for Agricultural Preserve Diminishment Nos. 240002 (APD240002) and 240003 (APD240003) for the parcels involved in Agricultural Preserves "Chuckwalla" Map Nos. 2 and 3, incorporated in the Certificates of Tentative Cancellation, Resolution Nos. 2024-260 and 2024-261, and shall have

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Ag. Preserve Diminishment/Non-Renewal Final (cont.)

finalized the non-renewal or obtained the corresponding Certificates of Final Cancellation of the Land Conservation Contracts for diminishing the subject property from the boundaries of said agricultural preserve.

Planning. 2 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 3 Causes for Revocation

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 5 MM WAT-1 Groundwater Monitoring, Reporting and Mitigation Plan

MM WAT-1 Groundwater Monitoring, Reporting and Mitigation Plan. Prior to the Project's use of water from any well that extracts groundwater from the Chuckwalla Valley Groundwater Basin, the Applicant shall prepare and implement a Groundwater Monitoring, Reporting, and Mitigation Plan (GMRMP) for the Project. The GMRMP shall be prepared by a certified hydrogeologist registered in the State of California and submitted by the Applicant to the County for review and approval prior to the start of Project construction.
The GMRMP shall provide detailed methodology for monitoring groundwater levels and water quality in the Project production well(s) and closest accessible private well(s). Monitoring shall be performed prior to construction to establish pre-construction groundwater levels that can be used as a baseline against which later measurements can be compared, and to establish provisional significance thresholds that shall be used to determine the need for additional monitoring, investigation, and/or mitigation.
Monitoring of groundwater levels and water quality shall be conducted on a quarterly basis during Project construction and a semi-annual basis during Project operations and maintenance for at least the first 5 years of the Project (including the construction period). All Project production wells shall be metered, and total

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 MM WAT-1 Groundwater Monitoring, Reporting and Mitigation Plan (cont.)

monthly and annual usage in gallons recorded for the life of the Project. Monitoring reports shall be prepared and submitted to the County for review and comment following each monitoring event. The reports shall include at a minimum the following information:

- Tabulated groundwater level, quality, and production data
- Total monthly water use in gallons and acre-feet
- Hydrographs that show groundwater level trends
- Trend analysis of water quality data
- Comparison of monitoring results to baseline conditions
- Identification of any exceedance of provisional significance thresholds

If groundwater monitoring results indicate that Project-related pumping has resulted in a static groundwater level decline of 5 feet or more below the baseline trend, determined by the past 5 years of static groundwater level data, at any of the nearby private monitoring wells, the Project Applicant shall consult with the County to determine what remedial activities are needed, which could include:

- Cessation or reduction of pumping until groundwater levels recover to within 5 feet from the baseline trend
- Compensation for whatever additional equipment is necessary to lower nearby well pumps to levels that can adequately continue pumping
- Compensation to repair or replace wells found to be damaged or inoperable due to lowered groundwater levels
- Compensation for increased energy cost due to Project-related groundwater level drawdown in wells

If groundwater level declines are occurring, pumping by other local users will be evaluated in the monitoring reports and, if possible, differentiated from Project-related pumping. This analysis could include comparing changes in the timing and amounts of groundwater level fluctuations to pre-Project baseline data, production at other locations, and seasonal changes.

Planning. 6 REN ENG - Future Interference

If the operation of this facility generates electronic interference with or otherwise impairs the operation of any communication facilities, the developer/permit holder shall take immediate action and consult with County Information Technology staff to develop and implement measures acceptable to the Department of Information Technology.

Planning. 7 REN ENG - No Final-No Connect

The developer/permit holder shall ensure that the Department of Building and safety has completed their final inspection prior to connection to the utility purveyor. A temporary power permit may be pursued from the Department of Building and Safety prior to final inspection for construction and to allow equipment and system testing. The Director of Building and Safety or his designee, may allow the interconnection of individual arrays or power blocks if it is determine that adequate safe guards exist to ensure compliance with all conditions of approval.

Planning. 8 REN ENG - On-Site Collection Lines

The developer/permit holder shall ensure all on site electrical collection lines are undergrounded up to the point of step-up or utility interface in the case of an on-site substation unless as exhibited on Exhibits A of the project plans.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 REN ENG - Production Monitoring (cont.)

Planning. 9 REN ENG - Production Monitoring

The developer/permit holder shall monitor the plant's power production, including the power production for each array or power block and ensure systems are in place to continue monitoring throughout the life of the permit from the time the facility is connected to the grid and begins selling power. A report of the plant's power production shall be produced within fourth-five (45) days from the date the developer/permit holder receives the request from the County.

Planning. 10 REN ENG - Replace or Modify

The developer/permit holder shall give written notice to the Planning and Building Safety Directors prior to the replacement or modification of any portion of this site as shown on the APPROVED EXHIBITS except for routine maintenance.

Planning. 11 REN ENG - Utility Coordination

The developer/permit holder shall ensure all distribution lines, electrical substations and other interconnection facilities are constructed to the specifications of the utility purveyor and/or building codes. Interconnection shall conform to the procedures and standards established by the Public Utilities Commission or as applicable.

Planning. 12 Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 13 Use - BOS B-29 Policy

In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy). The applicant has proposed entering into a Development Agreement No. 2200018 (DA2200018) with the County. Board of Supervisors Policy No. B-29 states, "No approval required by Ordinance Nos. 348 or 460 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 reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA2200018 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA2200018 shall control.

Planning. 14 Use - General Solar Requirements

1. The applicant shall maintain re-vegetated temporary surfaces, of temporary disturbed areas, until a self-sustaining stand of vegetation is re-established and visually adapted to the undisturbed surrounding vegetation on any areas requiring re-vegetation. No new disturbance shall be created during operations

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 Use - General Solar Requirements (cont.)

without prior approval from the County.
2. Interim restoration shall be undertaken during the operating life of the project as soon as possible after disturbances.
3. Painted facilities shall be kept in good repair and repainted when color fades or flakes.
4. The color treatment method used to reduce visual contrast between the backs or non-energy gathering side of the solar panels and the landscape setting shall be kept in good repair, and repaired/retreated when it no longer effectively reduces the visual contrast.
5. Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use.

Planning. 15 Use - Life of the Permit

The life of Conditional Use Permit No. 220035 (CUP2200035) shall terminate on December 3, 2063 (39 years) subject to any extensions of the related Development Agreement. This permit shall thereafter be null and void and of no effect whatsoever.

Planning. 16 Use - Lighting Hooded/Directed

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 17 Use - No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 18 Use - Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 19 Use - Phasing Plan

Development of the Property may occur in phases. Each phase will be defined by the OWNER at the time the OWNER submits design plans to COUNTY for grading and building permits to allow Solar Power Plant construction.

Planning. 20 Use - Prevent Dust & Blowsand

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Use - Prevent Dust & Blowsand (cont.)

nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA 8297 Accepted

County Archaeological Report (PDA) No. 8297 submitted for this project (CUP220035) was prepared by PaleoWest, LLC and is entitled: "PHASE I CULTURAL RESOURCES ASSESSMENT: SAPPHIRE SOLAR PROJECT, RIVERSIDE COUNTY, CALIFORNIA", dated April 13, 2023.
PDA 8297 concludes: The Phase I study included background research and a pedestrian survey of the Project area. As a result of these efforts, 11 cultural resources were identified within the Project area. These include four historical period archaeological sites, three historic built-environment resources,
three isolated prehistoric artifacts, and one isolated historical artifact. None of the resources are recommended eligible for listing in the CRHR. The survey of the Project area indicates that surficial sediments throughout the area have been disturbed by the construction and operation of a jojoba farm. Although the records search and survey resulted in a paucity of prehistoric archaeological remains, review of nearby geoarchaeological assessments of the Project vicinity suggests that the Project area has a moderate to high potential for preserving intact buried prehistoric archaeological resources. The presence of historic period cultural resources in the Project area and vicinity suggests use of the area focused on military activities that took place in the early to mid-twentieth century and agricultural activities that took place in the mid- and late twentieth century. Most of these remains are limited to surface manifestations suggesting that there is a relatively low.
These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.
If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:
All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.
Further ground disturbance shall not resume within the area of the discovery until the appropriate

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

treatment has been accomplished.
* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.
** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 Minimization of Impacts to Native Vegetation

Minimization of Impacts to Native Vegetation. The Applicant shall undertake the following measures during construction and decommissioning to avoid or minimize impacts to natural, or native, vegetation:
Prior to ground-disturbing activities, work areas (including, but not limited to, staging areas, access roads, and sites for temporary placement of construction materials and spoils) shall be delineated with construction fencing (e.g., the common orange vinyl material) or staking to clearly identify the limits of work. No paint or permanent discoloring agents shall be applied to rocks or vegetation (to indicate surveyor construction activity limits or for any other purpose). Fencing/staking shall remain in place for the duration of construction.
All disturbances, access roads, staging areas, vehicles, and equipment shall be confined to the fenced/flagged authorized work areas.
To the greatest extent practicable, construction activities shall minimize disturbance to soil and native vegetation.
Use best management practices where applicable for prevention and control of soil erosion and to minimize the introduction and spread of invasive plant species.
Hazardous materials including motor oil, fuel, antifreeze, hydraulic fluid, and grease shall be contained, and spills or leaks shall be promptly corrected and cleaned up according to applicable regulations.
Vehicles and equipment shall be properly maintained to prevent spills or leaks and refueling shall not be conducted outside the authorized work areas or within 100 feet of any sensitive resource (e.g., wetland).
Upon completion of construction activities, all unused materials, equipment, staking and flagging, and refuse shall be removed and properly disposed of, including but not limited to wrapping material, cables, cords, wire, boxes, rope, broken equipment parts, twine, strapping, buckets, and metal or plastic containers.

Planning-EPD. 2 Minimization of Impacts to Wildlife

Minimization of Impacts to Wildlife. The Applicant shall undertake the following measures during construction and decommissioning to avoid or minimize impacts to wildlife:
Wildlife avoidance. Wherever feasible, Project activities shall avoid interference with wildlife (including ground-dwelling species, birds, and bats) by allowing animals to escape from a work site prior to disturbance.
Sensitive biological resources. Sensitive biological resource areas near all work activities shall be clearly communicated and/or marked (e.g., flagged) in the field. Avoidance buffers shall be established and maintained by the Designated Biologist.
Minimize traffic impacts. The Applicant shall specify and enforce maximum vehicle speed limits to minimize risk of wildlife collisions and fugitive dust. Vehicles shall not exceed a speed limit of 15 mph on

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Planning-EPD

Planning-EPD. 2 Minimization of Impacts to Wildlife (cont.)

unpaved roads in open habitat where wildlife may be affected. Dust suppression shall occur during all construction activities as needed.

Minimize lighting impacts. Night lighting, when in use, shall be designed, installed, and maintained to prevent side casting of light toward surrounding wildlife habitat. New light sources shall be minimized, and lighting shall be designed (e.g., using downcast lights) to limit the lighted area to the minimum necessary.

Avoid use of toxic substances. Use of chemicals, fuels, lubricants, or biocides shall comply with all local, state, and federal regulations to minimize the possibility of contamination of habitat or primary or secondary poisoning of predators utilizing adjacent habitats. All uses of such compounds should observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation. Soil bonding and weighting agents used for dust suppression on unpaved surfaces shall be nontoxic to wildlife and plants.

Minimize noise and vibration impacts. The Applicant shall conform to noise requirements specified in the noise analysis of the Environmental Impact Report to minimize noise to off-site habitat.

Water. Potable and non-potable water sources such as tanks, ponds, and pipes shall be covered or otherwise secured to prevent animals (including birds) from entering. Prevention methods may include storing water within closed tanks. Water sources (e.g., hydrants, tanks, etc.) shall be checked periodically by Biological Monitors to ensure they do not create longstanding ponded areas.

Food and Trash. No deliberate feeding of wildlife shall be allowed. Further, to avoid indeliberate feeding of wildlife, all food-related trash items, including wrappers, cans, bottles, and food scraps shall always be contained and properly disposed of in self-closing, sealable containers, with lids that latch to prevent wind and wildlife (e.g., ravens and coyotes) from opening the containers. All trash receptacles shall be regularly inspected, emptied, and removed from the Project area at a minimum once a week to prevent spillage and maintain sanitary conditions.

Firearms and Dogs. All personnel and any other individuals associated with the Project shall be prohibited from bringing any firearms on the Project site, except those in the possession of authorized security personnel or local, state, or federal law enforcement officials. No pets shall be permitted on the Project site except dogs that may be used to aid in official and approved monitoring procedures/protocols or service dogs under Title II and Title III of the American with Disabilities Act.

Wildlife entrapment. All pipes, culverts, or similar structures with a diameter greater than 3 inches and less than 8 inches aboveground shall be inspected by the Designated Biologist or Biological Monitor(s) before the material is moved, buried, or capped. The Designated Biologist or Biological Monitor(s) shall inspect all open holes and trenches a minimum of once a day and just prior to backfilling. If open holes or trenches remain overnight, an escape ramp shall be created every 100 feet to allow wildlife to exit. The ramp may be constructed of either dirt fill or wood planking or other suitable material that is placed at an angle no greater than 30 degrees. If any worker discovers an animal has become trapped, they shall halt activities and notify the Designated Biologist or Biological Monitor immediately.

Dead or injured wildlife. Dead or injured special status wildlife species shall be reported to the lead agencies and permitting agencies, as applicable, within 48 hours of detection. The Designated Biologist or Biological Monitor shall complete a Wildlife Incident Form and safely move the carcasses out of the road or work area and dispose of the animal. If an animal is entrapped, the Designated Biologist or Biological Monitor shall free the animal if possible, or work with construction crews to free it, in compliance with safety requirements, or work with applicable agencies to resolve the situation. Injured wildlife will be transported to an approved wildlife rehabilitation center.

Pest control. No anticoagulant rodenticides, such as Warfarin and related compounds (indandiones and hydroxycoumarins), may be used within the Project site or in support of any other Project activities. If

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Planning-EPD

Planning-EPD. 2 Minimization of Impacts to Wildlife (cont.)

rodent control must be conducted, the use should be restricted to interiors of buildings and zinc phosphide should be used because of the lower risk of poisoning burrowing mammals.
California Natural Diversity Database. All observations of special status species, alive or dead, shall be recorded and reported to the California Natural Diversity Database.

Planning-EPD. 3 Special Status Plant Species Mitigation

To reduce potentially significant impacts to special status plant species, the Applicant shall implement one or a combination of the following strategies:
Pre- and post-construction surveys. Potential habitat for special status plant species shall be surveyed during the appropriate season prior to site preparation disturbance; any special status plant species populations or occurrences or suitable habitat would be mapped. Areas that supported special status plant populations or occurrences will be resurveyed during the appropriate season (e.g., spring or summer) for up to two years following the completion of construction to determine natural reestablishment.
Off-site compensation. The Applicant shall provide compensation lands consisting of suitable habitat at a 1:1 ratio for occupied habitat affected by the Project. Occupied habitat acreage shall be calculated on the Project site based on including each special-status plant occurrence and a surrounding 100-foot buffer area. Off-site compensation lands would be considered suitable if in proximity to historical occurrence and suitable habitat is present. Off-site compensation lands shall be located within 5 miles of a historical occurrence and include creosote bush scrub.
Seed collection and propagation. Mitigation shall include seed collection from the affected plant population on the site prior to construction to conserve the germplasm and provide a seed source for restoration efforts. Seed shall be collected under the supervision or guidance of a reputable seed storage facility such as the California Botanical Garden. The costs associated with the long-term storage, seed bulking, and propagation of the seed shall be the responsibility of the Applicant for up to five (5) years. Seed and/or germinated plants can be used for restoration within the Project site, off-site mitigation lands, or other conservation lands as approved by the County of Riverside and applicable permitting agencies.

Planning-EPD. 4 Stream Protection and Compensation

Prior to ground-disturbing activities in waters potentially regulated by the state, the Applicant shall confer with the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) and, if required, obtain appropriate authorization. The Applicant shall implement all conditions associated with regulatory agency agreements and authorizations including compensatory mitigation and, unless otherwise specified by CDFW and/or the RWQCB, shall implement the best management practices identified below to minimize adverse impacts to streams and watersheds:
Construction crews shall minimize disturbance to wetlands, streambeds, and banks of any state-jurisdictional waters to the extent feasible.
Vehicles and equipment shall not be operated in standing or flowing water.
The Applicant shall prevent water containing mud, silt, or other pollutants from grading or other activities from entering ephemeral drainages or being placed in locations that may be subjected to high storm flows.
Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources resulting from Project-related activities shall be prevented from entering ephemeral drainages.
No petroleum products or other pollutants from the equipment shall be allowed to enter any state-jurisdictional waters.

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Planning-EPD

Planning-EPD. 4 Stream Protection and Compensation (cont.)

No broken concrete, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or other organic or earthen material from any construction or associated activity shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into off-site state-jurisdictional waters.
Stationary equipment such as motors, pumps, generators, and welders shall be positioned over drip pans. Stationary heavy equipment shall have suitable containment to handle a catastrophic spill/leak. Cleanup equipment such as brooms, absorbent pads, and skimmers shall always be on site. The cleanup of all spills shall begin immediately.
All excess materials or debris shall be removed from the work area after completion of construction.
Project impacts to desert dry wash woodland and unvegetated ephemeral dry wash shall be mitigated by providing compensatory mitigation consistent with MM BIO-13 as written in Section 3.5.4 of the Draft Environmental Impact Report for the Sapphire Solar Project Dated August 2024.

Planning-EPD. 5 Vegetation Resources Management

The Applicant shall undertake the following measures during construction to minimize impacts to vegetation resources:
The Applicant shall assign a Vegetation Specialist to oversee and implement salvage and transplantation of plant species protected pursuant to BLM policy (conformance with DRECP Conservation and Management Action LUPA-BIO-7) and the California Desert Native Plants Act, as applicable, and implement revegetation of temporarily disturbed areas. On the private lands under the jurisdiction of the County of Riverside, the Applicant shall obtain a permit from the County of Riverside pursuant to the California Desert Native Plants Act for the purposes of salvage or removal of protected species during construction if required.
Revegetation of temporarily disturbed areas shall occur within BLM administered lands (i.e., Linear Facility Routes) and will not be implemented on private lands within the Project area (i.e., Solar Site). The nature of revegetation will differ according to each site, its pre-disturbance condition, and the nature of the construction disturbance (e.g., drive and crush versus blading). Revegetation techniques may include soil contouring, replanting of succulents, placing of vertical mulch as crushed, horizontal, or vertical mulch to reduce sun and wind exposure to the soil surface and facilitate plant germination. Areas may also be watered based on the guidance of the Vegetation Specialist.

Planning-GEO

Planning-GEO. 1 GEO230028 ACCEPTED

County Geologic Report GEO No. 230028 submitted for project CUP220035 and PUP220002 was prepared by Ninyo & Moore. The report is titled; “Geological Desktop Evaluation, Sapphire Solar Project, Riverside County, California,” dated March 13, 2023.
GEO No. 230028 concluded:
1. The active San Andreas Fault Zone is approximately 34 miles west of the site, and the active Blue Cut Faults and the Salton Creek Fault are located approximately 11 miles north and 19 miles south of the site, respectively.
2. Ground surface rupture due to active faulting is not considered likely in the Project area due to the absence of known active faults underlying the site. While active faults are not present at the site, lurching or cracking of the ground surface as a result of nearby seismic events is possible.
3. The background review indicates that groundwater depths in the area may range from approximately 69 to 400 feet below the ground surface.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO230028 ACCEPTED (cont.)

4. Based on the absence of a shallow groundwater table, liquefaction is not anticipated to be a design consideration. However, it is the responsibility of the geotechnical engineer of record to verify the potential for liquefaction and dynamic settlement and to provide appropriate design recommendations.
5. Landslides are not mapped at the Project. Based on this information, landslides are not a design consideration. Based on the background review, the Project is located in a relatively flat-lying region and slope failure is not a design consideration.
6. Based on the inland location and elevation of the Project, the potential for a tsunami to impact the site is not a design consideration.
7. Based on the elevation of the site and the absence of nearby bodies of water, the potential for seiches to impact the site is considered low and is not a required design consideration.
8. Subsidence has not been reported in the Chuckwalla Valley near the Project site; it is therefore not a required design consideration.
9. Based on review of the flood maps and the elevation of the site, the potential for significant flooding to impact the Project is not a Project constraint.
10. The presence/extent of soils prone to hydro-consolidation can be evaluated by subsurface exploration and laboratory testing.
11. Project soils and earth materials may be expected to have a moderate to high potential for expansion.

GEO No. 230028 recommended:

1. Soils in areas with soft ground or loose soils in the area of the proposed Project may be subject to settlement. Recommendations to mitigate this condition can typically include removal and/or replacement of soils as engineered compacted fill. The extent of soft soils and recommended removals may be evaluated by subsurface exploration and laboratory testing.
2. If expansive soils exist on site, the following recommendations may be implemented during construction: the soils may be removed from sensitive areas and placed in deeper fill areas; the soils may be excavated and removed from the site; or the expansive soils may be treated (i.e., lime treatment) to mitigate their potential for expansion. The extent of expansive soils and recommended mitigation measures may be evaluated by subsurface exploration and laboratory testing.
3. Relatively quick settlements associated with hydro-consolidation can result in damage to foundations and slabs. Recommendations to mitigate these soils can include removal of these and replacement with compacted fill, presaturation of these soils during earthwork construction, and extending structure foundations- to soils at depth that are not susceptible to collapse. The presence/extent of soils prone to hydro-consolidation can be evaluated by subsurface exploration and laboratory testing.
4. Proposed structures should be designed appropriately to mitigate strong ground shaking in the event of an earthquake on a nearby fault.
5. The site is not anticipated to be susceptible to liquefaction and dynamic settlement based on the anticipated depths to groundwater across the site. However, prior to development, a geotechnical evaluation involving subsurface exploration and laboratory testing should be performed to specifically evaluate the potential for liquefaction on the Project site. If such an evaluation finds that a potential for liquefaction exists, the following recommendations may be implemented during construction: removal and replacement of soils susceptible to seismic settlement and/or liquefaction; densification of these soils; or utilization of special foundations to mitigate liquefaction and seismic settlement.

GEO No. 230028 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 230028 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO230028 ACCEPTED (cont.)

reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 Gen - Custom

County Paleontological Report (PDP) No. 1733, submitted for this case (PUP220002, CUP220035), was prepared by PaleoWest, LLC. and is entitled: "Paleontological Resources Assessment Report for the Sapphire Solar Project, Riverside County, California," dated October 26, 2022. In addition, PaleoWest has submitted the following report for the project:
"Paleontological Resources Assessment Report for the Sapphire Solar Project, Riverside County, California, PUP220002, CUP220035" dated December 16, 2022
PDP01733 concluded: Through a combination of records and literature review and a field survey, it was determined the Project area has high paleontological sensitivity and the likelihood of impacting scientifically significant vertebrate fossils during Project construction is high.
PDP01733 recommended: It is recommended that a qualified paleontologist be retained to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) during Project construction, because significant vertebrate fossil localities have been found in the Project vicinity, and non-significant fossil localities have been documented within the Project boundary. The PRIMP would include measures such as a pre-construction worker's training, construction monitoring, fossil recovery, final reporting, and museum curation. These measures have been proven to be effective in reducing or eliminating potentially adverse impacts to paleontological resources to a less than significant level pursuant to the requirements of CEQA.
PDP01733 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01733 is hereby accepted for PUP220002 and CUP220035. A PRIMP shall be required prior to any grading for this project.

Transportation

Transportation. 1 RCTD-USE - General Conditions

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

Alterations to natural drainage patterns shall require protecting downstream properties by means

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD-USE - General Conditions (cont.)

approved by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Compliance with SB 1383 is required, which establishes regulations to reduce organics waste disposal, effective January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Waste Resources. 2 Waste - Solar Decommissioning

Prior to County Approval of the Decommissioning and Closure Plan: A Waste Recycling Plan (WRP) shall be

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 Waste - Solar Decommissioning (cont.)

submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., solar panels, cardboard, concrete, asphalt, wood, etc.) that will be generated by the decommissioning and closure of the facility, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During the decommissioning and closure, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Plan: CUP220035 Parcel: 808240016

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Fire Access Plan Not Satisfied

Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs.

Flood

060 - Flood. 1 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be constructed a minimum of 12 inches above the highest adjacent natural grade. Manufactured homes or pre-manufactured buildings shall be attached to a permanent foundation to resist floatation, collapse, and lateral movement.

060 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

Plan: CUP220035 Parcel: 808240016

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Ag. Preserve Diminishment/Non-Renewal Final Not Satisfied

Prior to issuance of a grading permit, the applicant shall have met all conditions and contingencies for Agricultural Preserve Diminishment Nos. 240002 (APD240002) and 240003 (APD240003) for the parcels involved in Agricultural Preserves "Chuckwalla" Map Nos. 2 and 3, incorporated in the Certificates of Tentative Cancellation, Resolution Nos. 2024-260 and 2024-261, and shall have finalized the non-renewal or obtained the corresponding Certificates of Final Cancellation of the Land Conservation Contracts for diminishing the subject property from the boundaries of said agricultural preserve.

060 - Planning. 2 Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

060 - Planning. 3 Construction Noticing Not Satisfied

Prior to and during construction, decommissioning, and ground disturbing activities, the applicant shall provide at least two weeks' advance notice of construction and decommissioning. Notices shall be mailed directly to landowners and residents within 2,400 feet of the Project boundary and the Lake Tamarisk Community, and signs shall be a minimum size of 4 feet high by 6 feet wide and posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local public liaison for any noise complaints.

060 - Planning. 4 Construction Restoration Plan Solar Not Satisfied

Prior to grading permit issuance, a Construction Restoration Plan must be prepared by the permittee and approved by the Planning Department. The plan shall include a monitoring and compliance plan that establishes the monitoring requirements and thresholds for acceptable performance. The plan shall also include means of decommission and restoration of the project site once the solar project has concluded it entitlement life.

060 - Planning. 5 Fee Status Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit-based fees for CUP220035 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 6 Grading BMPs Not Satisfied

The project shall implement the following Best Management Practices through the inclusion of the following as notes on the grading plans:

- Utilize ‘Overland Travel’ as much as possible instead of high-impact methods like disk and roll or grading, grading only within fenced areas and other areas that have been previously inspected by tortoise clearance surveys.
- Ensure that there are well-trained construction monitors on site focused on ensuring that construction/vehicle trips impacts are minimized.
- Limit grading to specific areas – roads, substation, O&M facilities, laydown areas, some equipment pads, and in discrete areas within the arrays due to structural design limitations.
- Keep soils out of drainages, preserve protective buffers alongside washes, and maintain hydrologic flow patterns within the site.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 Grading BMPs (cont.) Not Satisfied

 If possible, bend and pin temporary tortoise exclusion fencing instead of trenching it in, to minimize disturbance along the fence line.
 Incorporate propagule islands, patches of intact vegetation and soils that provide seeds and soil microbial propagules, to facilitate revegetation or recolonization of adjacent disturbed areas.
 Construct the project in phases, which reduces dust and allows areas to begin recovery sooner.

060 - Planning. 7 MM AQ-1: Construction Equipment Emission Reductions Not Satisfied

MM AQ-1: Construction Equipment Emission Reductions.
Prior to Riverside County's approval of any construction-related permits, the Project Applicant or its designee shall require its construction contractor to demonstrate that the following measures are implemented during construction:
 All off-road, diesel-powered equipment shall be powered with California Air Resources Board-certified Tier 4 final engines. An exemption from this requirement may be granted if (1) the Applicant documents that equipment with Tier 4 final engines is not reasonably available, and (2) the required corresponding reductions in criteria air pollutant emissions can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in the County were contacted and those owners/operators confirmed Tier 4 final equipment could not be located within the County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model or other industry standard emissions estimation method and documentation provided to the County to confirm that necessary Project-generated emissions reduction are achieved.
 With the exclusion of pile drivers, ensure that no one piece of off-road, diesel-powered construction equipment is operating for more than 8 hours per day during construction.
 Require that all construction equipment shall be properly tuned and maintained in accordance with manufacturer specifications before and for the duration of construction.
 Reduce idling time of heavy-duty trucks either by shutting them off when not in use or by reducing the time of idling to no more than 3 minutes (thereby improving upon the 5-minute idling limit required by the state airborne toxics control measure 13 CCR Section 2485).

060 - Planning. 8 MM AQ2 - Fugitive Dust Control Plan Not Satisfied

MM AQ-2 Fugitive Dust Control Plan. Prior to Riverside County's approval of any construction-related permits, the Project Applicant or its designee shall prepare a comprehensive Fugitive Dust Control Plan consistent with South Coast Air Quality Management District (SCAQMD) Rule 403. The plan shall include the following:
 The name(s), addresses(es), and phone number(s) of person(s) responsible for the preparation, submission, and implementation of the plan
 A description and location of all construction-related activities
o A comprehensive list of all fugitive dust emission sources related to Project construction.
o Identification of a Dust Control Supervisor for the Project that meets the following requirements:
o Is employed by or contracted with the Project Applicant
o Is on site or is available to be on site after initial contact.
o Has the authority to expeditiously employ sufficient dust mitigation measure to ensure compliance with all Rule 403 and 403.1 requirements.

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Planning

060 - Planning. 8 MM AQ2 - Fugitive Dust Control Plan (cont.) Not Satisfied

o Has completed the SCAQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.

 At a minimum, the plan shall include the following dust control measures:

o (a) Unpaved Roads. All unpaved access roadways used for Project-related travel to the site shall be stabilized with a non-toxic, Bureau of Land Management-approved chemical stabilizer in sufficient quantity and frequency to maintain a stabilized surface for the duration of the construction period. It is assumed that Envirotac II/Rhino Snot, Earth Glue, and FSB 1000 palliatives will be approved for use during Project construction.

o (b) Clearing and Grubbing. Prior to, during, and after site preparation where vegetation is cleared, soil stability shall be maintained through watering of the site. Live perennial vegetation shall be maintained where possible, and water shall be applied in sufficient quantities to prevent generation of dust plumes.

o (c) Vehicle Speeds. Vehicle speeds shall be restricted to 15 miles per hour on all roads used for any vehicular traffic at the Project site. Speeds shall be restricted through worker notifications, signage, or any other necessary means.

o (d) Disturbed Areas. All soil that is actively excavated or graded shall be watered or stabilized with a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.

o (e) Haul Trucks. All haul trucks shall use tarps or other suitable enclosures when transporting bulk materials to/from/throughout the Project site. Material shall be stabilized while loading, and maintain at least 6 inches of freeboard on haul vehicles. Haul trucks shall be washed prior to leaving the site to remove soil deposits and minimize track-out.

o (f) Storage Piles. All open storage piles (i.e., any accumulation of bulk material) shall be watered on at least 80% of the surface area on a daily basis when there is evidence of wind-driven fugitive dust, or shall be covered with temporary coverings.

o (g)Monthly Environmental Monitoring Reports. The Dust Control Supervisor for the Project shall prepare monthly compliance reports to be submitted for approval by the County that demonstrate compliance with the Fugitive Dust Control Plan and associated measures.

060 - Planning. 9 MM AQ-3 Valley Fever Training Not Satisfied

MM AQ-3 Valley Fever Training.

Prior to any Project grading activity, the primary Project construction contractor will prepare and implement a worker training program that describes potential health hazards associated with Valley Fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work-related symptoms are identified during construction. The worker training program will identify safety measures to be implemented by construction contractors during construction. At a minimum, safety measures will include the following:

 Provide high efficiency particulate air (HEPA)-filtered air-conditioned enclosed cabs on heavy equipment. Train workers on proper use of cabs, such as turning on air conditioning prior to using the equipment.

 Provide communication methods, such as two-way radios, for use by workers in enclosed cabs.

 Provide personal protective equipment (PPE), such as half-mask and/or full-mask respirators equipped with particulate filtration, to workers active in dusty work areas.

 Provide separate, clean eating areas with hand-washing facilities for construction workers.

 Clean equipment, vehicles, and other items before they are moved off site to other work locations.

 Provide training for construction workers so they can recognize the symptoms of Valley

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Planning

060 - Planning. 9 MM AQ-3 Valley Fever Training (cont.) Not Satisfied

Fever and promptly report suspected symptoms of work-related Valley Fever to a supervisor.
 Direct workers that exhibit Valley Fever symptoms to immediately seek a medical evaluation.
 Prior to initiating any grading, the construction contractor will provide the County with copies of all educational training material.

060 - Planning. 10 MM N-1, N-2, N-3 Construction Noise Equipment Controls, Not Satisfied

The Project would not result in a significant temporary or permanent increase in ambient noise levels, groundborne vibration, or groundborne noise; the Project would also not have a substantial contribution to any cumulatively significant noise, groundborne vibration, or groundborne noise impacts; therefore, no mitigation is required. MM N-1 through MM N-3 would further reduce potential non-significant impacts associated with noise that could result from the construction, operation, maintenance, and decommissioning of the Project.
 The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.
 Construction equipment will be muffled per manufacturer’s specifications. Electrically powered equipment will be used instead of pneumatic- or internal combustion–powered equipment, where feasible.
 All stationary construction equipment will be placed in a manner so that emitted noise is directed away or blocked from sensitive receptors nearest the Project site where possible.
MM N-2 Public Notification Process. At least 15 days prior to the start of ground disturbance, the Project Applicant shall notify all residents within 1 mile of the Project site and the Linear Facility Routes, by mail or by other effective means, of the commencement of Project construction. At the same time, the Project Applicant shall establish a telephone number for use by the public to report any undesirable noise conditions associated with the construction and operation of the Project. If the telephone is not staffed 24 hours a day, the Project Applicant shall include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This telephone number shall be posted at the Project site during construction where it is visible to passersby. This telephone number shall be maintained until the Project has been operational for at least 1 year.
MM N-3 Noise Complaint Process. Throughout the construction and operation of the Project, the Project Applicant shall document, investigate, evaluate, and attempt to resolve all Project-related noise complaints.

060 - Planning. 11 MM VIS-1 Project Design. Not Satisfied

MM VIS-1 Project Design. To the extent possible, the Applicant or Project owner/operator shall implement proper design fundamentals to reduce the visual contrast to the landscape. Design strategies to address these fundamentals may include the following:
 The boundaries of all areas to be disturbed shall be delineated with stakes and flagging before construction, in consultation with the Designated Biologist, County Visual specialist, and the Bureau of Land Management Visual Resource Management specialist.
 Spoils and topsoil where feasible shall be stockpiled in disturbed areas approved by the Designated Biologist.
 All disturbances, Project vehicles, and equipment shall be confined to the flagged areas.
 Where retention of vegetation is not possible, vegetation along roadways and boundaries of other disturbed areas shall be scalloped (refers to incorporating irregular [i.e., non-straight] edges of vegetation to make edges/transitions between managed and non-managed areas appear more natural) and feathered (refers to thinning edges of vegetation to make transitions

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Planning

060 - Planning. 11 MM VIS-1 Project Design. (cont.) Not Satisfied

from vegetated to non-vegetated area softer and less abrupt) to reduce the hard line visual impact, especially as seen from State Route 177, Interstate 10, and the North Chuckwalla Mountains Petroglyph District.

 New and existing roads that are planned for construction, widening, or other improvements:

o Roads shall not extend beyond the minimum necessary and shall be flagged as described above.

o All vehicles passing or turning around shall do so within the planned impact area or in previously disturbed areas.

o Where new access is required outside of existing roads or the construction zone, the route shall be clearly marked (i.e., flagged or staked) before the onset of construction.

 Disturbed area will be minimized to the extent feasible and efforts will be made to blend the disturbed areas into the characteristic landscape.

o Where feasible, replace soil, brush, rocks, and natural debris over disturbed area.

060 - Planning. 12 Required Applications Not Satisfied

No grading permits shall be issued until DA2200018 has been approved and adopted by the Board of Supervisors and has been made effective.

Planning-CUL

060 - Planning-CUL. 1 ECS sheet Resource reburial area (if needed) Not Satisfied

Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information and the exact nature of this area will not be called out on the grading plans.

060 - Planning-CUL. 2 MM CUL-8 Establish Environmentally Sensitive Area Not Satisfied

MM CUL-8 Establish Environmentally Sensitive Area Around Site P-33-018392/CA-RIV-11904. If the access road ROW cannot be redesigned to avoid site P-33-018392/CA-RIV-11904, the project proponent will establish an Environmentally Sensitive Area (ESA) around the site, which would result in avoidance and protection of the site during project construction.

The ESA will be established around the extent of site P-33-018392/CA-RIV-11904 within the surface-disturbing APE plus a 10-meter (30-foot) buffer. The ESA will be labeled in the Project's plans, specifications, and estimates (PS&E). Construction fencing set in place with rebar will be placed around the delineated ESA to act as a physical barrier protecting the site. It is assumed that, in the normal course of work for the Project, the ESA fencing would act as a barrier and the site would not be entered. The ESA delineation in the PS&E is a precautionary measure to ensure that construction crews remain outside of the site boundary.

All responsible parties will ensure that ESAs are discussed during the cultural resources WEAP training. The importance of the Project's ESA will be discussed with construction personnel. It will be stressed that no construction activity occur within the ESA and that workers must remain outside of the ESA at all times.

The project proponent will allow at least 10 days in advance of construction to provide time for a BLM archaeologist or other professionally qualified archaeologist to field review the ESA location to assess current conditions prior to the start of work. A BLM archaeologist or other professionally qualified archaeologist will periodically inspect the ESA fencing during project

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Planning-CUL

060 - Planning-CUL. 2 MM CUL-8 Establish Environmentally Sensitive Area Not Satisfied
construction to ensure the site is avoided and protected.

060 - Planning-CUL. 3 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 4 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 Biological Monitor Not Satisfied

Prior to any ground disturbance activities or the issuance of a grading permit the applicant will submit the County a fully executed contract demonstrating that a qualified Biologist who holds an MOU with the County of Riverside has been retained to act as the Biological Monitor for the project. The Applicant shall assign at least one Designated Biologist as the primary point of contact for the lead agencies (BLM and County of Riverside) and permitting agencies (e.g., California Department of Fish and Wildlife, United States Fish and Wildlife Service, and Regional Water Quality Control Board, as applicable) regarding biological resource compliance. The Designated Biologist shall have demonstrated expertise with the biological resources within the Project area, as well as hold a Memorandum of Understanding (MOU) with the County of Riverside. The Designated Biologist duties will vary during the construction, operation, maintenance, and future decommissioning of the Project. Additional Biological Monitor(s),

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Planning-EPD

060 - Planning-EPD. 1 Biological Monitor (cont.) Not Satisfied

trained and supervised by the Designated Biologist, may be necessary to fulfill compliance with Mitigation Measures and permit conditions. In general, the duties of the Designated Biologist shall include:
Communication with representatives of lead and permitting agencies, as appropriate.
Conduct or oversee Worker Environmental Awareness Program.
Conduct or oversee pre-construction surveys, inspection, and monitoring duties as defined in all Mitigation Measures.
Halt any activities in any area if it is determined that the activity, if continued, would cause an unauthorized adverse impact to biological resources.
Clearly mark sensitive biological resource areas and inspect these areas at appropriate intervals for compliance with regulatory terms and conditions.
During construction, prepare and submit monthly compliance reports. During operations, prepare and submit annual compliance reports for the first three (3) years of operations.

060 - Planning-EPD. 2 Biological Monitoring Workplan Not Satisfied

Prior to any ground disturbance or the issuance of any grading permits the designated Project Biologist must submit a Biological Monitoring Work Plan. At a minimum the work plan must provide details as to how the project will comply with approved project biological mitigation measures as written in the Biological Resources Section (3.5.4) of the Draft Environmental Impact Report for the Sapphire Solar Project dated August 2024.

060 - Planning-EPD. 3 Desert Kit Fox and American Badger Relocation Not Satisfied

Prior to any ground disturbance or the issuance of any grading permits the project Biologist must submit documentation proving that clearance surveys for Desert Kit Fox and American Badger have been conducted within 30 days of any ground disturbance activities. Surveys and monitoring procedures must adhere to those described in Mitigation Measure BIO-9 in the Biological Resources Section (3.5.4) of the Draft Environmental Impact Report for the Sapphire Solar Project dated August 2024.
Should there be the need to relocate Desert Kit Fox or American Badgers the applicant must notify the California Department of Fish and Wildlife.

060 - Planning-EPD. 4 Desert Tortoise Protection Not Satisfied

Prior to any ground disturbance or the issuance of any grading permits the project must provide documentation to prove that the project is complying with all Desert Tortoise Protection Measures as described in Mitigation Measure BIO-11 in the Biological Resources Section (3.5.4) of the Draft Environmental Impact Report for the Sapphire Solar Project dated August 2024.
The Environmental Programs Division may require any pertinent reports logs or site inspections or a combination of the stated to clear this condition.

060 - Planning-EPD. 5 Integrated Weed Management Plan Not Satisfied

The Applicant shall prepare and implement an Integrated Weed Management Plan to minimize or prevent noxious, nonnative and invasive weeds from infesting the site or spreading into surrounding habitat. The Integrated Weed Management Plan will be approved by the BLM for implementation on BLM administered lands. If required, the Integrated Weed Management Plan will also be approved by the County for implementation on private lands. The Integrated Weed Management Plan shall identify weed species occurring or potentially occurring in the Project area, means to prevent their introduction or spread (e.g., vehicle cleaning and inspections),

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Planning-EPD

060 - Planning-EPD. 5 Integrated Weed Management Plan (cont.) Not Satisfied

monitoring methods to identify infestations, and timely implementation of manual or chemical (as appropriate) suppression and containment measures to control or eradicate invasive weeds. All construction vehicles (e.g., trucks, trailers, machinery) will be washed (either by water or pressurized air) off-site before entering the Project area to limit the spread of weeds. All wattles or bales will be certified weed-free and will be removed at the completion of activities. The Integrated Weed Management Plan shall also include a reporting schedule to be implemented by the Designated Biologist.

The Integrated Weed Management Plan shall identify herbicides proposed for use and include conditions to avoid application of herbicides in or around any environmentally sensitive areas. For Project components on BLM administered lands (i.e. Linear Facility Routes), the Integrated Weed Management Plan must comply with BLM guidelines and incorporate relevant conservation measures found in the 2007 Vegetation PEIS (BLM 2007), 2016 Vegetation PEIS (BLM 2016), and 2024 Vegetation PEIS (BLM 2024) to minimize potential adverse effects to special status plants and wildlife species. In addition, the conservation measures and standard operating procedures specified in the USFWS Biological Opinion (FWS/AES/DCHRS/027171) for the 2007 Vegetation PEIS, as well as the USFWS Concurrence Letter (FWS/AED/DER/BCH/061446) for the 2016 Vegetation PEIS, will be followed. The Applicant shall avoid use of products containing the active ingredients 2,4-D, diquat, glyphosate, hexazinone, or triclopyr.

060 - Planning-EPD. 6 Jurisdictional Permits Not Satisfied

Prior to the issuance of any grading permits the project applicant must provide proof that permits from the California Department of Fish and Wildlife and the Regional Water Quality Control Board have been obtained for impacts to any features under the jurisdiction of either agency.

060 - Planning-EPD. 7 Minimization of Impacts to Birds and Bats Not Satisfied

Prior to any ground disturbance or the issuance of any grading permits the applicant shall submit a Bird and Bat Conservation Strategy (BBCS) Plan for review and approval. The BBCS shall include baseline data on the distribution of bird and bat species within the Project area, risk assessment, measures to avoid and minimize adverse impacts, description of relevant monitoring and reporting, and framework for adaptive management. The BBCS shall include design requirements consistent with the Avian Power Line Interaction Committee (APLIC) guidelines.

Nesting Bird Protection. If vegetation removal or ground disturbance occurs during the nesting season (February 1 to August 31), pre-construction surveys for active nests shall be conducted by qualified biologists at the direction of the Designated Biologist. Nest surveys shall be completed no more than 7 days prior to initiation of vegetation removal or ground disturbance and shall be repeated every two weeks in areas of ongoing construction activity. If an active nest is found, an exclusion buffer shall be established and marked in the field by the Designated Biologist. The Project shall maintain a buffer adequate to avoid otherwise prohibited take, possession, or destruction of any bird, nest, or egg. Nesting bird management shall be described further in a Nesting Bird Management Plan or incorporated in the BBCS and submitted to the applicable lead and permitting agencies for review and approval.

Burrowing Owl Protection. The Applicant shall prepare and implement a plan to avoid, minimize, and mitigate potential impacts to burrowing owl. The plan shall include pre-construction surveys, protection, and passive relocation consistent with guidelines in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). Burrowing owl protection shall be

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Planning-EPD

060 - Planning-EPD. 7 Minimization of Impacts to Birds and Bats (cont.) Not Satisfied

described further in a Burrowing Owl Avoidance and Relocation Plan or incorporated in the BBCS and submitted to the applicable lead and permitting agencies for review and approval.

060 - Planning-EPD. 8 Wildlife Agency Permits Not Satisfied

Should any surveys conducted prior to any ground disturbance or issuance of a grading permit determine that take of a listed or candidate endangered species may occur, the project proponent must provide documentation to the County of Riverside Environmental Programs Division that the appropriate regulatory agencies have been notified and any necessary permits or clearances have been obtained.

060 - Planning-EPD. 9 Worker Environmental Awareness Program Not Satisfied

Prior to any ground disturbance or the issuance of any grading permits the designated Project Biologist must submit a Worker Environmental Awareness Program (WEAP) for review and approval. At a minimum the WEAP shall:
Be developed by or in consultation with the Designated Biologist and consist of an on-site or training center presentation with supporting written material and electronic media, including photographs of protected species, available to all participants.
Include a review of Mitigation Measure and permit requirements.
Include a review of the special-status species and other sensitive resources that may occur in the Project area, as well as the locations of the sensitive biological resources, their legal status and protections, and measures to be implemented for avoidance of these sensitive resources.
Include desert tortoise specific training that includes detailed description of the desert tortoise, distribution and general behavior of the desert tortoise, sensitivity to human activities, regulatory status including prohibitions and penalties incurred for violation, mandatory conservation measures, and procedures if a desert tortoise is observed on-site.
Provide an explanation of the function of flagging that designates authorized work areas and specify the prohibition of construction activities.
Discuss general environmental and safety protocols such as vehicle speed limits, hazardous substance spill prevention and containment measures, and fire prevention and protection measures.
Discuss the federal, state, and local regulatory setting (e.g., Endangered Species Acts, Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act) and the consequences of non-compliance.
Describe workers' responsibilities for avoiding the introduction of invasive weeds onto the Project site and surrounding areas.
Provide contact information for the Designated Biologist and instructions for notification of any vehicle-wildlife collisions or dead or injured wildlife species encountered during Project-related activities.
Include a training acknowledgment form to be signed by each worker indicating that they received training and shall abide by the guidelines. A record of all personnel trained shall be maintained throughout the construction period. Along with their signature, each worker shall receive a sticker for their hard hat indicating they received the training.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially

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Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County “SABER Policy”, paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report’s content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a

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Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD-USE - Right of way or Easements Not Satisfied

The project shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to issuance of grading permit, shall be delineated on a separate instrument, in addition to having the name of the easement holder, and the nature of their interests, shown on the map. Drainage easements shall be dedicated for public use, with the property owner solely responsible for maintenance.

Sufficient public street right of way along Osborne Avenue (project boundary), from east boundary of APN 808-250-009 to the east boundary of APN 807-172-011, shall be conveyed for public use to provide for a 30-foot part width dedicated right of way, per County Standard No. 105C, Ordinance 461.11.

Sufficient public street right of way along the west property line, north property line, and east property line (northerly 660-FT) of APN 807-172-010, shall be conveyed for public use to provide for a 30-foot half width dedicated right of way per County Standard No. 105A, Ordinance 461.11.

Sufficient public street right of way along the north and east boundary of APN 807-172-011, shall be conveyed for public use to provide for a 30-foot half width dedicated right of way per County Standard No. 105A, Ordinance 461.11.

Sufficient public street right of way along the east boundary of APN 808-250-008 and APN 808-250-009, shall be conveyed for public use to provide for a 30-foot half width dedicated right of way per County Standard No. 105A, Ordinance 461.11.
or as approved by the Director of Transportation.

Transportation

060 - Transportation. 1 MM TRAF-1 Construction Traffic Management Plan Not Satisfied

MM TRAF-1 Construction Traffic Management Plan. Prior to initiation of construction activities, a Construction Traffic Management Plan will be prepared by the contractor and filed with the County. Potential traffic management measures may include:
 Warning signage to meet County and California Department of Transportation requirements for driver awareness of construction activity in the vicinity.
 Staggering work shifts to reduce peak periods of congestion.
 Limiting time for heavy truck deliveries.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 MM TRAF-1 Construction Traffic Management Plan (cont.) Not Satisfied

 Using flaggers at key locations to alert motorists to slow-moving trucks.
 Providing an information packet for affected residents to bring awareness to the Project activities and measures to minimize impacts.
 Informing emergency service providers of construction traffic schedule.

060 - Transportation. 2 RCTD-USE - Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

_The Project shall coordinate with and obtain approval from Caltrans District 8Attn: I.G.R. 464 W. 4th Street, San Bernardino, CA 92401 and submit evidence of approval to the Transportation Department.
_Coordinate with CUP03788, CUP220021, PUP230002, and PUP220002.
_Coordinate with and obtain approval from the US Bureau of Land Management.

060 - Transportation. 3 RCTD-USE - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

NOTE:

1.Provide evidence of legal access.
2. Any existing right of way and/or easements that has been accepted or has been offered for dedication shall not be blocked, fenced or obstructed by solar panels or any solar equipment.
3. Ensure that primary and secondary access to existing residents are provided.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.
Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines
Prehistoric Resources- One of the following treatments shall be applied.
a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial

Plan: CUP220035 Parcel: 808240016

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department’s requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Planning-EPD

070 - Planning-EPD. 1 Open DBF Case Not Satisfied

Prior to the issuance of any building permits the project applicant/developer must open a Deposit Based Fee (DBF) account with the County of Riverside for the purpose of providing a funding mechanism for reviewing future biological monitoring reports as required in other conditions of approval. The DBF account will be utilized by the Environmental Programs Division of the Planning Department when necessary to review biological documents provided after project development. A minimum amount of $2000 shall be deposited. If necessary EPD may require future deposits if the initial deposit is depleted. The DBF account must be maintained open and adequately funded for as long as reporting is required per mitigation measures as described in the Draft Environmental Impact Report for the Sapphire Solar Project Dated August 2024.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading or phased grading for the solar panels of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a “Wet Signed” copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a “Wet Signed” copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Fire Department - Prior to Building Permit Issuance Not Satisfied

Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1

080 - Fire. 2 Fire Department Water Supply Not Satisfied

Plans for the fire protection water system shall be submitted to the Fire Department for review and approval. Alternative water supplies such as a water tanks may be acceptable. Information about the required water tank(s) will be determined when the project specifics are provided, including an engineering analysis of the probable fire scenario involving the battery energy storage system and the amount of water needed to control the fire. Also, building area, construction type, use of buildings, if the buildings will be protected with fire sprinklers and if the water tank will serve purposes other than the fire hose stream supply shall also be determined.

080 - Fire. 3 MM FIRE-5 Fire Prevention and Safety Plan Not Satisfied

MM FIRE-5 Fire Prevention and Safety Plan. The Applicant shall prepare and implement a Fire Prevention and Safety Plan to ensure the safety of workers and the public during construction, operation and maintenance, and future decommissioning activities for the Project. The owner must provide the Fire Prevention and Safety Plan to the Bureau of Land Management (BLM) for review and approval and to the Riverside County Fire Department (RCFD) for review and comment before construction. The Fire Prevention and Safety Plan shall include, but not be limited to, the following elements:
 Procedures shall be in place for minimizing potential ignition, including, but not limited to,

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 MM FIRE-5 Fire Prevention and Safety Plan (cont.) Not Satisfied

vegetation clearing, parking requirements/restrictions, idling restrictions, smoking restrictions, proper use of gas-powered equipment, and hot work restrictions.

 Work restrictions shall be in place during Red Flag Warnings and High to Extreme Fire Danger days.

 All internal combustion engines used at the Project's site shall be equipped with spark arrestors. Spark arrestors shall be in good working order.

 Light trucks and cars shall be used only on roads where the roadway is cleared of vegetation, have been cut, and initial fencing completed. Mufflers on all cars and light trucks shall be maintained in good working order.

 Fire rules shall be posted on the project bulletin board at the contractor's field office and areas visible to employees.

 Equipment parking areas and small stationary engine sites shall be cleared of all flammable materials.

 Smoking shall be prohibited in all vegetated areas and within 50 feet of combustible materials storage and shall be limited to paved areas or areas cleared of all vegetation.

 Each construction site (if construction occurs simultaneously at various locations) shall be equipped with fire extinguishers and firefighting equipment sufficient to extinguish small fires.

 The Applicant shall coordinate with BLM and RCFD to create a training component for emergency first responders to prepare for specialized emergency incidents that may occur at the Project's site.

 All construction workers, plant personnel, and maintenance workers visiting the plant and/or transmission lines to perform maintenance activities shall receive training on fire prevention procedures, the proper use of firefighting equipment, and procedures to be followed in the event of a fire. Training records shall be maintained and be available for review by BLM and RCFD. Fire prevention procedures shall be included in the Project's Worker Environmental Awareness Training (Mitigation Measure BIO-2).

 Vegetation near all solar panel arrays, ancillary equipment, and access roads shall be controlled through periodic cutting and spraying of weeds, in accordance with the Weed Management Plan.

 BLM and RCFD shall be consulted during plan preparation and fire safety measures recommended by these agencies included in the plan.

 The plan shall list fire prevention procedures and specific emergency response and evacuation measures that would be required to be followed during emergency situations.

 All on-site employees shall participate in annual fire prevention and response training exercises with BLM and RCFD.

 The plan shall list all applicable wildland fire management plans and policies established by state and local agencies and demonstrate how the Project shall comply with these requirements.

 The Applicant shall designate an emergency services coordinator from among the full-time on-site employees who shall perform routine patrols of the site during the fire season equipped with a portable fire extinguisher and communications equipment. The Applicant shall notify BLM and RCFD of the name and contact information of the current emergency services coordinator in the event of any change.

 Remote monitoring of all major electrical equipment (transformers and inverters) shall screen for unusual operating conditions. Higher than nominal temperatures, for example, can be compared with other operational factors to indicate the potential for overheating, which under certain conditions could precipitate a fire. Units could then be shut down or generation curtailed remotely until corrective actions are taken.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 MM FIRE-5 Fire Prevention and Safety Plan (cont.) Not Satisfied

 Fires ignited on site shall be immediately reported to BLM and RCFD.
 The engineering, procurement, and construction contract(s) for the Project shall provide reference to or clearly state the requirements of this measure.

Flood

080 - Flood. 1 FENCING Not Satisfied

The applicant has submitted a proposal for a breakaway security fence detailed on sheet C-11 dated August 24, 2023. The District accepts this proposal. All security fencing within the floodplain shall extend their footings to a minimum of 4 feet as proposed. It should be noted that the District may have further comments regarding the "breakaway" feature of the proposed security fencing.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

Planning

080 - Planning. 1 Ag. Preserve Diminishment/Non-Renewal Final Not Satisfied

Prior to issuance of a building permit, the applicant shall have met all conditions and contingencies for Agricultural Preserve Diminishment Nos. 240002 (APD240002) and 240003 (APD240003) for the parcels involved in Agricultural Preserves "Chuckwalla" Map Nos. 2 and 3, incorporated in the Certificates of Tentative Cancellation, Resolution Nos. 2024-260, and 2024-261, and shall have finalized the non-renewal or obtained the corresponding Certificates of Final Cancellation of the Land Conservation Contracts for diminishing the subject property from the boundaries of said agricultural preserve.

080 - Planning. 2 Building BMPs Not Satisfied

The project shall implement the following Best Management Practices through the inclusion of the following as notes on the grading plans:
 Assemble as much of the racking material as possible in laydown areas, which minimizes travel along panel rows.
 Designate primary travel routes every few rows between panel arrays to minimize disturbance along other rows. Focus disturbance to few primary travel paths to avoid zigzagging, which in the long run reduces other impacts.
 Utilize smaller rubber-wheeled vehicles, lightweight skid steers, small cranes, tractors, and rubber-tired forklifts where possible to minimize soil disturbance.

080 - Planning. 3 Confrom to Project Site Plans & Elevations Not Satisfied

Prior to issuance of the any building permit, Planning shall review the building plans to confirm

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Confrom to Project Site Plans & Elevations (cont.) Not Satisfied

that the solar facility matches the approved entitlement (i.e., design layout, elevations, floor plans, landscaping (if any), fencing, access roads or driveways, gen-ties, etc.).

080 - Planning. 4 Construction Noticing Not Satisfied

Prior to and during construction, decommissioning, and ground disturbing activities, the applicant shall provide at least two weeks' advance notice of construction and decommissioning. Notices shall be mailed directly to land
owners and residents within 2,400 feet of the Project boundary and the Lake Tamarisk Community, and signs shall be a minimum size of 4 feet high by 6 feet wide and posted at the solar facility in areas accessible to the public. Notices shall announce when and where construction would occur; provide tips on reducing noise intrusion (e.g., closing windows facing the planned construction); and provide contact information for the local public liaison for any noise complaints.

080 - Planning. 5 Development Agreement Not Satisfied

Prior to building permit issuance, any applicable provisions required prior to building permit issuance shall be required to be complied with.
In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy). The applicant has proposed entering into a Development Agreement (DA2200018) with the County. Board of Supervisors Policy No. B-29 states, "No approval required by Ordinance Nos. 348 or 460 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 reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA2200018 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA2200018 shall control.

080 - Planning. 6 Fee Status Not Satisfied

Prior to building permit issuance, the Planning Department shall determine if the deposit-based fees for CUP220035 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

080 - Planning. 7 Lighting Plans Solar Not Satisfied

Prior to the issuance of a building permit, a solar power plant lighting plan shall be prepared by the applicant,
approved by the Planning Department and be in compliance with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is occupied. Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security,

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Lighting Plans Solar (cont.) Not Satisfied

lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

080 - Planning. 8 REN ENG - Broken PV Plan Not Satisfied

Prior to building permit issuance, if photovoltaic (PV) panels containing cadmium telluride (CdTe) are used on the Project site, the Applicant shall prepare and implement a Broken PV Module Detection and Handling Plan. The plan shall describe the Applicant's plan for identifying, handling and disposing of PV modules that may break, chip, or crack at some point during the Project's life cycle to ensure the safe handling, storage, transport, and recycling and/or disposal of the modules and related electrical components in a manner that is compliant with applicable law and protective of human health and the environment. The plan shall be submitted to the County for review and approval prior to commencement of construction activities and prior to delivery of CdTe-containing PV panels to the Project site and shall be distributed to all construction crew members and temporary and permanent employees prior to construction and operation of the Project. All available data from the panel manufacturer(s) regarding materials used and safety procedures and/or concerns shall be appended to the plan to assist the County with identifying potential hazards and abatement measures.

080 - Planning. 9 REN ENG - Purchase Agreement Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall provide a copy of the Power Purchase Agreement (PPA) with the utility purveyor to the Riverside County Planning Department for filing. One hard copy and one digital copy shall be provided. The Planning Department shall place the agreement on file for future reference and clear this condition.

080 - Planning. 10 REN ENG - Remediation Bonding Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall bond or provide another appropriate and sufficient security in a form acceptable to the County in the County's sole discretion to cover the costs of all foreign material removal and site restoration including but not limited to removal of foundations, towers, transformers, inverters, cables, and all items pertaining to the project development. The amount shall be as specified and agreed upon in an engineering estimate prepared by a California Registered Engineer and that has been reviewed and approved by the County. The bond shall be held for life of the permit but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments to include the expiration date of the permit(s) granted, as referenced herein. If the Planning Director determines, at any time during the term of the bond or other security, that the amount of the bond or other security has become insufficient, the permit holder shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed the increase in the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

080 - Planning. 11 School Mitigation Not Satisfied

Impacts to the Desert Center School District shall be mitigated in accordance with California State law.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 School Mitigation (cont.) Not Satisfied

080 - Planning. 12 USE - CEQA Filing Not Satisfied

Prior to building permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

Survey

080 - Survey. 1 RCTD-USE - Survey Monumentation Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 RCTD-USE - Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

OFF-SITE ACCESS
An access road, from Melon Street to Kaiser Road, is to be improved with 24-FT full-width of Class II aggregate base within 32-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

Note:
Driveway within Kaiser Road right of way to be paved with asphalt pavement with return radii of 35-FT.

PRIMARY ACCESS
Osborne Avenue is to be improved along the project boundary with 24-FT full-width Class II aggregate base within 32-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

SECONDARY ACCESS
Investor Avenue is to be improved from Plantation Street to Jojoba Street with 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

Jojoba Street is to be improved from Investor Avenue to SR-177 with 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

1. The aggregate base road, approaching SR-177 shall be at 90 degrees, plus or minus 5

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD-USE - Road Improvements (Plan) (cont.) Not Satisfied

degrees.
2. Obtain approval from Caltrans on the Jojoba Street and SR-177 intersection improvements and right-of-way.
3. Driveway within the right of way to be paved with asphalt pavement with return radii of 35-FT as approved by Caltrans and/or US Bureau of Land Management.

PERIMETER ACCESS ROAD
In addition to the roadway improvements described above, the project shall provide a perimeter access road along the project boundary that bounds APNs 807-172-010, 807-172-011, extending southerly on Plantation Street to Investor Avenue. The perimeter access road shall consist of 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 3 Hazmat NFPA 704 Not Satisfied

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 Hazmat NFPA 704 (cont.) Not Satisfied

Place NFPA 704 placards at the entrance of the site. Contact the Hazardous Materials Division for further information.

090 - E Health. 4 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Development Agreement Not Satisfied

Prior to building permit final inspection, any applicable provisions required prior to building permit issuance shall be required to be complied with.
In order to secure public health, safety, and welfare, this project shall be subject to the requirements of Board of Supervisors Policy Number B-29 (Solar Power Plant Policy). The applicant has proposed entering into a Development Agreement (DA2200018) with the County. Board of Supervisors Policy No. B-29 states, "No approval required by Ordinance Nos. 348 or 460 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 reached an agreement with the applicant on the provisions of the development agreement that are consistent with Board of Supervisor Policy No. B-29. In the event it is determined that any provisions of DA2200018 are inconsistent with Board of Supervisors Policy No. B-29, the provisions of DA2200018 shall control.

090 - Planning. 2 Lighting Plan Compliance Not Satisfied

Prior to final building permit inspection, the applicant shall provide a report showing compliance with solar power plants lighting plan noting, but not limited to, lighting fixtures, height of light standards (poles), hoods or shielding for lighting fixtures, sensors or timers for lighting for the solar project site.

090 - Planning. 3 Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial, industrial, SMP, or solar developments shall be calculated on the basis of the "Project
Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road
right of way to the limits of the project development. Fees for DIF are as determined by the Development Agreement (DDA2200018) for this solar project (CUP220035). The Project Area for Conditional Use Permit No. 220035
has been calculated to be at a total of 1,082 net acres.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Ord. No. 659 (DIF) (cont.) Not Satisfied

090 - Planning. 4 Perimeter Fencing and Landscaping Not Satisfied

Perimeter fencing and landscaping locations shall be in conformance with APPROVED EXHIBIT(s).

090 - Planning. 5 Remove Outdoor Advertise Not Satisfied

All existing outdoor advertising displays, signs or billboards shall be removed.

090 - Planning. 6 REN ENG - Clear Construction Area Not Satisfied

Prior to scheduling and final inspection, the developer/permit holder shall ensure the entire site and construction staging area has been cleared from all construction related materials including, but not limited to, trash, fencing, trailers and etc. The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

090 - Planning. 7 Site Inspection Not Satisfied

Prior to final inspection, the Planning Department shall conduct a final site inspection to confirm the solar facility was constructed per the approved entitlement (i.e., landscaping, parking, design layout, etc.).

Planning-EPD

090 - Planning-EPD. 1 Compensation for Impacts to Native Vegetation Not Satisfied

Prior to building permit final inspections, the applicant must provide proof that compensation as described in Mitigation Measure BIO-13 in the Biological Resources Section (3.5.4) of the Draft Environmental Impact Report for the Sapphire Solar Project dated August 2024, has been provided.

090 - Planning-EPD. 2 Raven Management Not Satisfied

Prior to final building inspections or permit issuance the project must provide documentation to prove that funding to the Renewable Energy Action (REAT) Account held by the National Fish and Wildlife Foundation (NFWF) to support the USFWS Regional Raven Management Program has been provided and accepted. The one-time fee shall be $105 per acre of direct impacts.

Transportation

090 - Transportation. 1 RCTD-USE - Road Improvements (Install) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

OFF-SITE ACCESS
An access road, from Melon Street to Kaiser Road, is to be improved with 24-FT full-width of Class II aggregate base within 32-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

Note:

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD-USE - Road Improvements (Install) (cont.) Not Satisfied

Driveway within Kaiser Road right of way to be paved with asphalt pavement with return radii of 35-FT.

PRIMARY ACCESS
Osborne Avenue is to be improved along the project boundary with 24-FT full-width Class II aggregate base within 32-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

SECONDARY ACCESS
Investor Avenue is to be improved from Plantation Street to Jojoba Street with 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

Jojoba Street is to be improved from Investor Avenue to SR-177 with 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

1. The aggregate base road, approaching SR-177 shall be at 90 degrees, plus or minus 5 degrees.
2. Obtain approval from Caltrans on the Jojoba Street and SR-177 intersection improvements and right-of-way.
3. Driveway within the right of way to be paved with asphalt pavement with return radii of 35-FT as approved by Caltrans and/or US Bureau of Land Management.

PERIMETER ACCESS ROAD
In addition to the roadway improvements described above, the project shall provide a perimeter access road along the project boundary that bounds APNs 807-172-010, 807-172-011, extending southerly on Plantation Street to Investor Avenue. The perimeter access road shall consist of 24-FT full-width Class II aggregate base within 30-FT graded section. For the road segments on lands administered by the US Bureau of Land Management, the applicant shall coordinate with and obtain approval from the US Bureau of Land Management for the road section design and easement.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

PROPERTY OWNERS CERTIFICATION FORM

APN 807172010, 011, 015, 027, 808240001, 002, 003, 004, 005, 006, 009, 010, 011, 012, 013, 014, 015, 016, 808250001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 808260005, 006, 007, 013, 014, 015, 811121007, 008, 811270008, 009, 010, 011, 012, 013

I, Tim Wheeler, certify that on
(Print Name)
07/30/2024 the attached property owners list
(Date)
was prepared by County of Riverside / Planning
(Print Company or Individual's Name)
Distance Buffered: 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Tim Wheeler

TITLE/REGISTRATION Project Planner

ADDRESS: 4080 Lemon Street, 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6060

PROPERTY OWNERS CERTIFICATION FORM
Lake Tamarisk Community (1200 radius from APN 808-170-024)

I, Tim Wheeler, certify that on
(Print Name)
07/30/2024 the attached property owners list
(Date)
was prepared by County of Riverside / Planning
(Print Company or Individual's Name)
Distance Buffered: 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Tim Wheeler

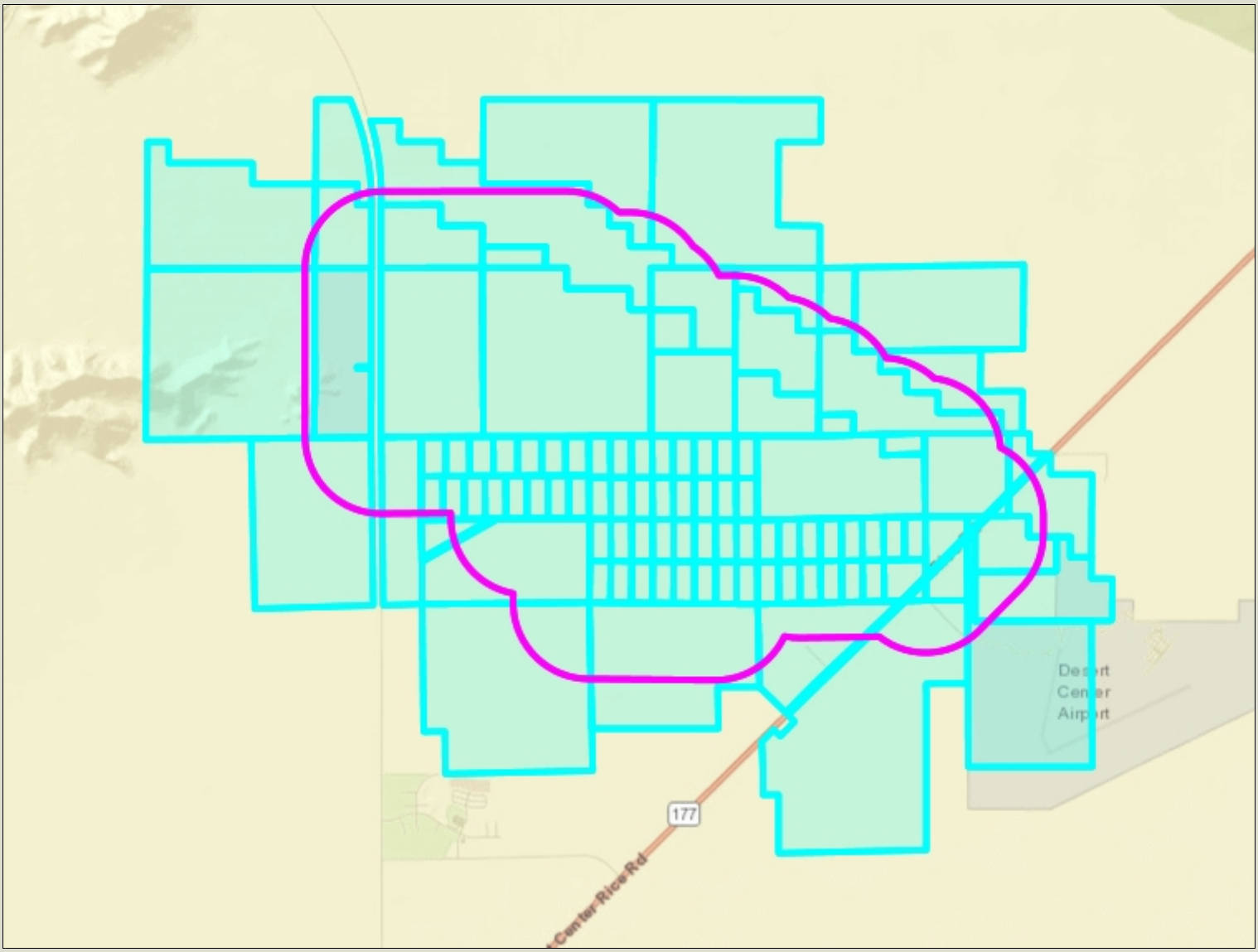
TITLE/REGISTRATION Project Planner

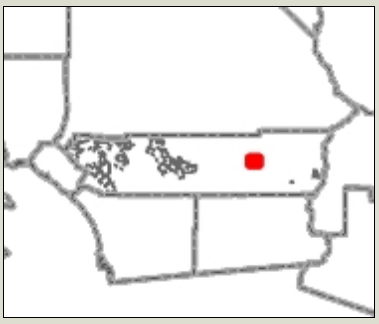
ADDRESS: 4080 Lemon Street, 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6060

Riverside County GIS Mailing Labels





Legend

- County Boundary
- Cities
- World Street Map

Notes

0 6,019 12,037 Feet

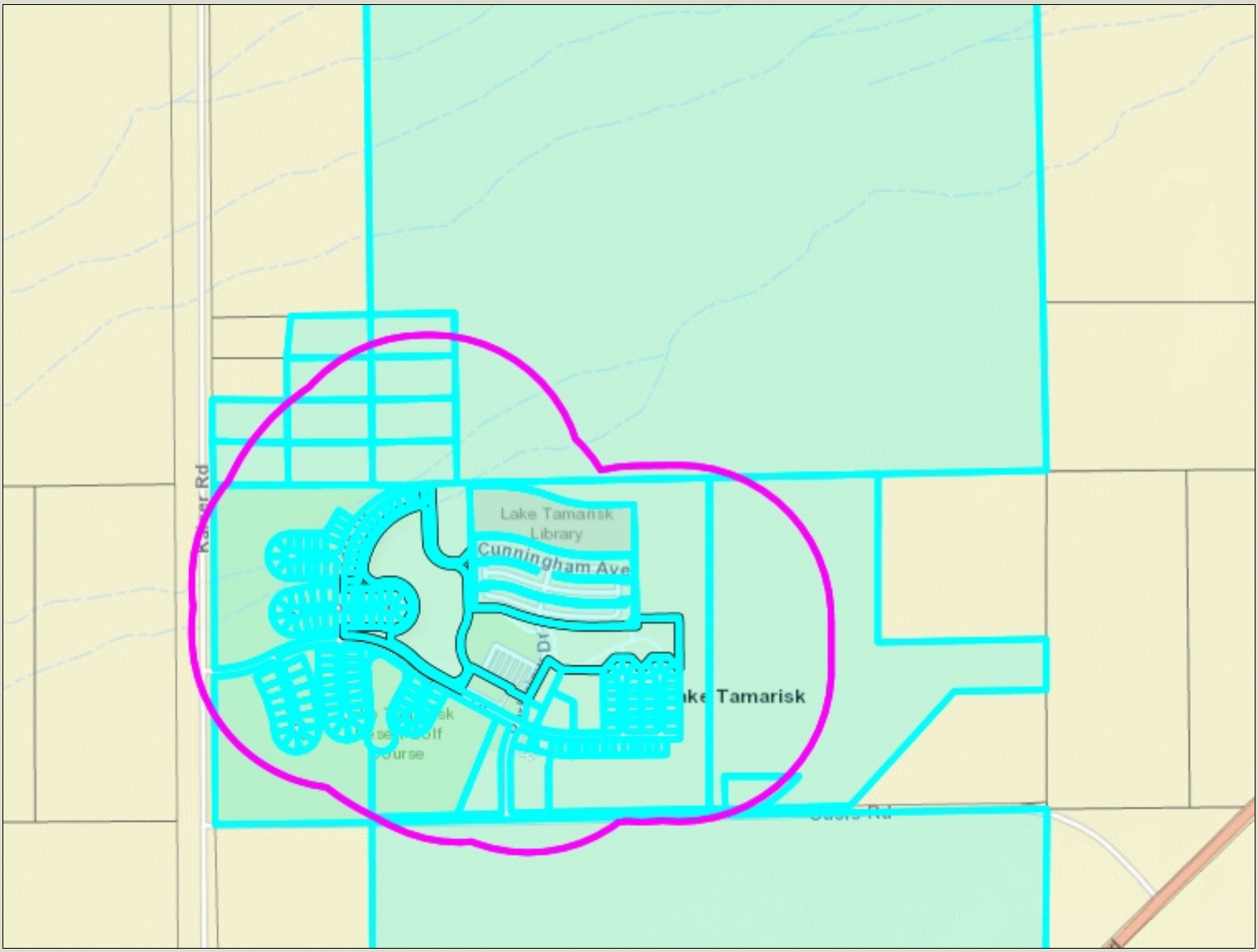
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

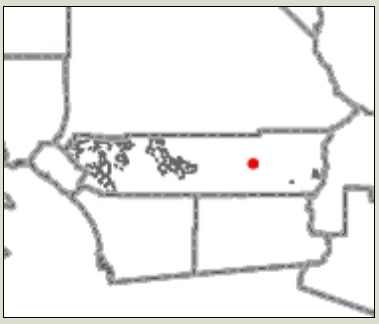
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© Riverside County RCIT

Riverside County GIS Mailing Labels
Lake Tamarisk Community Radius

CUP220021 / PUP230002 / DA2200016





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

1200 foot radius

0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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807160007
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807160011
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807171003
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807171004
MWD
P O BOX 54153
LOS ANGELES CA 90054

807171005
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172007
MEI CHEN

807172008
JERRY V. SAMONS
PO BOX 201
ORACLE AZ 85623

807172010
REZA SARMADI
2207 APRICOT DR
IRVINE CA 92618

807172011
RAVI MADAN
P O BOX 24066
LOS ANGELES CA 90024

807172015
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172017
MWD
P O BOX 54153
LOS ANGELES CA 90054

807172018
MWD
P O BOX 54153
LOS ANGELES CA 90054

807172019
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172022
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172023
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172025
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172027
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIF
PO BOX 54153
LOS ANGELES CA 90054

807172029
MWD
P O BOX 54153
LOS ANGELES CA 90054

807191004
IP BACKLOG LAND HOLDINGS
9450 SW GEMINI DR
BEAVERTON OR 97008

807191028
USA 807
US DEPT OF INTERIOR
WASHINGTON, DC 21401

807191029
USA 807
US DEPT OF INTERIOR
WASHINGTON, DC 21401

807191030
USA 807
US DEPT OF INTERIOR
WASHINGTON, DC 21401

807191031
MWD
P O BOX 54153
LOS ANGELES CA 90054

808022017
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808023022
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808023024
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808023030
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808023031
ESTOESTA BENEDICTO M & DIVINA A REVOE TRUST
P O BOX 1570
VALLEY SPRINGS CA 95252

808023032
ESTOESTA BENEDICTO M & DIVINA A
REVOE TRUST
P O BOX 1570
VALLEY SPRINGS CA 95252

808240001
FRED T. TAFAZOLI
P O BOX 1890
GARDEN GROVE CA 92842

808240002
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240003
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240004
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240005
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240006
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240007
TODD CULVER DRASKOVICH
2201 WHYTE PARK AVE
WALNUT CREEK CA 94595

808240008
EAGLE CREST ENERGY CO
3000 OCEAN PARK BLVD STE 1
SANTA MONICA CA 90405

808240009
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240010
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808240011
EDF RENEWABLES DEV INC
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SAN DIEGO CA 92128

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EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808250016
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

808260001
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

808260002
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

808260003
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

808260004
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

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LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

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755 S LINCOLN AVE
MONTEREY PARK CA 91755

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755 S LINCOLN AVE
MONTEREY PARK CA 91755

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MONTEREY PARK CA 91755

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755 S LINCOLN AVE
MONTEREY PARK CA 91755

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MONTEREY PARK CA 91755

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MONTEREY PARK CA 91755

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755 S LINCOLN AVE
MONTEREY PARK CA 91755

808260014
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

808260015
LAKEVIEW RANCH
755 S LINCOLN AVE
MONTEREY PARK CA 91755

808270012
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

811121002
EAGLE CREST ENERGY CO
700 UNIVERSE BLVD # PSX/JB
JUNO BEACH FL 33408

811121003
LORI ANN CARNEY
24475 RICE RD
DESERT CENTER CA 92239

811121007
USA 811
DEPT OF INTERIOR
WASHINGTON, DC 21401

811121008
USA 811
DEPT OF INTERIOR
WASHINGTON, DC 21401

811121009
MWD
P O BOX 54153
LOS ANGELES CA 90054

811121011
MWD
P O BOX 54153
LOS ANGELES CA 90054

811122001
IP BACKLOG LAND HOLDINGS
9450 SW GEMIN DR
BEAVERTON OR 97008

811122003
LORI ANN CARNEY
24475 RICE RD
DESERT CENTER CA 92239

811122005
USA 811
DEPT OF INTERIOR
WASHINGTON, DC 21401

811122006
CHUCKWALLA VALLEY ASSOC
PO BOX 307
DESERT CENTER CA 92239

811122010
MWD
P O BOX 54153
LOS ANGELES CA 90054

811122011
TRANSITO A. CASTELLANOS
18048 LONGHORN LN
CHINO HILLS CA 91709

811122013
IP BACKLOG LAND HOLDINGS
9450 SW GEMINI DR # 68743
BEAVERTON OR 97008

811141011
IP EASLEY LAND
9450 SW GEMINI DR # 68743
BEAVERTON OR 97008

811142016
CHUCKWALLA VALLEY ASSOC
PO BOX 307
DESERT CENTER CA 92239

811142018
IP BACKLOG LAND HOLDINGS
9450 SW GEMINI DR
BEAVERTON OR 97008

811270001
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270002
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270003
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270004
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270005
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270006
FUNLANDOIL
3621 WINDSPUN DR
HUNTINGTON BEACH CA 92645

811270007
SPINDLE TOP BAYOU FARM INC
P O BOX 642
BRENHAM TX 77834

811270008
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

811270009
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

811270010
EDF RENEWABLES DEV INC
15445 INNOVATION DR
SAN DIEGO CA 92128

811270011
PAUL JEROME VANDERHORST
11070 HIRSCHFELD WAY # 105
RANCHO CORDOVA CA 95670

811270012
EDF RENEWABLES DEVELOPMENT INC
15445 INNOVATION DR
SAN DIEGO CA 92128

811270013
FRED T. TAFAZOLI
P O BOX 1890
GARDEN GROVE CA 92842

811270014
SEA VIEW
80647 HIBISCUS LN
INDIO CA 92201

811270015
ROBERT H. COOK
2185 ADAMS ST
RIVERSIDE CA 92504

808023026
USA 808
US DEPT OF THE INTERIOR
WASHINGTON, DC 21401

808162003
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808162004
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170010
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808170017
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808170018
LAKE TAMARISK LAND YACHT HARBOR INC
P O BOX 255
DESERT CENTER CA 92239

808170020
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808170021
LAKE TAMARISK LAND YACHT HARBOR INC
P O BOX 255
DESERT CENTER CA 92239

808170022
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808170023
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170024
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170025
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170026
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P O BOX 1180
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P O BOX 1180
RIVERSIDE CA 92502

808170028
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170029
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

808170030
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

808170032
GENERAL TELEPHONE CO OF CALIF
P O BOX 152206
IRVING TX 75015

808170033
EAGLE MOUNTAIN ACQUISITION
337 N VINEYARD AVE
ONTARIO CA 91764

808170034
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

808181001
SERAFIN LIVING TRUST DTD 03/22/04
44080 PALM DR STE D-507
DESERT HOT SPRINGS CA 92240

808181002
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181003
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181004
COY HAMBY
44080 CRYSTAL WAY
DESERT CENTER CA 92239

808181005
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181006
RICHARD TONG
7794 E SADDLEBACK DR
KINGMAN AZ 86401

808181007
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181008
MOHR DONALD L & JULIA REV TRUST DTD 8/6/19
42818 CLIFFORD ST
PALM DESERT CA 92260

808181009
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181010
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181011
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181012
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808181013
SIMON P. BARGETZI
1311 MAPLE DR
GOLDEN BC CANADA

808181014
JOHN COCHRAN
44141 CRYSTAL WAY
DESERT CENTER CA 92239

808181015
RAGSDALE SUZANNE L 2018 TRUST
44121 CRYSTAL WAY
DESERT CENTER CA 92239

808181016
ROBERT B. AMACHER
P O BOX 455
DESERT CENTER CA 92239

808181017
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808182001
LESLIE ALKANA
431 W LEADORA AVE
GLENDORA CA 91741

808182002
HENRY MARQUES
6512 AQUAMARINE AVE
RANCHO CUCAMONGA CA 91701

808182003
JONES 2023 LIVING TRUST U/A DTD 02/21/23
PO BOX 246
DESERT CENTER CA 92239

808182004
AUGUST A. ALMEIDA
PO BOX 1097
LOWER LAKE CA 95457

808182005
LESLIE ALKANA
431 W LEADORA ST
GLENDORA CA 91741

808182006
ANN R. OLLIVIER
P O BOX 197
DESERT CENTER CA 92239

808182007
ALKANA PROP
431 W LEADORA
GLENDORA CA 91741

808182008
LES ALKANA
431 W LEADORA AVE
GLENDORA CA 91741

808182009
LESLIE ALKANA
431 W LEADORA
GLENDORA CA 91741

808182010
LES ALKANA
431 W LEADORA AVE
GLENDORA CA 91741

808182011
LES ALKANA
431 W LEADORA AVE
GLENDORA CA 91741

808182012
LES ALKANA
431 W LEADORA AVE
GLENDORA CA 91741

808182013
JOHN E. PAUL
5624 VERNER OAK CT
SACRAMENTO CA 95841

808182014
WOMACK FAMILY TRUST DTD 3/23/01
2219 ORANGE AVE
ESCONDIDO CA 92029

808191001
CLAUD WILLARD TRUITT
P O BOX 136
DESERT CENTER CA 92239

808191002
JAMES BRUNTON
P O BOX 475
DESERT CENTER CA 92239

808191003
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808191004
ENTRUST ADMINISTRATION INC
P O BOX 7111
DESERT CENTER CA 92239

808191005
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808191006
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

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LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808191008
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808191009
GERARDO GONZALEZ
52355 AVENIDA VELASCO
LA QUINTA CA 92253

808191010
JENNIFER CHEN
44121 SHADOW WAY
DESERT CENTER CA 92239

808191011
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808191012
ELIZABETH KEPNER
P O BOX 184
DESERT CENTER CA 92239

808192001
DALE A. JENNESKENS
PO BOX 303
COLVILLE WA 99114

808192002
TERESSA CRAGG
24901 BASSWOOD ST
MORENO VALLEY CA 92553

808192003
TIMOTHY M. RUDY
81280 AVENIDA ESMERALDO
INDIO CA 92201

808192004
LESLIE ALKANA
431 W LEADORA
GLENDORA CA 91741

808192005
GREGORY ALVAREZ
43980 SHADOW WAY
DESERT CENTER CA 92239

808192006
SARAFIN TRUST DTD 3/22/04
14080 PALM DR STE D-507
DESERT HOT SPRINGS CA 92240

808192007
JOSEPH R. CHIRIACO
62450 CHIRIACO RD
CHIRIACO SUMMIT CA 92201

808192008
CHRISTIAN BRAUN
43 CAMINO REAL
RANCHO MIRAGE CA 92270

808192009
CHRISTIAN BRAUN
43 CAMINO REAL
RANCHO MIRAGE CA 92270

808192010
CHRISTIAN LEE BRAUN
43 CAMINO REAL
RANCHO MIRAGE CA 92270

808192011
GODDARD MARK G LIVING TRUST DATED 07/24/2019
PO BOX 206
DESERT CENTER CA 92239

808192012
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808192013
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808192014
MCDOWELL REVOCABLE LIVING TRUST DTD 10/16/20
375 VILLAGE DR
BLYTHE CA 92225

808201001
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808201002
LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

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PALM DESERT CA 92260

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PALM DESERT CA 92260

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LAKE TAMARISK SOLAR PLUS
72605 HIGHWAY 111 STE B-3
PALM DESERT CA 92260

808201006
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808201011
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72605 HIGHWAY 111 STE B-3
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808201012
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72605 HIGHWAY 111 STE B-3
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808201013
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72605 HIGHWAY 111 STE B-3
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808202011
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808202012
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808202013
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72605 HIGHWAY 111 STE B-3
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808202014
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72605 HIGHWAY 111 STE B-3
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808202015
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808210004
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808210009
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72605 HIGHWAY 111 STE B-3
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808221015
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Cabazon Band of Mission Indians
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Attn: Judy Stapp & Doug Welmas

Torres-Martinez Desert Cahuilla Indians Desert
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Attn: Gary Resveloso & Alesia Reed

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Anza, CA 92539
Attn: John Gomez-Environmental Mgr

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Attn: Sarah Bliss Cultural Resource

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Palm Desert, CA 92260-2564

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Clerk, Board of Supervisors
County of Riverside

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Assistant TLMA Director- Planning and Land Use
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DEVELOPMENT AGREEMENT NO. 2200018

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND

SAPPHIRE SOLAR, LLC

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DEVELOPMENT AGREEMENT NO. 2200018

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), Sapphire Solar, LLC (hereinafter "OWNER"), and the following property owners: EDF power solutions Development, Inc., Tafazoli Family Trust, Ravi Madan, Reza Sarmadi, and Paul Vanderhorst (hereinafter "PROPERTY OWNERS" and each, respectively, a "PROPERTY OWNER").

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code; and,

WHEREAS, COUNTY Board of Supervisors Policy No. B-29 provides for OWNER and COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable to the Project; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER

by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to COUNTY and will further important policies and goals of COUNTY; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement; and

WHEREAS, OWNER has entered into option agreements to purchase portions of the Property from all of the PROPERTY OWNERS and intends to exercise those options needed for development of the Project; and

WHEREAS, OWNER is both a PROPERTY OWNER and an OWNER under this Agreement, but will remain subject to all rights and responsibilities as OWNER regardless of the limitations on the rights and responsibilities of PROPERTY OWNERS.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "Base Payment" means an amount equal to $150 multiplied by the entire Solar Power Plant Net Acreage and which is payable to COUNTY annually pursuant to Board of Supervisors Policy No. B-29 and Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after 2013 (currently $191 per acre in 2025). If, after the Effective Date, COUNTY decreases the rate of the Base Payment amount under Board of Supervisors Policy No. B-29, OWNER shall pay the reduced rate in effect at the

time of payment.

1.1.3 "COUNTY" means the County of Riverside, a political subdivision of the State of California.

1.1.4 "Development" means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to, as applicable: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, "development" includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.5 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with development of the Project including, but not limited to, as applicable:

(a) Specific plans and specific plan amendments;
(b) Zoning;
(c) Conditional use permits, public use permits and plot plans;
(d) Tentative and final subdivision and parcel maps;
(e) Grading and building permits;
(f) Agricultural preserve diminishments and Williamson Act cancellations; and
(g) Such other permits or entitlements necessary from COUNTY for construction and operation of the Project.

1.1.6 "Development Exaction" means any requirement of COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.7 "Development Plan" means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.8 "Effective Date" means the date this Agreement is recorded with the County Recorder.

1.1.9 "Existing Development Approvals" means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit "C" and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.10 "Existing Land Use Regulations" means all Land Use Regulations in

effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit "D" and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.11 "Fiscal Year" means the period beginning on July 1 of each year and ending on the next succeeding June 30.

1.1.12 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, as applicable, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) The conduct of businesses, professions, and occupations;
(b) Taxes and assessments;
(c) The control and abatement of nuisances;
(d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property, other than the encroachment permit described in Section 3.6.2;
(e) The exercise of the power of eminent domain.

1.1.13 "Local Sales and Use Taxes" means the one percent sales and use taxes imposed pursuant to and governed by the Bradley-Burns Uniform Local Sales and Use Tax Law, Revenue and Taxation Code Section 7200 et seq.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "OWNER" means the persons and entities listed as OWNER on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.16 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.18 "PROPERTY OWNER" means the persons and entities listed as PROPERTY OWNERS on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.19 "Reservations of Authority" means the rights and authority excepted from

the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.6 of this Agreement.

1.1.20 "Solar Power Plant" means the Project together with the related solar power plant real property and facilities described and shown on Exhibit "E".

1.1.21 "Solar Power Plant Net Acreage" means the area of all parts of the Property, and any other real property which is part of the Solar Power Plant, that is involved in the production, storage or transmission of power. "Solar Power Plant Net Acreage" includes, but is not limited to, all areas occupied by the power block, solar collection equipment, spaces contiguous to solar collection equipment, transformers, transmission lines and piping, transmission facilities, buildings, structures, service roads (regardless of surface type and including service roads between collectors), and fencing surrounding all such areas. "Solar Power Plant Net Acreage" shall not include any access roads outside the Property, and shall not include any areas specifically designated and set aside either as environmentally sensitive land, conservation land or open space land, or set aside for reburial of cultural resources, and shall not include the fencing of such designated lands. The projected Solar Power Plant Net Acreage under the Existing Development Approvals is 1,023 acres and is described and shown on Exhibit "F" to this Agreement. In the event the OWNER decides not to develop all acres approved for development or the Project acreage is modified by any Subsequent Development Approval, the Assistant TLMA Director – Planning and Land Use, in consultation with the County Executive Officer and County Counsel, shall recalculate the Solar Power Plant Net Acreage as part of such change and such recalculated Solar Power Plant Net Acreage shall be used for all purposes under this Agreement after the effective date of such change.

1.1.22 "Subsequent Development Approvals" means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property and not required to develop, maintain, repair or restore the Solar Power Plan in accordance with the Development Plan as it exists on the Effective Date.

1.1.23 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.24 "Transfer" means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" -- Legal Description of the Property.

Exhibit "B" -- Map Showing Property and Its Location.

Exhibit "C" -- Existing Development Approvals.

Exhibit "D" -- Existing Land Use Regulations.

Exhibit "E" -- Solar Power Plant.

Exhibit "F" -- Solar Power Plant Net Acreage.

Exhibit "G" – Property Owner Contact Information.

Exhibit "H" – Annual Review Report Template

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of thirty (30) years from the issuance of the first grading permit, first building permit, or notice to proceed from the COUNTY, whichever occurs first, unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Transfer.

2.4.1 Right to Transfer. PROPERTY OWNERS AND OWNER shall have the right to transfer the Property and OWNER shall have the right to transfer the Project in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the transfer of all or a part of the Property.

(b) Concurrent with any such transfer, or within fifteen (15) business days thereafter, the transferring PROPERTY OWNER(S) and/or OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form acceptable to COUNTY, with such acceptance not to be unreasonably withheld, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of PROPERTY OWNER(S) and/or OWNER(S), as appropriate, under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by the transferring PROPERTY OWNER(S) and/or OWNER(S) under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The transferee provides COUNTY with security equivalent in all respects to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of the COUNTY and the OWNER in the manner provided for in Government Code Section 65868. All PROPERTY OWNERS hereby, in consideration of the mutual undertakings and benefits related to OWNER's entitling of the Property, assign to OWNER any and all past, present, or future rights to amend this Development Agreement to support or advance the Project. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Cancellation of this Agreement by the parties pursuant to Section 2.5 of this Agreement.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile or email records of the party sending the facsimile or email after transmission by facsimile or email to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor

Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director-Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Devon MutoVice President –EDF power solutions Development, Inc.
15445 Innovation Drive
San Diego, CA 92128
Telephone: (858) 521-3300
Email: Devon.muto@efd-re.com

with a copy to:

_____
_____
_____

If to PROPERTY OWNER, see Exhibit G for PROPERTY OWNER contact information. Copies of notices to any PROPERTY OWNER must also be sent to the OWNER contacts listed above.

(c) Any party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement as long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review, and take action on, all applications for Subsequent Development Approvals, and such applications shall be processed in an expedited manner as required by Board of Supervisors Policy No. B-29 and Board of Supervisors Policy A-32's expedited entitlement process under the Fast Track Program.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan or the Phasing Plan set forth in Section 3.4.

3.4 Phasing Plan. Development of the Property shall be subject to all timing and phasing requirements established by the Development Plan, including In addition, Development of the Property may occur in phases. Each phase will be defined by the relevant OWNER at the time the OWNER either (1) submits design plans to COUNTY for grading and building permits or (2) requests a notice to proceed from BLM to allow construction on federal public lands. Construction is anticipated to occur over 18 to 24 months, regardless of whether it is phased. If

the development of the Solar Power Plant occurs in phases, the Annual Public Benefits Payments called for in Section 4.2 shall be based on the Solar Power Plant Net Acreage of each OWNER-defined phase.

3.5 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

(a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole; or,

(c) Increase the maximum height and size of permitted buildings or structures; or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.6 Reservations of Authority.

3.6.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications

including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. In light of the substantial public benefits conferred by Owner under Section 4 of this Agreement, no subsequently adopted Development Exaction shall be applicable to development of the Property for a period of ten years from the Effective Date of this Agreement ("Exaction Safe Harbor"). After the Exaction Safe Harbor expires, no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan or have a material adverse impact on the Project.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.6.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan. However, notwithstanding the foregoing or anything to the contrary contained in the Existing Land use Regulations or in the Municipal Code of COUNTY, OWNER shall have the right to install infrastructure associated with the Solar Power Plant in all public rights of way which have not been improved, based on an encroachment permit only and without the need for a franchise from COUNTY. Notwithstanding the foregoing, OWNER shall pay the Base Payment, as provided in this Agreement.

3.6.3 Modification or Suspension by State or Federal Law. In the event that

State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.6.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.7 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction; provided, however, that application of the foregoing provision will not in and of itself, require OWNER to comply with California Labor Code 1720 et seq. or the requirements of the California Public Contract Code.

3.8 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.8 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.9 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local

public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.10 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6 of the Government Code, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Existing Land Use Regulations.

3.11 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.12 Role of PROPERTY OWNERS. The parties recognize that the PROPERTY OWNERS are required to sign this Agreement pursuant to the terms of COUNTY'S Procedures and Requirements for the Consideration of Development Agreements (Solar Power Plants) (Resolution 2012-047) and Government Code section 65865. The PROPERTY OWNERS are nevertheless not solar power plant owners as described in Board of Supervisors Policy No. B-29 and neither the burdens nor the benefits of this Agreement shall inure to such PROPERTY OWNERS except that any transfer of the Property or any portion thereof by any PROPERTY OWNER shall be subject to the provisions of Section 2.4 of this Agreement. However, any PROPERTY OWNER that is also an OWNER shall be subject to all provisions, obligations, and rights of this Agreement as an OWNER.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will benefit the public interest in that it will provide renewable energy to the State of California and will lower the production of carbon dioxide (CO2) as compared to non-renewable sources of electricity. Nevertheless, such benefits occur on a national, statewide and regional level at the expense of long-term alteration of the local landscape that precludes other uses. Because this Agreement confers substantial private benefits on OWNER, it should be balanced by commensurate public benefits. Accordingly, the OWNER shall provide .consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Annual Public Benefit Payments.

4.2.1 Initial Annual Public Benefit Payment. Prior to the issuance of the first grading or building permit, whichever occurs first, for any part of the Solar Power Plant, OWNER shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage; provided, however, that such initial annual public benefit payment shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th.

If the development of the Solar Power Plant occurs in phases, prior to issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Solar Power Plant, the relevant OWNER shall give notice to COUNTY in writing of OWNER'S decision to develop the Solar Power Plant in phases and shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage for the phased unit that the OWNER seeks to develop; provided however, that such initial annual public payment shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th. Prior to issuance of the first grading permit or the first building permit for each successive phased unit, whichever occurs first, for any part of the Solar Power Plant, the relevant OWNER shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage for each such successive phased unit; provided however, that such initial annual public benefit shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th.

4.2.2 Subsequent Annual Public Benefit Payments. Prior to the first September 30th following the initial annual public benefit payment and each September 30th thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment.

4.2.3 Suspension of Power Production. In the event the County takes action which compels a Solar Power Plant included in the Solar Power Plant Net Acreage to stop all power production for a period longer than 90 consecutive days for any reason other than a default under this Agreement or a violation of the conditions of approval of any Existing Development Approval or Subsequent Development Approval, the next payment due under Subsection 4.2.2 may be reduced up to 50 percent based on the period of time the Solar Power Plant was compelled to remain inoperative.

4.2.4 Continuation of Payments. Should all or any portion of Property become part of a city or another county, the payments payable pursuant to Subsection 4.2.2 shall be paid to COUNTY prior to the effective date of incorporation or annexation. During any incorporation or annexation proceeding, OWNER shall agree that any incorporation or annexation may be conditioned so as to require OWNER to make said payments to COUNTY prior to the effective date of incorporation or annexation.

4.3. Local Sales and Use Taxes. OWNER and COUNTY acknowledge and agree that solar power plant owners have substantial control with respect to sales and use taxes payable in connection with the construction of a solar power plant and a corresponding responsibility to

assure that such sales and use taxes are reported and remitted to the California Department of Tax and Fee Administration (CDTFA) as provided by law. To ensure allocation directly to COUNTY, to the maximum extent possible under the law, of the sales and use taxes payable in connection with the construction of the Solar Power Plant, OWNER shall do the following consistent with law:

(a) If OWNER meets the criteria set forth in applicable CDTFA regulations and policies, OWNER shall obtain a CDTFA permit, or sub-permit, for the Solar Power Plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the Solar Power Plant using the permit or sub-permit for that jobsite to the maximum extent possible under the law.

(b) OWNER shall use good faith, diligent efforts to contractually require that all contractors and subcontractors whose contract with respect to the Solar Power Plant exceeds $100,000.00 ("Major Subcontractors") who meet the criteria set forth in applicable CDTFA regulations and policies must obtain a CDTFA permit, or sub- permit, for the Solar Power Plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the Solar Power Plant using the permit or sub-permit for that jobsite to the maximum extent possible under the law.

(c) Prior to the commencement of any grading or construction of the Solar Power Plant, OWNER shall deliver to COUNTY a list that includes, as applicable and without limitation, each contractor's and Major Subcontractor's business name, value of contract, scope of work on the Solar Power Plant, procurement list for the Solar Power Plant, CDTFA account numbers and permits or sub-permits specific to the Solar Power Plant jobsite, contact information for the individuals most knowledgeable about the Solar Power Plant and the sales and use taxes for the Solar Power Plant, and, in addition, shall attach copies of each permit or sub-permit issued by the CDTFA specific to the Solar Power Plant jobsite. Said list shall include all the above information for OWNER, its contractors, and all Major Subcontractors. OWNER shall provide updates to COUNTY of the information required under this section within thirty (30) days of any changes to the same, including the addition of any contractor or Major Subcontractor.

(d) OWNER shall certify in writing that OWNER understands the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(e) OWNER shall contractually require that each contractor or Major Subcontractor certify in writing that they understand the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(f) OWNER shall deliver to COUNTY or its designee (as provided in section (g) below) copies of all sales and use tax returns pertaining to the Solar Power Plant filed by the OWNER, its contractors and Major Subcontractors. Such returns shall be delivered to COUNTY or its designee within thirty (30) days of filing with the CDTFA. Such returns may be redacted to protect, among other things, proprietary information and may be supplemented by additional evidence that payments made complied with this policy.

(g) OWNER understands and agrees that COUNTY may, in its sole discretion, select and retain the services of a private sales tax consultant with expertise in California sales and use taxes to assist in implementing and enforcing compliance with the provisions of this Agreement and that OWNER shall be responsible for all reasonable costs incurred for the services of any such private sales tax consultant and shall reimburse COUNTY within thirty (30) days of written notice of the amount of such costs.

4.4 Development Impact Fees and Additional Community Benefit Fee. Ordinance No. 659 is the COUNTY'S Development Impact Fee (DIF) Program adopted under the authority of the Mitigation Fee Act. DIF applies to all development in the COUNTY under the COUNTY'S land use jurisdiction. Per Ordinance No. 659, the fees collected under the DIF program "shall be used toward the construction and acquisition of Facilities identified in the Needs List and the acquisition of open space and habitat."

OWNER and COUNTY acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. OWNER and COUNTY have agreed to an "Adjusted DIF" for this Project of $756.66 per acre as determined by the Solar Power Plant Net Acreage, less Project acres on federal lands, which are not subject to COUNTY land use jurisdiction. In addition, OWNER will pay an Additional Community Benefit Fee (CBF) of $430.00 per acre as determined by the Solar Power Plant Net Acreage less Project acres on federal lands, which are not subject to COUNTY land use jurisdiction. The OWNER shall pay these fees as follows:

(a) One-eleventh (1/11) of the CBF will be due on or before the issuance of the first grading or building permit, whichever comes first, for the Project or any phase of the Project.

(b) The Adjusted DIF will be due on or before the issuance of any grading or building permit, whichever comes first, and will be prorated based on the acreage covered by said grading or building permit. The Adjusted DIF has been calculated to cover the entire development, including but not limited to all generation-tie transmission line facilities, Project improvements and solar arrays as identified in the EIR, to the extent they are on lands subject to COUNTY land use jurisdiction.

(c) Prior to the issuance of a certificate of occupancy for all or any portion of the Project, the OWNERS shall pay the remainder of the CBF ten- elevenths

(10/11) in an amount proportional to the amount of the Project, in terms of gross acres, that is subject to the certificate of occupancy.

(d) The COUNTY'S agreement to accept an Adjusted DIF for the Project is contingent upon diligent development efforts by the OWNERS. Therefore, the Adjusted DIF will be void if the OWNERS have not paid the Adjusted DIF for the Project within ten (10) years of executing this Agreement. If the Adjusted DIF is void, the OWNER(S) will be required to pay the DIF category that is applicable to utility scale solar power plant projects, either by ordinance or in practice, at the time payment of a DIF is required, unless otherwise modified by agreement of the Parties.

5. FINANCING OF PUBLIC IMPROVEMENTS.

If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event the OWNER and/or one or more PROPERTY OWNER(S) conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property or facilities are subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by the conveying OWNER and/or PROPERTY OWNER(S) prior to completion of any such conveyance.

(b) If OWNER or a PROPERTY OWNER is in default in the payment of any taxes and/or assessments, the OWNER or PROPERTY OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The Transportation and Land Management Agency Director ("TLMA Director"), in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the September 15th of each year commencing

on the September 15th at least six (6) months after the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. On or before July 1st of each year, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director, and consistent with the template attached hereto as Exhibit "H," providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on the party claiming that OWNER has not demonstrated good faith compliance with the terms of the Agreement.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER and PROPERTY OWNER(S) of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER or PROPERTY OWNER(S) of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, the PROPERTY OWNER(S) and/or OWNER subject to the hearing shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. The PROPERTY OWNER(S) and/or OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on the PROPERTY OWNER(S) and/or OWNER. If the Board of Supervisors finds, based upon substantial evidence, that the PROPERTY OWNER(S) or/or OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board of Supervisors may terminate this Agreement or modify this Agreement with respect to that PROPERTY OWNER(S) and/or OWNER and impose such conditions as are reasonably necessary to protect the interests of COUNTY. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the annual or special review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. Impacted PROPERTY OWNER(S) and/or OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless the PROPERTY OWNER(S), OWNER, and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not

have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to PROPERTY OWNERS or OWNER, or to any successor in interest of PROPERTY OWNERS and/or OWNER, or to any other person, and PROPERTY OWNERS and OWNER covenant not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including, without limitation, liability for special indirect, punitive or consequential damages in contract, tort warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, PROPERTY OWNERS and OWNER may be foreclosed from other choices they may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Subsection 6.5, OWNER, for itself,

its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future claim or liability upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMNT WITH THE DEBTOR OR RELEASED PARTY.

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8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

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8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action

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A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMNT WITH THE DEBTOR OR RELEASED PARTY.

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8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action

for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. PROPERTY OWNERS and OWNER have reviewed the General Plan and concur with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Project.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of PROPERTY OWNERS and OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding. In response to any third-party litigation concerning this Agreement, OWNER may alternatively, in its sole discretion, (1) abandon the Development Plan and terminate its payment obligations under this Agreement or (2) settle with third party litigants, provided that such settlement does not require changes in the Development Plan that must be approved by COUNTY.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the active negligence or willful misconduct of COUNTY.

OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal actiont.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.7, inclusive, shall survive the termination of this Agreement.

9.7 Exclusion of PROPERTY OWNERS. Consistent with Section 3.12, COUNTY is not obligated to defend Development Approvals on behalf of PROPERTY OWNERS in their role as PROPERTY OWNERS and PROPERTY OWNERS accordingly have no obligation to defend or indemnify COUNTY in any matter. Nothing in this section shall be construed to limit the obligations of OWNERS to defend and indemnify COUNTY as set forth in Sections 9.2, 9.3, and 9.4 above.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit a PROPERTY OWNER or OWNER, in any manner, at that PROPERTY OWNER's or OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with a requesting PROPERTY OWNER or OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made

in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by a PROPERTY OWNER or OWNER with an interest in the Property or relevant part thereof in the performance of that PROPERTY OWNER or OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to a PROPERTY OWNER or OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to the PROPERTY OWNER or OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of a mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of an OWNER'S obligations or other affirmative covenants of an OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by an OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Sections 4.1, 4.2, 4.3, and 4.4 of this Agreement, to the extent that such payments are due, shall be a condition precedent to COUNTY'S performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to

interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4.2 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or

delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY on the one hand and PROPERTY OWNERS and OWNER on the other is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required

instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. In the event of a Material Condemnation, meaning a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event a PROPERTY OWNER or OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, the PROPERTY OWNER or OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon that PROPERTY OWNER or OWNER. If for any reason service of such process upon such agent is not feasible, then in such event the PROPERTY OWNER or OWNER may be personally served with such process out of this County and such service shall constitute valid service upon that PROPERTY OWNER or OWNER. Each PROPERTY OWNER or OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. Each PROPERTY OWNER or OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of each PROPERTY OWNER or OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his or her corporation, partnership or business entity and warrants and represents that he or she has the authority to bind PROPERTY OWNER or OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE

Dated: _____

By _____

V. Manuel Perez, Chairman, Board of Supervisors

ATTEST:

KIMBERLY RECTOR

Clerk of the Board

By _____

Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL

BY: _____ 8-25-25

AARON C. GETTIS DATE

OWNER:

Sapphire Solar, LLC, a Delaware Limited Liability Company

Dated: _____

By: Kathryn L. O'Hair
Name: Kathryn O'Hair
Title: President



STATE OF Minnesota }
} ss
COUNTY OF Hennepin }

This instrument was acknowledged before me on July 22, 2025, by Kathryn O'Hair, President of Sapphire Solar, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Signature of Notary Public

Place Notary Stamp or Seal Above

PROPERTY OWNER:

EDF power solutions Development, Inc., a Delaware corporation (f/k/a EDF Renewables Development, Inc., a Delaware corporation)

Dated: 7/22/25

By: _____
Name: Ryan Pfaff
Title: EVP Grid-Scale Power

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

On July 22nd, 2025, before me, Rachel Robles-Krekeler, a Notary Public, personally appeared Ryan Pfaff, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary's Signature

RACHEL ROBLES-KREKELER
Notary Public - California
San Diego County
Commission # 2460990
My Comm. Expires Aug 26, 2027

[Notarial Seal]

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____

By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated: 31/07/25

By:_____
Fred. T. Tafazoli

Dated: 31/07/25

By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated:_____

By:_____
Ravi Madan

PROPERTY OWNER:

Reza Sarmadi,

Dated:_____

By:_____
Reza Sarmadi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of United Mexican States / State of Jalisco / City of Puerto Vallarta / Consular Agency / United States of America ss:

County of _____

On 07/31/2025, ____ before me JOSEPH A. BUDDY, Notary Public personally appeared MARIA DEL ROCIO TAFAZOLI & FRED TAGHI TAFAZOLI, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public
COMMISSION EXPIRES: INDEFINITE

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____

By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated:_____

By:_____
Fred. T. Tafazoli

Dated:_____

By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated: 07/28/25

By:_____
Ravi Madan

See Attachment →

Anthony Ruiz
Notary Public
07/28/2025
AK

PROPERTY OWNER:

Reza Sarmadi,

Dated:_____

By:_____
Reza Sarmadi

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July 28, 2025 before me, Anthony Ruiz, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Ravi Madan
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANTHONY RUIZ
Notary Public - California
Los Angeles County
Commission # 2489613
My Comm. Expires May 7, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: A Development Agreement Document Date: 07/28/2025
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ravi Madan	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PROPERTY OWNER:

Paul Vanderhorst,

Dated: July 18, 2025

By: _____
Paul Vanderhorst

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO CORPORATE OFFICERS.)

SEE ATTACHED
CALIFORNIA NOTARY
Ed 07/18/2025

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SACRAMENTO }

On 07/18/2025 before me, E.C. HOKOM, NOTARY PUBLIC (Here insert name and title of the officer),

personally appeared — PAUL VANDERHORST —,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E.C. Hokom

Notary Public Signature (Notary Public Seal)

E.C. HOKOM
COMM. # 2470924
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. DEC. 7, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEVELOPMENT
(Title or description of attached document)

AGREEMENT
(Title or description of attached document continued)

Number of Pages 1 Document Date 07/18/25

CAPACITY CLAIMED BY THE SIGNER

- [X] Individual (s)
- [ ] Corporate Officer
  _____
  (Title)
- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____ By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated:_____ By:_____
Fred. T. Tafazoli

Dated:_____ By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated:_____ By:_____
Ravi Madan

PROPERTY OWNER:

Reza Sarmadi,

Dated: 7/22/25 By:_____
Reza Sarmadi

Acknowledgment

State of Utah)

§

County of Utah)

On this 22 day of July, in the year 2025, before me, Kajsa Osthed a notary
date month year a notary public name

public, personally appeared Reza Sarmadi, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.

Kajsa Osthed

(notary signature)

KAJSA OSTHED
NOTARY PUBLIC · STATE OF UTAH
COMMISSION # 740753
Comm. Expires: 12-20-2028

(seal)

Development Agreement No. 2200018

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Sapphire Solar

Project Boundary

Private Lands
San Bernardino Meridian, California
T. 4 S., R. 15 E.,

A) Sec. 36, SW1/4, S1/2 NW1/4 SE1/4, S1/2 SE1/4
APN 807-172-010 & 807-172-011

T. 5 S., R. 15 E.,

B) Sec. 1, NW1/4, NE1/4, SW1/4, N1/2 SE1/4, SW1/4 SE1/4
APN 808-250-001, 808-250-002, 808-250-003, 808-250-004, 808-250-013, 808-250-014, 808-250-015, 808-250-016, 808-250-005, 808-250-006, 808-250-007, 808-250-008, 808-250-009, 808-250-010, 808-250-011, 808-250-012, 808-240-001, 808-240-002, 808-240-003, 808-240-004, 808-240-013, 808-240-014, 808-240-015, 808-240-016, 808-240-009, 808-240-010, 808-240-011, 808-240-012, 808-240-005 & 808-240-006

T. 5 S., R. 16 E.,

C) Sec. 6, N1/2 LOT 1 SW1/4, N1/2 SE1/4
APN 811-270-012, 811-270-013, 808-270-008, 808-270-009, 808-270-010 & 808-270-011.

Public Lands
None

Linear Facilities (Sapphire Specific)

Private Lands
None

Public Lands

Linear Facility Route A
San Bernardino Meridian, California
T. 4 S., R. 15 E.,

E) Sec. 34, E1/2 SW1/4, SE1/4
APN 807-172-015 & 807-171-003

F) Sec. 35, SW1/4, SE1/4
APN 807-172-027

Linear Facility Route B
San Bernardino Meridian, California
T. 5 S., R. 16 E.,

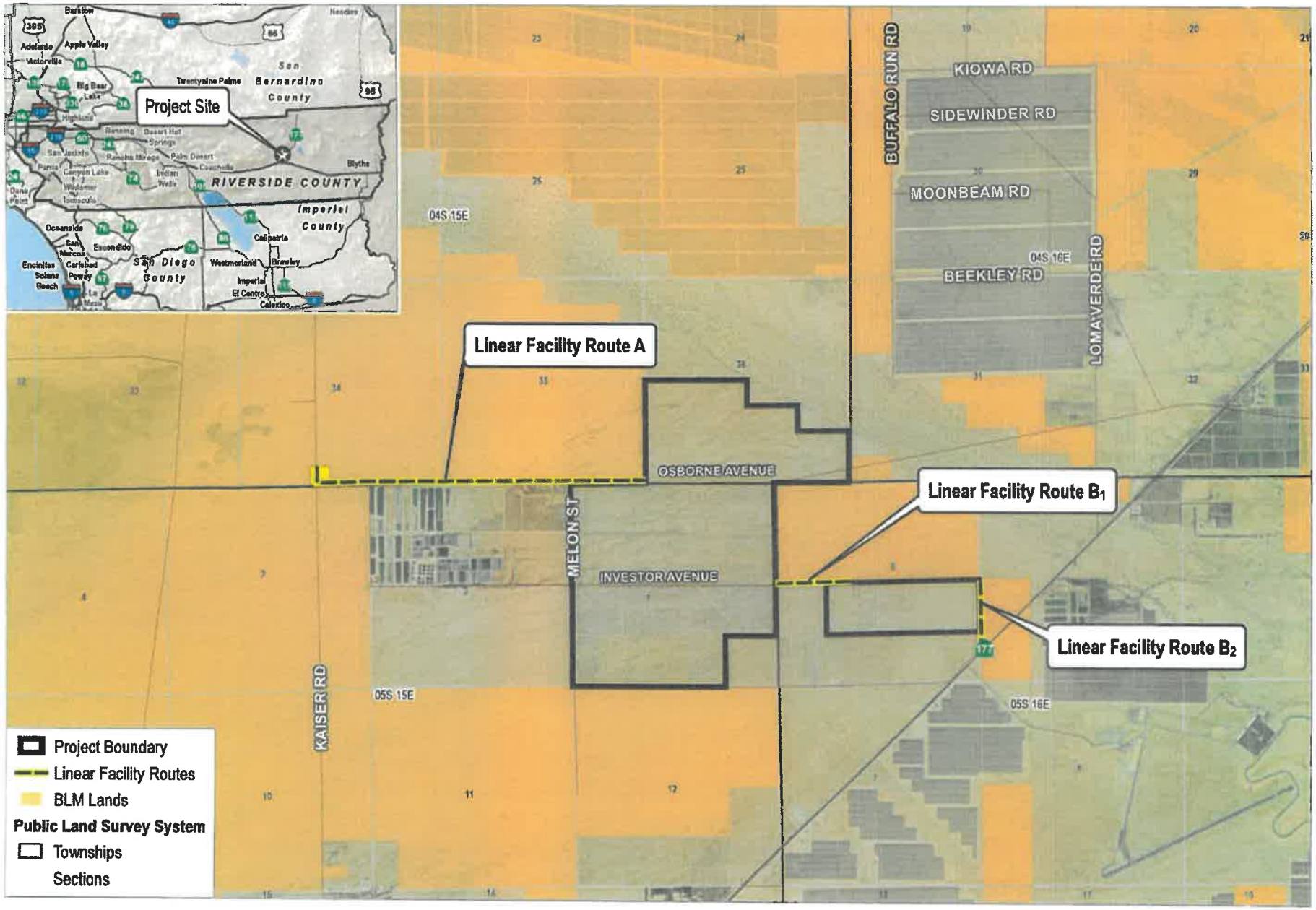
G) Sec. 6, LOT 1 NW1/4, LOT 1 NE1/4
APN 811-121-008

H) Sec. 5, NW1/4 SW1/4, SW1/4 SW1/4
APN 811-121-007 & 811-122-005

Development Agreement No. 2200018

EXHIBIT "B"

MAP SHOWING PROPERTY AND ITS LOCATION



SOURCE: Esri World Imagery Basemap (accessed 2022); County of Riverside 2022; BLM 2022

DUDEK

0 2,000 4,000 Feet

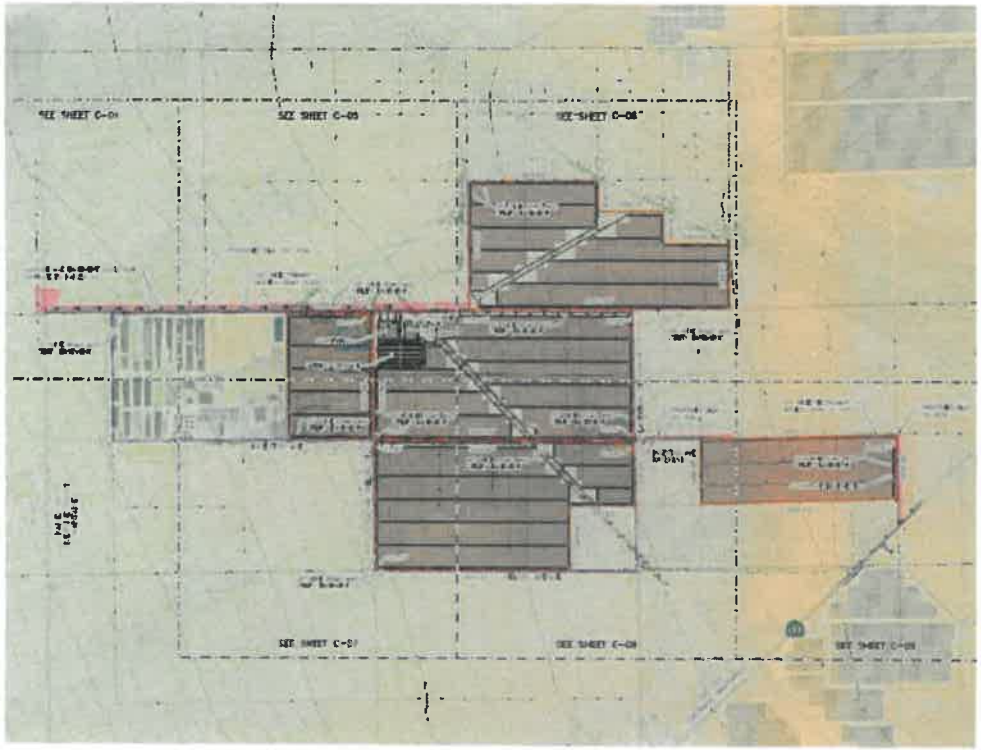
FIGURE 2-1

Project Location

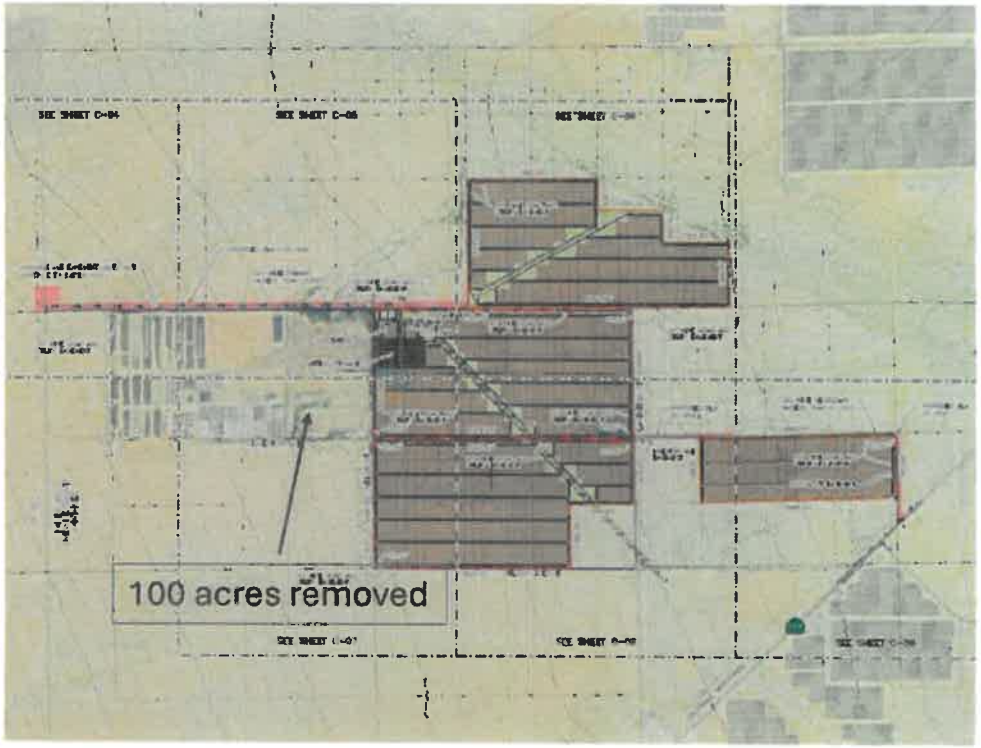
Sapphire Solar Project

Sapphire Solar Layout Comparison

Previous Boundary



Update Boundary



100 acres on the west side of the project removed. Construction laydown and parking area move east, panel ground cover ratio increased, and inverter sizing ratio altered to accommodate same MW size in smaller land area.

Development Agreement No. 2200018

EXHIBIT "C"

EXISTING DEVELOPMENT APPROVALS

Zoning

Conditional Use Permit No. 220035

Public Use Permit No. 220002

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 2200018

EXHIBIT "D"

EXISTING LAND USE REGULATIONS

1. Riverside County General Plan as amended through Resolution No. 2021-108
2. Ordinance No. 348 as amended through Ordinance No. 348.5028
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.106
5. Ordinance No. 458 as amended through Ordinance No. 458.17
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.11
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.7
13. Ordinance No. 659 as amended through Ordinance No. 659.14
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.23
16. Ordinance No. 673 as amended through Ordinance No. 673.8
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.6
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 742 as amended through Ordinance No. 742.1

21. Ordinance No. 743 as amended through Ordinance No. 743.3

22. Ordinance No. 748 as amended through Ordinance No. 748.1

23. Ordinance No. 749 as amended through Ordinance No. 749.1

24. Ordinance No. 752 as amended through Ordinance No. 752.2

25. Ordinance No. 754 as amended through Ordinance No. 754.3

26. Ordinance No. 787 as amended through Ordinance No. 787.10

27. Ordinance No. 806 as amended through Ordinance No. 806

28. Ordinance No. 810 as amended through Ordinance No. 810.3

29. Ordinance No. 817 as amended through Ordinance No. 817.1

30. Ordinance No. 824 as amended through Ordinance No. 824.18

31. Ordinance No. 847 as amended through Ordinance No. 847.1

32. Ordinance No. 859 as amended through Ordinance No. 859.3

33. Ordinance No. 875 as amended through Ordinance No. 875.1

34. Ordinance No. 915 as amended through Ordinance No. 915

35. Ordinance No. 925 as amended through Ordinance No. 925.1

36. Ordinance No. 926 as amended through Ordinance No. 926

37. Ordinance No. 927 as amended through Ordinance No. 927.2

38. Ordinance No. 931 as amended through Ordinance No. 931

39. Resolution No. 2020 -124 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements

40. Board of Supervisors Policy No. B-29 as amended May 21, 2013

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 2200018

EXHIBIT "E"

SOLAR POWER PLANT

The Sapphire Solar Project encompasses a total of 1,023 acres located in the County of Riverside. Of this 1,023-acre area, approximately 982 acres are proposed for the solar facility located on private land under the jurisdiction of the County of Riverside and approximately 41 acres are proposed for the two Linear Facility Routes (LRFs) on BLM administered lands. LFR A would provide access from Kaiser Road, and routes for transmission lines and associated infrastructure. LFR B, consisting of two segments B_1 and B_2, would provide access from California SR-177/Rice Road and contain underground collection lines.

The Project proposes the construction and operation of a 117-megawatt (MW) commercial solar photovoltaic (PV) electrical generation facility with up to 117 MW of battery storage. The solar panels would be mounted on a single-axis tracking device that follows the sun. The panels would be a maximum height of 15 feet above grade at the tallest point and approximately 2 feet above grade at the lowest point. The panels would be connected to each other and would transmit the power generated via underground and/or aboveground collection system cables that would lead to a Power Conversion Station (PCS) that would be situated within each larger group of rows of panels. The PCS would use an inverter to convert the direct current (DC) power to alternating current. The on-site substation is anticipated to be located within the solar facility site and would encompass an area of up to 15 acres (depending on collocation of the battery storage facilities). The substation would convert the energy produced by the solar panels from 34.5 kilovolts (kV) to 230 kV. The generated electricity would be routed via a new generation tie (gen-tie) line internal to LFR A interconnecting via line tap on the existing Desert Harvest Solar Project (DHSP) 230-kV transmission line for delivery to the existing Southern California Edison (SCE) 230-kV Red Bluff Substation.

An operations and maintenance (O&M) building is proposed within the solar site area. The O&M building would be less than 3,600 square feet and would consist of offices, restrooms, a break room, meeting rooms, and an office supply storage area. The O&M building would include a heating, ventilation, and air conditioning (HVAC) system and would also include a septic system to serve sanitary wastewater treatment needs. A water tank would be installed to provide a sufficient water reservoir for fire safety as required by the Riverside County Fire Department.

A Supervisory Control and Data Acquisition System (SCADA) is critical to proper O&M of the Project and functions as a remote start, stop, reset, and tag out for the facility. The SCADA system for the Project would be implemented via new fiber optic cabling, which would connect from the Project substation along the new transmission poles into the existing DHSP top strung fiber cable which then runs to the SCE Red Bluff Substation.

The solar site would be enclosed by a permanent security fence consisting of an 8-foot-high chain link fence with top rail, bottom tension wire, and three strands of barbed wire mounted on 45- degree extension arms. With the strands of barbed wire, it would have an overall height of no more than 12 feet from the bottom of the fabric to the top barbed wire. Where required, the base of the fence may include desert tortoise exclusionary fencing material anchored below the ground surface consistent with United States Fish and Wildlife Service guidelines.

Development Agreement No. 2200018

EXHIBIT "F"

SOLAR POWER PLANT NET ACREAGE

EXHIBIT "F"

SOLAR POWER PLANT NET ACREAGE

Project-Related Facility	Size or Number of Components	Approximate Land Area on BLM (acres)	Approximate Land Area on Private Land (acres)	Total Land Area (acres)
Area Included within BLM and County Applications				
BLM ROW Application Area	NA	41	NA	41
Private Lands under County Jurisdiction	NA	NA	982	982
Total Application Area	NA	NA	NA	**1,023**
Facilities Within Perimeter Fence and Post-Construction ROW				
PV Arrays	TBD	NA	890.97	890.97
Internal Access Roads	18.6 miles	NA	36.07	36.07
Undeveloped Area (existing utilities)	NA	NA	48.53	48.53
At-Grade Items				
Substation	1	NA	4.5	4.5
O&M Building	1	NA	3,600 square feet	3,600 square feet
PCSs	NA	NA	0.2	0.2
BESS	1	NA	1.65	1.65
Sub-total Area Enclosed by Perimeter Fencing	10.5 miles of security fence	NA	982	982
Facilities Outside Perimeter Fence and Post-Construction ROW				
Gen-Tie Line Corridor	Approximately 1.74 miles long by 150 feet wide	34.45	NA	34.45
Secondary access route and buried collection (outside fence)	0.72 miles long by 75 feet wide	6.55	NA	6.55
Total Project Area - Solar Power Plant Net Acreage	**NA**	**41**	**982**	**1,023**

Development Agreement No. 2200018

EXHIBIT "G"

PROPERTY OWNER CONTACT INFORMATION

EDF power solutions Development, Inc.
15445 Innovation
Drive San Diego,
CA 92128

Fred Tafazoli
7862 19th St,
Westminster, CA 92683-4049

Ravi Madan
C/O S.K. Madan
P.O. Box 24066
Los Angeles, CA 90024

Reza Sarmadi
3126 S. Greyhound Rd,
Saratoga Springs, UT 84045

Paul Vanderhorst
11070 Hirschfield Way, #115
Rancho Cordova, CA 95670

Development Agreement No. 2200018

EXHIBIT "H"

ANNUAL REVIEW REPORT TEMPLATE

ANNUAL REVIEW REPORT – SOLAR POWER PLANT PROJECTS

To be completed by the Solar Power Plant Developer/Owner by July 1st of each year and submitted to the County of Riverside for review in accordance with Government Code section 65865.1.

Date: _____

Development Agreement No. DA2200018

Effective Date of Development Agreement: _____

Developer/Owner: _____

Project Name: _____

Permit Number(s): _____

APN Number(s): _____

Twelve-Month Period Covered by this Annual Review Report: _____

Date Annual Public Benefit Payment Submitted to County For This Reporting Period: _____

* * *

Owner Representation: I warrant and represent that I have authority to execute this Annual Review Report on behalf of Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the Existing Development Approvals and Development Plan covered by the Development Agreement. I understand that the County may require additional information to supplement this Annual Review Report to aid in the County's determination.

Signature of Developer/Owner: _____

Print Name and Title: _____

* * *

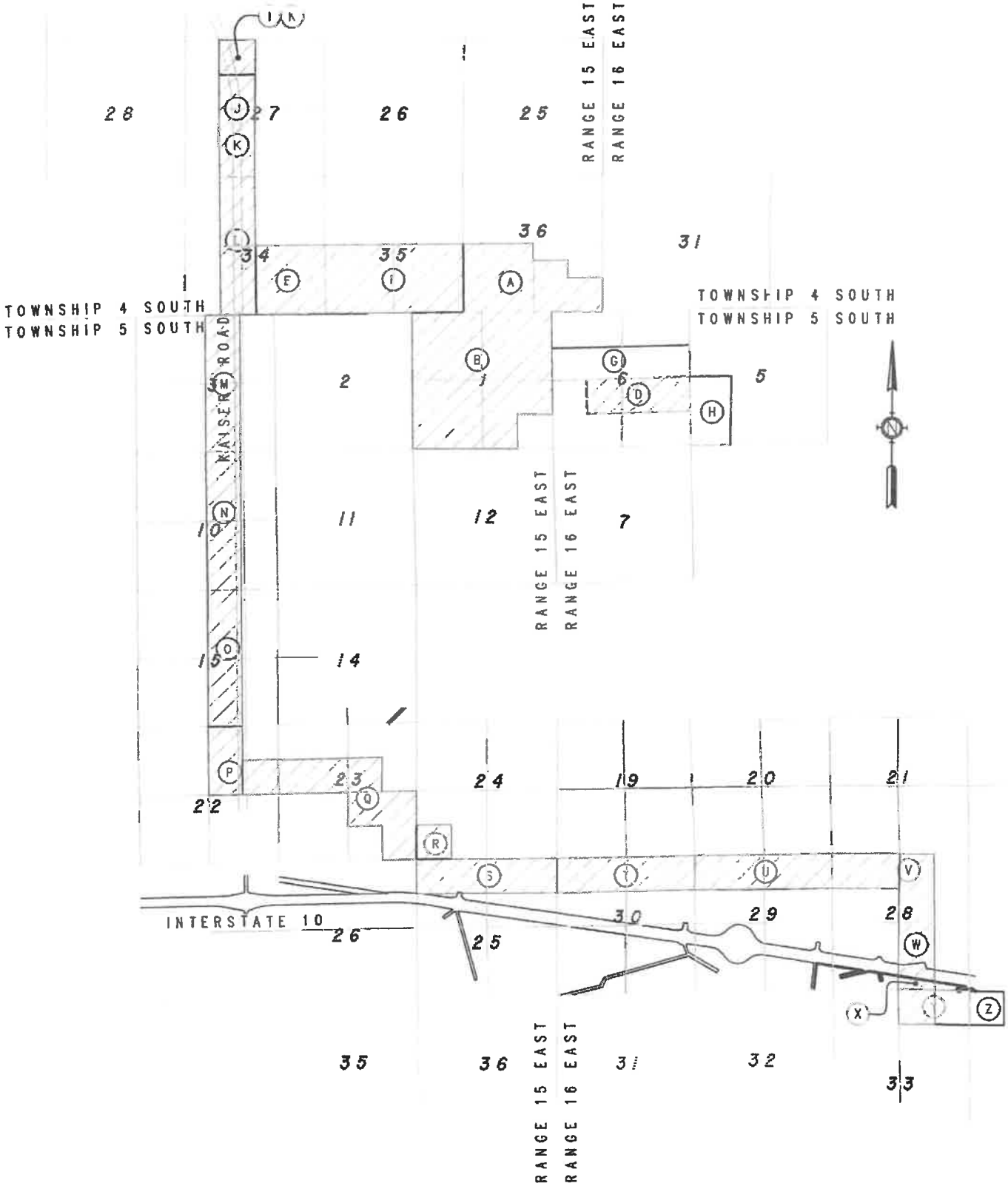
[TO BE COMPLETED BY COUNTY]

County Determination: Developer is found to be in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Review Report.

TLMA Director:

Signature:

Date:


RANGE 15 EAST
RANGE 16 EAST
TOWNSHIP 4 SOUTH
TOWNSHIP 5 SOUTH
MINSER ROAD
INTERSTATE 10
28
27
26
25
36
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KEY MAP

2025-0310014
10/09/2025 08:33 AM Fee: $ 0.00
Page 1 of 67
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recorded at request of
Clerk, Board of Supervisors
County of Riverside

2148

When recorded return to
Assistant TLMA Director- Planning and Land Use
4080 Lemon Street, 12th Floor
Riverside, CA 92501

DEVELOPMENT AGREEMENT NO. 2200018

A DEVELOPMENT AGREEMENT BETWEEN

COUNTY OF RIVERSIDE

AND

SAPPHIRE SOLAR, LLC

SEP 0 9 2025 3.27

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DEVELOPMENT AGREEMENT NO. 2200018

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the "Effective Date") by and among the COUNTY OF RIVERSIDE (hereinafter "COUNTY"), Sapphire Solar, LLC (hereinafter "OWNER"), and the following property owners: EDF power solutions Development, Inc., Tafazoli Family Trust, Ravi Madan, Reza Sarmadi, and Paul Vanderhorst (hereinafter "PROPERTY OWNERS" and each, respectively, a "PROPERTY OWNER").

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter "Procedures and Requirements"), pursuant to Section 65865 of the Government Code; and,

WHEREAS, COUNTY Board of Supervisors Policy No. B-29 provides for OWNER and COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable to the Project; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER

by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to COUNTY and will further important policies and goals of COUNTY; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement; and

WHEREAS, OWNER has entered into option agreements to purchase portions of the Property from all of the PROPERTY OWNERS and intends to exercise those options needed for development of the Project; and

WHEREAS, OWNER is both a PROPERTY OWNER and an OWNER under this Agreement, but will remain subject to all rights and responsibilities as OWNER regardless of the limitations on the rights and responsibilities of PROPERTY OWNERS.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "Base Payment" means an amount equal to $150 multiplied by the entire Solar Power Plant Net Acreage and which is payable to COUNTY annually pursuant to Board of Supervisors Policy No. B-29 and Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after 2013 (currently $191 per acre in 2025). If, after the Effective Date, COUNTY decreases the rate of the Base Payment amount under Board of Supervisors Policy No. B-29, OWNER shall pay the reduced rate in effect at the

time of payment.

1.1.3 "COUNTY" means the County of Riverside, a political subdivision of the State of California.

1.1.4 "Development" means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to, as applicable: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, "development" includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.5 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with development of the Project including, but not limited to, as applicable:

(a) Specific plans and specific plan amendments;
(b) Zoning;
(c) Conditional use permits, public use permits and plot plans;
(d) Tentative and final subdivision and parcel maps;
(e) Grading and building permits;
(f) Agricultural preserve diminishments and Williamson Act cancellations; and
(g) Such other permits or entitlements necessary from COUNTY for construction and operation of the Project.

1.1.6 "Development Exaction" means any requirement of COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.7 "Development Plan" means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.8 "Effective Date" means the date this Agreement is recorded with the County Recorder.

1.1.9 "Existing Development Approvals" means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit "C" and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.10 "Existing Land Use Regulations" means all Land Use Regulations in

effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit "D" and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.11 "Fiscal Year" means the period beginning on July 1 of each year and ending on the next succeeding June 30.

1.1.12 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, as applicable, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) The conduct of businesses, professions, and occupations;
(b) Taxes and assessments;
(c) The control and abatement of nuisances;
(d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property, other than the encroachment permit described in Section 3.6.2;
(e) The exercise of the power of eminent domain.

1.1.13 "Local Sales and Use Taxes" means the one percent sales and use taxes imposed pursuant to and governed by the Bradley-Burns Uniform Local Sales and Use Tax Law, Revenue and Taxation Code Section 7200 et seq.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "OWNER" means the persons and entities listed as OWNER on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.16 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.18 "PROPERTY OWNER" means the persons and entities listed as PROPERTY OWNERS on the first page of this Agreement and their successors in interest to all or any part of the Property.

1.1.19 "Reservations of Authority" means the rights and authority excepted from

the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.6 of this Agreement.

1.1.20 "Solar Power Plant" means the Project together with the related solar power plant real property and facilities described and shown on Exhibit "E".

1.1.21 "Solar Power Plant Net Acreage" means the area of all parts of the Property, and any other real property which is part of the Solar Power Plant, that is involved in the production, storage or transmission of power. "Solar Power Plant Net Acreage" includes, but is not limited to, all areas occupied by the power block, solar collection equipment, spaces contiguous to solar collection equipment, transformers, transmission lines and piping, transmission facilities, buildings, structures, service roads (regardless of surface type and including service roads between collectors), and fencing surrounding all such areas. "Solar Power Plant Net Acreage" shall not include any access roads outside the Property, and shall not include any areas specifically designated and set aside either as environmentally sensitive land, conservation land or open space land, or set aside for reburial of cultural resources, and shall not include the fencing of such designated lands. The projected Solar Power Plant Net Acreage under the Existing Development Approvals is 1,023 acres and is described and shown on Exhibit "F" to this Agreement. In the event the OWNER decides not to develop all acres approved for development or the Project acreage is modified by any Subsequent Development Approval, the Assistant TLMA Director – Planning and Land Use, in consultation with the County Executive Officer and County Counsel, shall recalculate the Solar Power Plant Net Acreage as part of such change and such recalculated Solar Power Plant Net Acreage shall be used for all purposes under this Agreement after the effective date of such change.

1.1.22 "Subsequent Development Approvals" means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property and not required to develop, maintain, repair or restore the Solar Power Plan in accordance with the Development Plan as it exists on the Effective Date.

1.1.23 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.24 "Transfer" means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" -- Legal Description of the Property.

Exhibit "B" -- Map Showing Property and Its Location.

Exhibit "C" -- Existing Development Approvals.

Exhibit "D" -- Existing Land Use Regulations.

Exhibit "E" -- Solar Power Plant.

Exhibit "F" -- Solar Power Plant Net Acreage.

Exhibit "G" – Property Owner Contact Information.

Exhibit "H" – Annual Review Report Template

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of thirty (30) years from the issuance of the first grading permit, first building permit, or notice to proceed from the COUNTY, whichever occurs first, unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Transfer.

2.4.1 Right to Transfer. PROPERTY OWNERS AND OWNER shall have the right to transfer the Property and OWNER shall have the right to transfer the Project in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the transfer of all or a part of the Property.

(b) Concurrent with any such transfer, or within fifteen (15) business days thereafter, the transferring PROPERTY OWNER(S) and/or OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form acceptable to COUNTY, with such acceptance not to be unreasonably withheld, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of PROPERTY OWNER(S) and/or OWNER(S), as appropriate, under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by the transferring PROPERTY OWNER(S) and/or OWNER(S) under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The transferee provides COUNTY with security equivalent in all respects to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of the COUNTY and the OWNER in the manner provided for in Government Code Section 65868. All PROPERTY OWNERS hereby, in consideration of the mutual undertakings and benefits related to OWNER's entitling of the Property, assign to OWNER any and all past, present, or future rights to amend this Development Agreement to support or advance the Project. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Cancellation of this Agreement by the parties pursuant to Section 2.5 of this Agreement.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile or email records of the party sending the facsimile or email after transmission by facsimile or email to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor

Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director-Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Devon MutoVice President –EDF power solutions Development, Inc.
15445 Innovation Drive
San Diego, CA 92128
Telephone: (858) 521-3300
Email: Devon.muto@efd-re.com

with a copy to:

_____
_____
_____

If to PROPERTY OWNER, see Exhibit G for PROPERTY OWNER contact information. Copies of notices to any PROPERTY OWNER must also be sent to the OWNER contacts listed above.

(c) Any party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement as long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review, and take action on, all applications for Subsequent Development Approvals, and such applications shall be processed in an expedited manner as required by Board of Supervisors Policy No. B-29 and Board of Supervisors Policy A-32's expedited entitlement process under the Fast Track Program.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan or the Phasing Plan set forth in Section 3.4.

3.4 Phasing Plan. Development of the Property shall be subject to all timing and phasing requirements established by the Development Plan, including In addition, Development of the Property may occur in phases. Each phase will be defined by the relevant OWNER at the time the OWNER either (1) submits design plans to COUNTY for grading and building permits or (2) requests a notice to proceed from BLM to allow construction on federal public lands. Construction is anticipated to occur over 18 to 24 months, regardless of whether it is phased. If

the development of the Solar Power Plant occurs in phases, the Annual Public Benefits Payments called for in Section 4.2 shall be based on the Solar Power Plant Net Acreage of each OWNER-defined phase.

3.5 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

(a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole; or,

(c) Increase the maximum height and size of permitted buildings or structures; or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.6 Reservations of Authority.

3.6.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications

including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. In light of the substantial public benefits conferred by Owner under Section 4 of this Agreement, no subsequently adopted Development Exaction shall be applicable to development of the Property for a period of ten years from the Effective Date of this Agreement ("Exaction Safe Harbor"). After the Exaction Safe Harbor expires, no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan or have a material adverse impact on the Project.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.6.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan. However, notwithstanding the foregoing or anything to the contrary contained in the Existing Land use Regulations or in the Municipal Code of COUNTY, OWNER shall have the right to install infrastructure associated with the Solar Power Plant in all public rights of way which have not been improved, based on an encroachment permit only and without the need for a franchise from COUNTY. Notwithstanding the foregoing, OWNER shall pay the Base Payment, as provided in this Agreement.

3.6.3 Modification or Suspension by State or Federal Law. In the event that

State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.6.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.7 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction; provided, however, that application of the foregoing provision will not in and of itself, require OWNER to comply with California Labor Code 1720 et seq. or the requirements of the California Public Contract Code.

3.8 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.8 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.9 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local

public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.10 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6 of the Government Code, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Existing Land Use Regulations.

3.11 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.12 Role of PROPERTY OWNERS. The parties recognize that the PROPERTY OWNERS are required to sign this Agreement pursuant to the terms of COUNTY'S Procedures and Requirements for the Consideration of Development Agreements (Solar Power Plants) (Resolution 2012-047) and Government Code section 65865. The PROPERTY OWNERS are nevertheless not solar power plant owners as described in Board of Supervisors Policy No. B-29 and neither the burdens nor the benefits of this Agreement shall inure to such PROPERTY OWNERS except that any transfer of the Property or any portion thereof by any PROPERTY OWNER shall be subject to the provisions of Section 2.4 of this Agreement. However, any PROPERTY OWNER that is also an OWNER shall be subject to all provisions, obligations, and rights of this Agreement as an OWNER.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will benefit the public interest in that it will provide renewable energy to the State of California and will lower the production of carbon dioxide (CO2) as compared to non-renewable sources of electricity. Nevertheless, such benefits occur on a national, statewide and regional level at the expense of long-term alteration of the local landscape that precludes other uses. Because this Agreement confers substantial private benefits on OWNER, it should be balanced by commensurate public benefits. Accordingly, the OWNER shall provide .consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Annual Public Benefit Payments.

4.2.1 Initial Annual Public Benefit Payment. Prior to the issuance of the first grading or building permit, whichever occurs first, for any part of the Solar Power Plant, OWNER shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage; provided, however, that such initial annual public benefit payment shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th.

If the development of the Solar Power Plant occurs in phases, prior to issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Solar Power Plant, the relevant OWNER shall give notice to COUNTY in writing of OWNER'S decision to develop the Solar Power Plant in phases and shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage for the phased unit that the OWNER seeks to develop; provided however, that such initial annual public payment shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th. Prior to issuance of the first grading permit or the first building permit for each successive phased unit, whichever occurs first, for any part of the Solar Power Plant, the relevant OWNER shall pay to COUNTY an amount equal to the Base Payment calculated on the entire Solar Power Plant Net Acreage for each such successive phased unit; provided however, that such initial annual public benefit shall be prorated based on the number of whole months remaining between the date of payment and the first following September 30th.

4.2.2 Subsequent Annual Public Benefit Payments. Prior to the first September 30th following the initial annual public benefit payment and each September 30th thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment.

4.2.3 Suspension of Power Production. In the event the County takes action which compels a Solar Power Plant included in the Solar Power Plant Net Acreage to stop all power production for a period longer than 90 consecutive days for any reason other than a default under this Agreement or a violation of the conditions of approval of any Existing Development Approval or Subsequent Development Approval, the next payment due under Subsection 4.2.2 may be reduced up to 50 percent based on the period of time the Solar Power Plant was compelled to remain inoperative.

4.2.4 Continuation of Payments. Should all or any portion of Property become part of a city or another county, the payments payable pursuant to Subsection 4.2.2 shall be paid to COUNTY prior to the effective date of incorporation or annexation. During any incorporation or annexation proceeding, OWNER shall agree that any incorporation or annexation may be conditioned so as to require OWNER to make said payments to COUNTY prior to the effective date of incorporation or annexation.

4.3. Local Sales and Use Taxes. OWNER and COUNTY acknowledge and agree that solar power plant owners have substantial control with respect to sales and use taxes payable in connection with the construction of a solar power plant and a corresponding responsibility to

assure that such sales and use taxes are reported and remitted to the California Department of Tax and Fee Administration (CDTFA) as provided by law. To ensure allocation directly to COUNTY, to the maximum extent possible under the law, of the sales and use taxes payable in connection with the construction of the Solar Power Plant, OWNER shall do the following consistent with law:

(a) If OWNER meets the criteria set forth in applicable CDTFA regulations and policies, OWNER shall obtain a CDTFA permit, or sub-permit, for the Solar Power Plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the Solar Power Plant using the permit or sub-permit for that jobsite to the maximum extent possible under the law.

(b) OWNER shall use good faith, diligent efforts to contractually require that all contractors and subcontractors whose contract with respect to the Solar Power Plant exceeds $100,000.00 ("Major Subcontractors") who meet the criteria set forth in applicable CDTFA regulations and policies must obtain a CDTFA permit, or sub- permit, for the Solar Power Plant jobsite and report and remit all such taxable sales or uses pertaining to construction of the Solar Power Plant using the permit or sub-permit for that jobsite to the maximum extent possible under the law.

(c) Prior to the commencement of any grading or construction of the Solar Power Plant, OWNER shall deliver to COUNTY a list that includes, as applicable and without limitation, each contractor's and Major Subcontractor's business name, value of contract, scope of work on the Solar Power Plant, procurement list for the Solar Power Plant, CDTFA account numbers and permits or sub-permits specific to the Solar Power Plant jobsite, contact information for the individuals most knowledgeable about the Solar Power Plant and the sales and use taxes for the Solar Power Plant, and, in addition, shall attach copies of each permit or sub-permit issued by the CDTFA specific to the Solar Power Plant jobsite. Said list shall include all the above information for OWNER, its contractors, and all Major Subcontractors. OWNER shall provide updates to COUNTY of the information required under this section within thirty (30) days of any changes to the same, including the addition of any contractor or Major Subcontractor.

(d) OWNER shall certify in writing that OWNER understands the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(e) OWNER shall contractually require that each contractor or Major Subcontractor certify in writing that they understand the procedures for reporting and remitting sales and use taxes in the State of California and will follow all applicable state statutes and regulations with respect to such reporting and remitting.

(f) OWNER shall deliver to COUNTY or its designee (as provided in section (g) below) copies of all sales and use tax returns pertaining to the Solar Power Plant filed by the OWNER, its contractors and Major Subcontractors. Such returns shall be delivered to COUNTY or its designee within thirty (30) days of filing with the CDTFA. Such returns may be redacted to protect, among other things, proprietary information and may be supplemented by additional evidence that payments made complied with this policy.

(g) OWNER understands and agrees that COUNTY may, in its sole discretion, select and retain the services of a private sales tax consultant with expertise in California sales and use taxes to assist in implementing and enforcing compliance with the provisions of this Agreement and that OWNER shall be responsible for all reasonable costs incurred for the services of any such private sales tax consultant and shall reimburse COUNTY within thirty (30) days of written notice of the amount of such costs.

4.4 Development Impact Fees and Additional Community Benefit Fee. Ordinance No. 659 is the COUNTY'S Development Impact Fee (DIF) Program adopted under the authority of the Mitigation Fee Act. DIF applies to all development in the COUNTY under the COUNTY'S land use jurisdiction. Per Ordinance No. 659, the fees collected under the DIF program "shall be used toward the construction and acquisition of Facilities identified in the Needs List and the acquisition of open space and habitat."

OWNER and COUNTY acknowledge and agree that solar power plants do not present the same Facilities needs as other new residential, commercial, or industrial development. OWNER and COUNTY have agreed to an "Adjusted DIF" for this Project of $756.66 per acre as determined by the Solar Power Plant Net Acreage, less Project acres on federal lands, which are not subject to COUNTY land use jurisdiction. In addition, OWNER will pay an Additional Community Benefit Fee (CBF) of $430.00 per acre as determined by the Solar Power Plant Net Acreage less Project acres on federal lands, which are not subject to COUNTY land use jurisdiction. The OWNER shall pay these fees as follows:

(a) One-eleventh (1/11) of the CBF will be due on or before the issuance of the first grading or building permit, whichever comes first, for the Project or any phase of the Project.

(b) The Adjusted DIF will be due on or before the issuance of any grading or building permit, whichever comes first, and will be prorated based on the acreage covered by said grading or building permit. The Adjusted DIF has been calculated to cover the entire development, including but not limited to all generation-tie transmission line facilities, Project improvements and solar arrays as identified in the EIR, to the extent they are on lands subject to COUNTY land use jurisdiction.

(c) Prior to the issuance of a certificate of occupancy for all or any portion of the Project, the OWNERS shall pay the remainder of the CBF ten- elevenths

(10/11) in an amount proportional to the amount of the Project, in terms of gross acres, that is subject to the certificate of occupancy.

(d) The COUNTY'S agreement to accept an Adjusted DIF for the Project is contingent upon diligent development efforts by the OWNERS. Therefore, the Adjusted DIF will be void if the OWNERS have not paid the Adjusted DIF for the Project within ten (10) years of executing this Agreement. If the Adjusted DIF is void, the OWNER(S) will be required to pay the DIF category that is applicable to utility scale solar power plant projects, either by ordinance or in practice, at the time payment of a DIF is required, unless otherwise modified by agreement of the Parties.

5. FINANCING OF PUBLIC IMPROVEMENTS.

If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event the OWNER and/or one or more PROPERTY OWNER(S) conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property or facilities are subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by the conveying OWNER and/or PROPERTY OWNER(S) prior to completion of any such conveyance.

(b) If OWNER or a PROPERTY OWNER is in default in the payment of any taxes and/or assessments, the OWNER or PROPERTY OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The Transportation and Land Management Agency Director ("TLMA Director"), in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the September 15th of each year commencing

on the September 15th at least six (6) months after the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. On or before July 1st of each year, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director, and consistent with the template attached hereto as Exhibit "H," providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on the party claiming that OWNER has not demonstrated good faith compliance with the terms of the Agreement.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER and PROPERTY OWNER(S) of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER or PROPERTY OWNER(S) of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, the PROPERTY OWNER(S) and/or OWNER subject to the hearing shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. The PROPERTY OWNER(S) and/or OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on the PROPERTY OWNER(S) and/or OWNER. If the Board of Supervisors finds, based upon substantial evidence, that the PROPERTY OWNER(S) or/or OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board of Supervisors may terminate this Agreement or modify this Agreement with respect to that PROPERTY OWNER(S) and/or OWNER and impose such conditions as are reasonably necessary to protect the interests of COUNTY. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the annual or special review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. Impacted PROPERTY OWNER(S) and/or OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless the PROPERTY OWNER(S), OWNER, and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not

have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to PROPERTY OWNERS or OWNER, or to any successor in interest of PROPERTY OWNERS and/or OWNER, or to any other person, and PROPERTY OWNERS and OWNER covenant not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including, without limitation, liability for special indirect, punitive or consequential damages in contract, tort warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, PROPERTY OWNERS and OWNER may be foreclosed from other choices they may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Subsection 6.5, OWNER, for itself,

its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future claim or liability upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMNT WITH THE DEBTOR OR RELEASED PARTY.

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8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action

its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future claim or liability upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

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PROPERTY OWNER Initials _____ PROPERTY OWNER Initials _____

PROPERTY OWNER Initials _____

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action

its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future claim or liability upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMNT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials _____

PROPERTY OWNER Initials _____ PROPERTY OWNER Initial RS

PROPERTY OWNER Initials _____ PROPERTY OWNER Initials _____

PROPERTY OWNER Initials _____

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action

for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. PROPERTY OWNERS and OWNER have reviewed the General Plan and concur with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Project.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of PROPERTY OWNERS and OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding. In response to any third-party litigation concerning this Agreement, OWNER may alternatively, in its sole discretion, (1) abandon the Development Plan and terminate its payment obligations under this Agreement or (2) settle with third party litigants, provided that such settlement does not require changes in the Development Plan that must be approved by COUNTY.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the active negligence or willful misconduct of COUNTY.

OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal actiont.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.7, inclusive, shall survive the termination of this Agreement.

9.7 Exclusion of PROPERTY OWNERS. Consistent with Section 3.12, COUNTY is not obligated to defend Development Approvals on behalf of PROPERTY OWNERS in their role as PROPERTY OWNERS and PROPERTY OWNERS accordingly have no obligation to defend or indemnify COUNTY in any matter. Nothing in this section shall be construed to limit the obligations of OWNERS to defend and indemnify COUNTY as set forth in Sections 9.2, 9.3, and 9.4 above.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit a PROPERTY OWNER or OWNER, in any manner, at that PROPERTY OWNER's or OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with a requesting PROPERTY OWNER or OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made

in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by a PROPERTY OWNER or OWNER with an interest in the Property or relevant part thereof in the performance of that PROPERTY OWNER or OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to a PROPERTY OWNER or OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to the PROPERTY OWNER or OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of a mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of an OWNER'S obligations or other affirmative covenants of an OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by an OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Sections 4.1, 4.2, 4.3, and 4.4 of this Agreement, to the extent that such payments are due, shall be a condition precedent to COUNTY'S performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to

interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4.2 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or

delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY on the one hand and PROPERTY OWNERS and OWNER on the other is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required

instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. In the event of a Material Condemnation, meaning a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event a PROPERTY OWNER or OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, the PROPERTY OWNER or OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon that PROPERTY OWNER or OWNER. If for any reason service of such process upon such agent is not feasible, then in such event the PROPERTY OWNER or OWNER may be personally served with such process out of this County and such service shall constitute valid service upon that PROPERTY OWNER or OWNER. Each PROPERTY OWNER or OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. Each PROPERTY OWNER or OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of each PROPERTY OWNER or OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his or her corporation, partnership or business entity and warrants and represents that he or she has the authority to bind PROPERTY OWNER or OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE

Dated: OCT 0 9 2025

By _____

V. Manuel Perez, Chairman, Board of Supervisors

ATTEST:

KIMBERLY RECTOR

Clerk of the Board

By _____

Deputy

(SEAL)

FORM APPROVED COUNTY COUNSEL

BY: _____ 8-25-25

AARON C. GETTIS DATE

SEP 0 9 2025 3.27

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE } §

On October 9, 2025, before me, Whitney Mayo, a COB Assistant, personally appeared V. Manuel Perez, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: _____
Whitney Mayo, Deputy Clerk

(SEAL)

THIS ACKNOWLEDGEMENT IS SUBMITTED PURSUANT TO GOVERNMENT CODE § 25103

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSED ON DOCUMENT)



Date: 10/09/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

OWNER:

Sapphire Solar, LLC, a Delaware Limited Liability Company

Dated: _____

By: Kathryn L. O'Hair
Name: Kathryn O'Hair
Title: President



STATE OF Minnesota }
} ss
COUNTY OF Hennepin }

This instrument was acknowledged before me on July 22, 2025, by Kathryn O'Hair, President of Sapphire Solar, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Signature of Notary Public

Place Notary Stamp or Seal Above

PROPERTY OWNER:

EDF power solutions Development, Inc., a Delaware corporation (f/k/a EDF Renewables Development, Inc., a Delaware corporation)

Dated: 7/22/25

By: _____
Name: Ryan Pfaff
Title: EVP Grid-Scale Power

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

On July 22nd, 2025, before me, Rachel Robles-Krekeler, a Notary Public, personally appeared Ryan Pfaff, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity~~(ies)~~ upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RACHEL ROBLES-KREKELER
Notary Public - California
San Diego County
Commission # 2460990
My Comm. Expires Aug 26, 2027

Rachel Robles-Krekeler
Notary's Signature

[Notarial Seal]

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____

By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated: 31/07/25

By:_____
Fred. T. Tafazoli

Dated: 31/07/25

By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated:_____

By:_____
Ravi Madan

PROPERTY OWNER:

Reza Sarmadi,

Dated:_____

By:_____
Reza Sarmadi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of United Mexican States / State of Jalisco / ~~City of Puerto Vallarta~~ / Consular Agency / United States of America } ss:

County of _____

On 07/31/2025, _____ before me JOSEPH A. BOSAK, Notary Public personally appeared MARIA DEL ROCIO TAFAZOLI & FRED TAGHI TAFAZOLI, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CONSULAR AGENCY OF THE UNITED STATES OF AMERICA Puerto Vallarta, JAL

Notary Public

COMMISSION EXPIRES: INDEFINITE

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____ By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated:_____ By:_____
Fred. T. Tafazoli

Dated:_____ By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated: 07/28/25 By:_____
Ravi Madan

See Attachment
Anthony Ruiz
Notary Public
07/28/2025
AR

PROPERTY OWNER:

Reza Sarmadi,

Dated:_____ By:_____
Reza Sarmadi

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July 28, 2025 before me, Anthony Ruiz, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Ravi Madan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANTHONY RUIZ
Notary Public - California
Los Angeles County
Commission # 2489613
My Comm. Expires May 7, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: R Development Agreement Document Date: 07/28/2025
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ravi Madan	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PROPERTY OWNER:

Paul Vanderhorst,

Dated: July 18, 2025

By: _____
Paul Vanderhorst

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC. EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO CORPORATE OFFICERS.)

SEE ATTACHED
CALIFORNIA NOTARY
Ed 07/18/2025

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SACRAMENTO }

On 07/18/2025 before me, E.C. HOKOM, NOTARY PUBLIC
(Here insert name and title of the officer),

personally appeared — PAUL VANDERHORST —,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E.C. HOKOM
Notary Public Signature (Notary Public Seal)

E.C. HOKOM
COMM. # 2470924
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. DEC. 7, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEVELOPMENT
(Title or description of attached document)
AGREEMENT
(Title or description of attached document continued)

Number of Pages 1 Document Date 07/18/25

CAPACITY CLAIMED BY THE SIGNER

- [X] Individual (s)
- [ ] Corporate Officer
  _____
  (Title)
- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

OWNER:

Sapphire Solar, LLC,
a Delaware Limited Liability Company

By: EDF power solutions Development, Inc.
Its Manager

Dated:_____ By:_____
Tristan Grimbert

PROPERTY OWNER:

Fred T. Tafazoli and Maria Del Rocio Tafazoli,
Trustees of the Tafazoli Family Trust

Dated:_____ By:_____
Fred. T. Tafazoli

Dated:_____ By:_____
Maria Del Rocio Tafazoli

PROPERTY OWNER:

Ravi Madan,

Dated:_____ By:_____
Ravi Madan

PROPERTY OWNER:

Reza Sarmadi,

Dated: 7/22/25 By:_____
Reza Sarmadi

Acknowledgment

State of Utah)
§
County of Utah)

On this 22 (date) day of July (month), in the year 2025 (year), before me, Kajsa Osthed (notary public name) a notary public, personally appeared Reza Sarmadi (name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

KAJSA OSTHED
NOTARY PUBLIC • STATE OF UTAH
COMMISSION # 740753
Comm. Expires: 12-20-2028

(notary signature)

(seal)

Development Agreement No. 2200018

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Sapphire Solar

Project Boundary

Private Lands
San Bernardino Meridian, California
T. 4 S., R. 15 E.,

A) Sec. 36, SW1/4, S1/2 NW1/4 SE1/4, S1/2 SE1/4
APN 807-172-010 & 807-172-011

T. 5 S., R. 15 E.,

B) Sec. 1, NW1/4, NE1/4, SW1/4, N1/2 SE1/4, SW1/4 SE1/4
APN 808-250-001, 808-250-002, 808-250-003, 808-250-004, 808-250-013, 808-250-014, 808-250-015, 808-250-016, 808-250-005, 808-250-006, 808-250-007, 808-250-008, 808-250-009, 808-250-010, 808-250-011, 808-250-012, 808-240-001, 808-240-002, 808-240-003, 808-240-004, 808-240-013, 808-240-014, 808-240-015, 808-240-016, 808-240-009, 808-240-010, 808-240-011, 808-240-012, 808-240-005 & 808-240-006

T. 5 S., R. 16 E.,

C) Sec. 6, N1/2 LOT 1 SW1/4, N1/2 SE1/4
APN 811-270-012, 811-270-013, 808-270-008, 808-270-009, 808-270-010 & 808-270-011.

Public Lands
None

Linear Facilities (Sapphire Specific)

Private Lands
None

Public Lands

Linear Facility Route A
San Bernardino Meridian, California
T. 4 S., R. 15 E.,

E) Sec. 34, E1/2 SW1/4, SE1/4
APN 807-172-015 & 807-171-003

F) Sec. 35, SW1/4, SE1/4
APN 807-172-027

Linear Facility Route B
San Bernardino Meridian, California
T. 5 S., R. 16 E.,

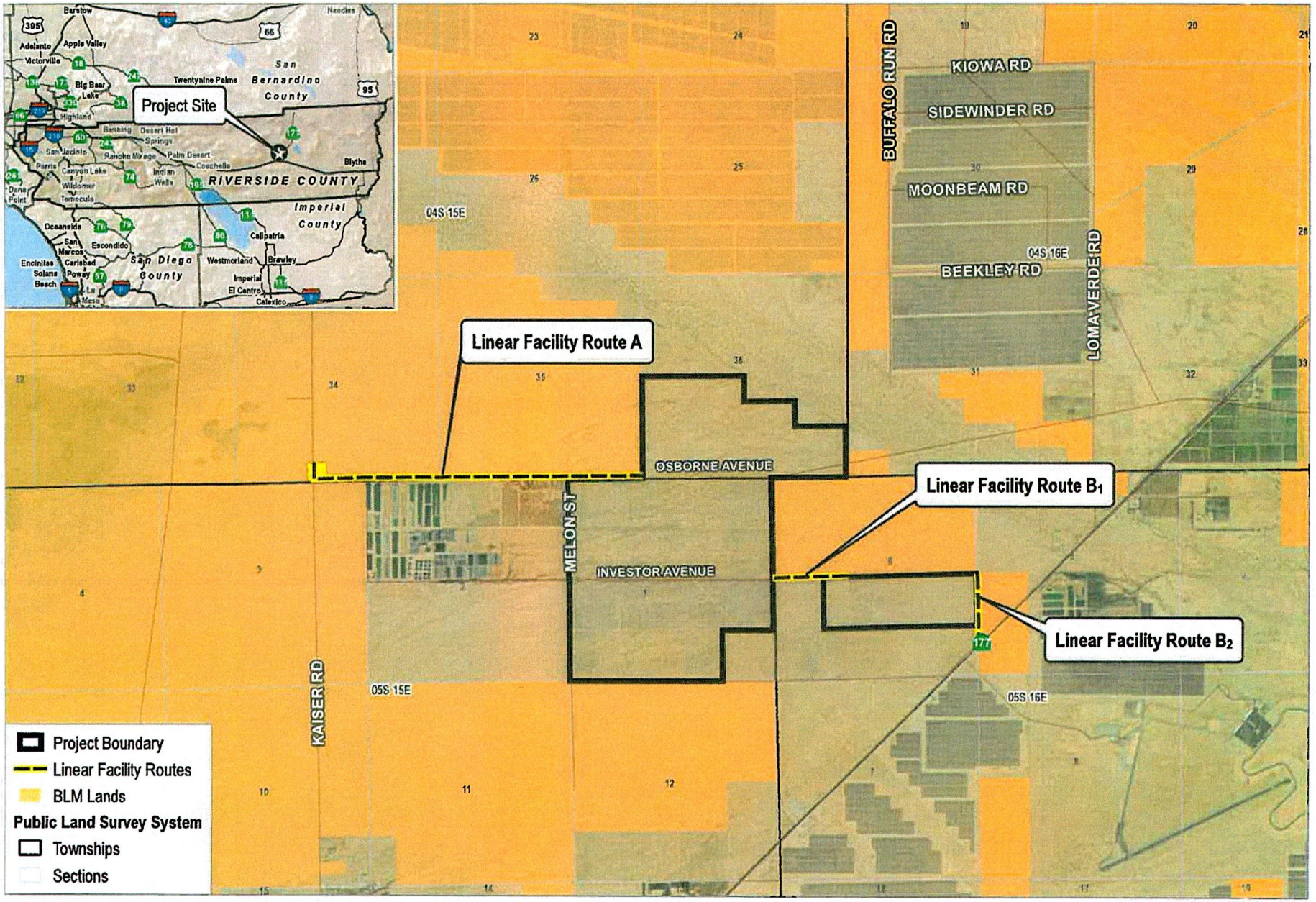
G) Sec. 6, LOT 1 NW1/4, LOT 1 NE1/4
APN 811-121-008

H) Sec. 5, NW1/4 SW1/4, SW1/4 SW1/4
APN 811-121-007 & 811-122-005

Development Agreement No. 2200018

EXHIBIT "B"

MAP SHOWING PROPERTY AND ITS LOCATION



SOURCE: Esri World Imagery Basemap (accessed 2022); County of Riverside 2022; BLM 2022

DUDEK

0 2,000 4,000 Feet

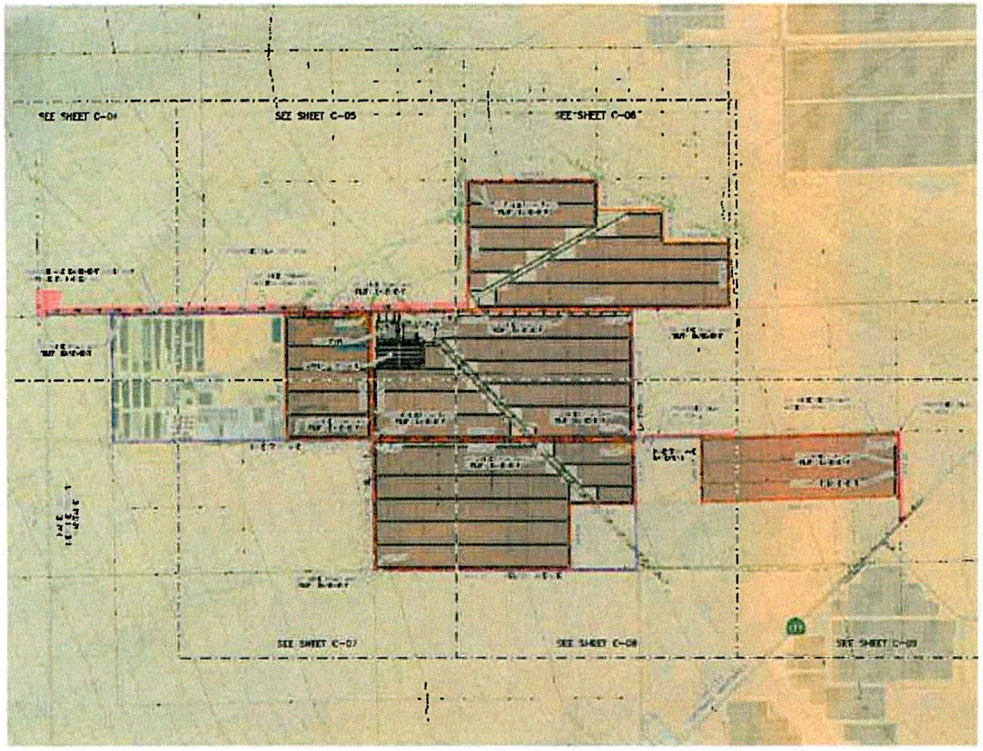
FIGURE 2-1

Project Location

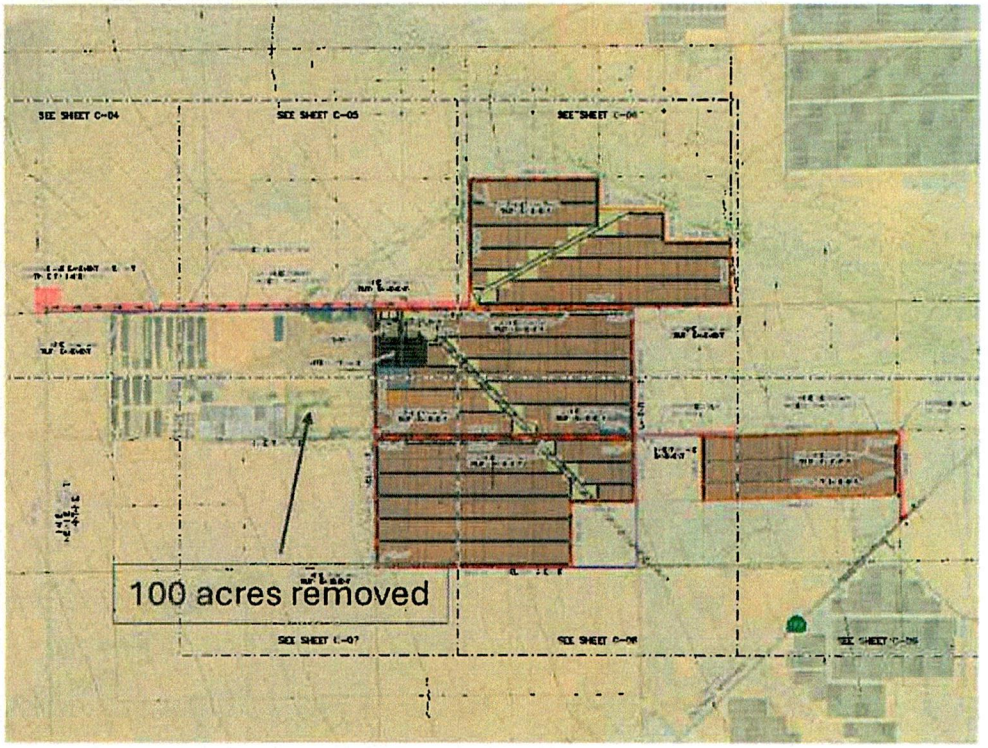
Sapphire Solar Project

Sapphire Solar Layout Comparison

Previous Boundary



Update Boundary



100 acres on the west side of the project removed. Construction laydown and parking area move east, panel ground cover ratio increased, and inverter sizing ratio altered to accommodate same MW size in smaller land area.

Development Agreement No. 2200018

EXHIBIT "C"

EXISTING DEVELOPMENT APPROVALS

Zoning

Conditional Use Permit No. 220035

Public Use Permit No. 220002

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 2200018

EXHIBIT "D"

EXISTING LAND USE REGULATIONS

1. Riverside County General Plan as amended through Resolution No. 2021-108
2. Ordinance No. 348 as amended through Ordinance No. 348.5028
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.106
5. Ordinance No. 458 as amended through Ordinance No. 458.17
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.11
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.7
13. Ordinance No. 659 as amended through Ordinance No. 659.14
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.23
16. Ordinance No. 673 as amended through Ordinance No. 673.8
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.6
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 742 as amended through Ordinance No. 742.1

21. Ordinance No. 743 as amended through Ordinance No. 743.3

22. Ordinance No. 748 as amended through Ordinance No. 748.1

23. Ordinance No. 749 as amended through Ordinance No. 749.1

24. Ordinance No. 752 as amended through Ordinance No. 752.2

25. Ordinance No. 754 as amended through Ordinance No. 754.3

26. Ordinance No. 787 as amended through Ordinance No. 787.10

27. Ordinance No. 806 as amended through Ordinance No. 806

28. Ordinance No. 810 as amended through Ordinance No. 810.3

29. Ordinance No. 817 as amended through Ordinance No. 817.1

30. Ordinance No. 824 as amended through Ordinance No. 824.18

31. Ordinance No. 847 as amended through Ordinance No. 847.1

32. Ordinance No. 859 as amended through Ordinance No. 859.3

33. Ordinance No. 875 as amended through Ordinance No. 875.1

34. Ordinance No. 915 as amended through Ordinance No. 915

35. Ordinance No. 925 as amended through Ordinance No. 925.1

36. Ordinance No. 926 as amended through Ordinance No. 926

37. Ordinance No. 927 as amended through Ordinance No. 927.2

38. Ordinance No. 931 as amended through Ordinance No. 931

39. Resolution No. 2020 -124 Establishing Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements

40. Board of Supervisors Policy No. B-29 as amended May 21, 2013

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Development Agreement No. 2200018

EXHIBIT "E"

SOLAR POWER PLANT

The Sapphire Solar Project encompasses a total of 1,023 acres located in the County of Riverside. Of this 1,023-acre area, approximately 982 acres are proposed for the solar facility located on private land under the jurisdiction of the County of Riverside and approximately 41 acres are proposed for the two Linear Facility Routes (LRFs) on BLM administered lands. LFR A would provide access from Kaiser Road, and routes for transmission lines and associated infrastructure. LFR B, consisting of two segments B_1 and B_2, would provide access from California SR-177/Rice Road and contain underground collection lines.

The Project proposes the construction and operation of a 117-megawatt (MW) commercial solar photovoltaic (PV) electrical generation facility with up to 117 MW of battery storage. The solar panels would be mounted on a single-axis tracking device that follows the sun. The panels would be a maximum height of 15 feet above grade at the tallest point and approximately 2 feet above grade at the lowest point. The panels would be connected to each other and would transmit the power generated via underground and/or aboveground collection system cables that would lead to a Power Conversion Station (PCS) that would be situated within each larger group of rows of panels. The PCS would use an inverter to convert the direct current (DC) power to alternating current. The on-site substation is anticipated to be located within the solar facility site and would encompass an area of up to 15 acres (depending on collocation of the battery storage facilities). The substation would convert the energy produced by the solar panels from 34.5 kilovolts (kV) to 230 kV. The generated electricity would be routed via a new generation tie (gen-tie) line internal to LFR A interconnecting via line tap on the existing Desert Harvest Solar Project (DHSP) 230-kV transmission line for delivery to the existing Southern California Edison (SCE) 230-kV Red Bluff Substation.

An operations and maintenance (O&M) building is proposed within the solar site area. The O&M building would be less than 3,600 square feet and would consist of offices, restrooms, a break room, meeting rooms, and an office supply storage area. The O&M building would include a heating, ventilation, and air conditioning (HVAC) system and would also include a septic system to serve sanitary wastewater treatment needs. A water tank would be installed to provide a sufficient water reservoir for fire safety as required by the Riverside County Fire Department.

A Supervisory Control and Data Acquisition System (SCADA) is critical to proper O&M of the Project and functions as a remote start, stop, reset, and tag out for the facility. The SCADA system for the Project would be implemented via new fiber optic cabling, which would connect from the Project substation along the new transmission poles into the existing DHSP top strung fiber cable which then runs to the SCE Red Bluff Substation.

The solar site would be enclosed by a permanent security fence consisting of an 8-foot-high chain link fence with top rail, bottom tension wire, and three strands of barbed wire mounted on 45- degree extension arms. With the strands of barbed wire, it would have an overall height of no more than 12 feet from the bottom of the fabric to the top barbed wire. Where required, the base of the fence may include desert tortoise exclusionary fencing material anchored below the ground surface consistent with United States Fish and Wildlife Service guidelines.

Development Agreement No. 2200018

EXHIBIT "F"

SOLAR POWER PLANT NET ACREAGE

EXHIBIT "F"

SOLAR POWER PLANT NET ACREAGE

Project-Related Facility	Size or Number of Components	Approximate Land Area on BLM (acres)	Approximate Land Area on Private Land (acres)	Total Land Area (acres)
Area Included within BLM and County Applications				
BLM ROW Application Area	NA	41	NA	41
Private Lands under County Jurisdiction	NA	NA	982	982
Total Application Area	NA	NA	NA	1,023
Facilities Within Perimeter Fence and Post-Construction ROW				
PV Arrays	TBD	NA	890.97	890.97
Internal Access Roads	18.6 miles	NA	36.07	36.07
Undeveloped Area (existing utilities)	NA	NA	48.53	48.53
At-Grade Items				
Substation	1	NA	4.5	4.5
O&M Building	1	NA	3,600 square feet	3,600 square feet
PCSs	NA	NA	0.2	0.2
BESS	1	NA	1.65	1.65
Sub-total Area Enclosed by Perimeter Fencing	10.5 miles of security fence	NA	982	982
Facilities Outside Perimeter Fence and Post-Construction ROW				
Gen-Tie Line Corridor	Approximately 1.74 miles long by 150 feet wide	34.45	NA	34.45
Secondary access route and buried collection (outside fence)	0.72 miles long by 75 feet wide	6.55	NA	6.55
Total Project Area - Solar Power Plant Net Acreage	**NA**	**41**	**982**	**1,023**

Development Agreement No. 2200018

EXHIBIT "G"

PROPERTY OWNER CONTACT INFORMATION

EDF power solutions Development, Inc.
15445 Innovation
Drive San Diego,
CA 92128

Fred Tafazoli
7862 19th St,
Westminster, CA 92683-4049

Ravi Madan
C/O S.K. Madan
P.O. Box 24066
Los Angeles, CA 90024

Reza Sarmadi
3126 S. Greyhound Rd,
Saratoga Springs, UT 84045

Paul Vanderhorst
11070 Hirschfield Way, #115
Rancho Cordova, CA 95670

Development Agreement No. 2200018

EXHIBIT "H"

ANNUAL REVIEW REPORT TEMPLATE

ANNUAL REVIEW REPORT – SOLAR POWER PLANT PROJECTS

To be completed by the Solar Power Plant Developer/Owner by July 1st of each year and submitted to the County of Riverside for review in accordance with Government Code section 65865.1.

Date: _____

Development Agreement No. DA2200018

Effective Date of Development Agreement: _____

Developer/Owner: _____

Project Name: _____

Permit Number(s): _____

APN Number(s): _____

Twelve-Month Period Covered by this Annual Review Report: _____

Date Annual Public Benefit Payment Submitted to County For This Reporting Period: _____

* * *

Owner Representation: I warrant and represent that I have authority to execute this Annual Review Report on behalf of Developer/Owner. I certify that the information filed is true and correct to the best of my knowledge and that Developer/Owner is in good faith compliance with the terms of the above referenced Development Agreement, including all conditions of approval for the above listed permits which are part of the Existing Development Approvals and Development Plan covered by the Development Agreement. I understand that the County may require additional information to supplement this Annual Review Report to aid in the County's determination.

Signature of Developer/Owner: _____

Print Name and Title: _____

* * *

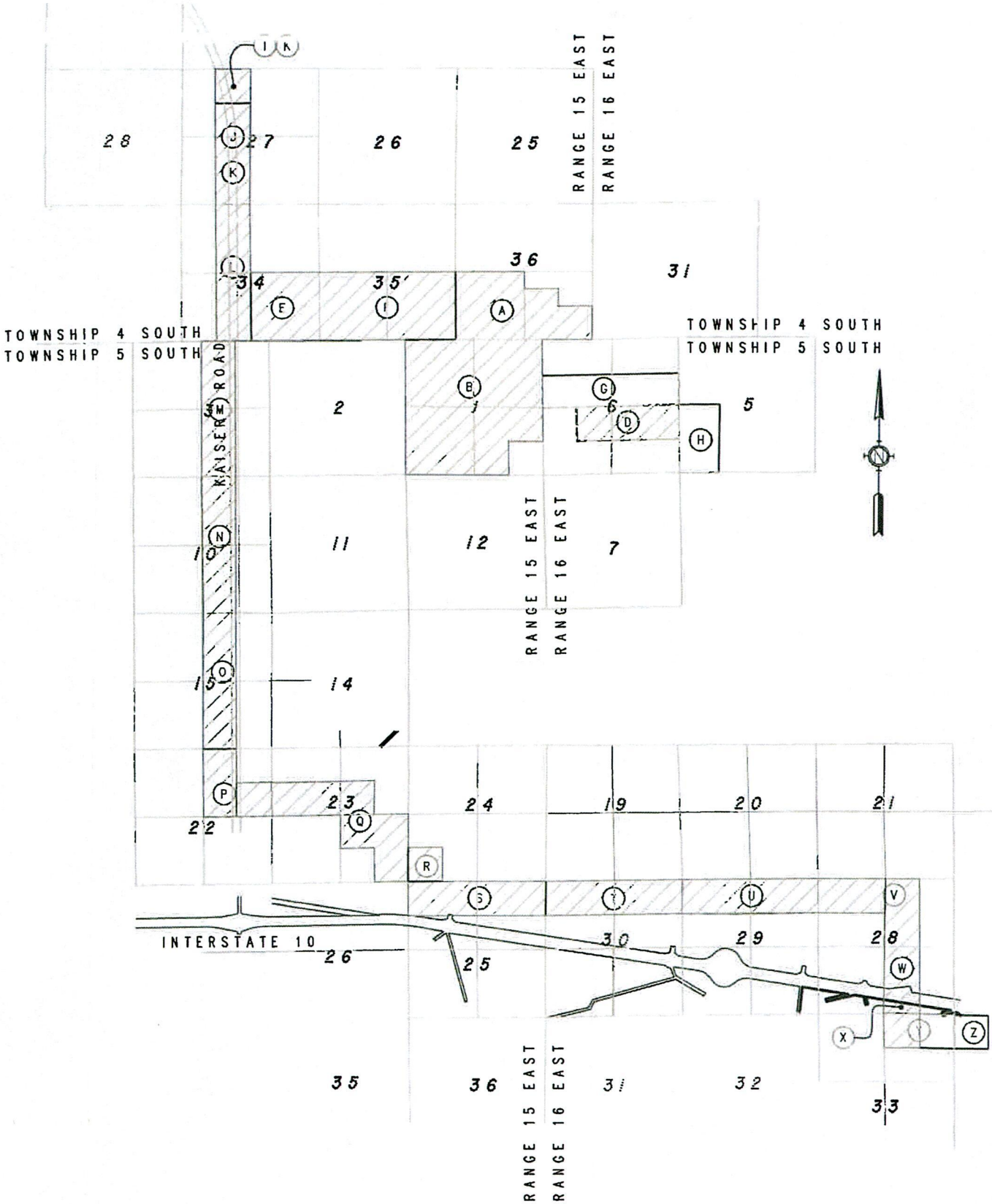
[TO BE COMPLETED BY COUNTY]

County Determination: Developer is found to be in good faith substantial compliance with the terms and conditions of the Development Agreement for the period covered by this Review Report.

TLMA Director: _____

Signature: _____

Date: _____


RANGE 15 EAST
RANGE 16 EAST
TOWNSHIP 4 SOUTH
TOWNSHIP 5 SOUTH
KAISER ROAD
INTERSTATE 10
28
27
26
25
36
31
34
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KEY MAP