

**Imperial County
Planning & Development Services Department**

**NOTICE OF AVAILABILITY OF DRAFT EIR
FOR WISTARIA RANCH SOLAR ENERGY CENTER PROJECT**

The Imperial County Planning & Development Services Department has prepared a Draft Environmental Impact Report (EIR) for the Wistaria Ranch Solar Energy Center Project described below. The Imperial County Planning & Development Services Department held a public scoping meeting for the EIR at 6:00 p.m. on October 10th 2013 at the Imperial County Board of Supervisors Chambers, 2nd Floor of the County Administration Center located at 940 Main Street, El Centro, CA 92243. Comments regarding the EIR's scope were received on the proposed project and accepted at this meeting.

SUBJECT: Wistaria Ranch Solar Energy Center Project SCH 2013091084

ESTIMATED PLANNING COMMISSION CONSIDERATION: Fall of 2014

PROJECT LOCATION: From a regional perspective, the solar field site parcels are approximately six miles southwest of the City of El Centro, California and four miles directly west of Calexico, California. More specifically, the 32 individual solar field site parcels are within the area south of Interstate 8 (I-8), east of Pulliam Road, and north of the All American Canal in southwestern unincorporated Imperial County. The solar field site parcels are located in three clusters (northern, central and southern) of privately owned agricultural land. The Project area is generally bounded by Wahl Road on the north, Brockman and Rockwood Roads on the west, the U.S./Mexico border on the south, and Ferrell and Corda Roads on the east. The geographic center of the solar field site parcels and Electric Collector Line Corridor roughly corresponds with 32° 41' 48" North and 115° 37' 00" West, at an elevation of 13 feet below sea level. The gen-tie component of the Project generally starts to the east of Rockwood Road, north of Anza Road and extends due west to Pulliam Road then aligns south as it connects to the ISECS Project.

PROJECT DESCRIPTION: The Wistaria Ranch Solar Energy Center Project (i.e. proposed Project or Project) is a renewable energy project employing photovoltaic (PV) or concentrated photovoltaic (CPV) technology. The Applicant has filed 17 CUP applications (13-0036 thru 13-0052) to develop up to 17 individual solar projects on 32 parcels totaling approximately 2,793 acres (i.e. Phased CUP Scenario). Alternatively, the Project could be built out in clusters of CUPs or in its entirety (i.e. all 17 CUPs, Full Build-out Scenario) at one time. Each CUP is approximately 20 megawatts (MW) while the entire Project (if built-out at once) is anticipated to generate 250 MW. The ultimate energy output is dependent on several variables, including off-take arrangements and the evolving efficiency of PV and CPV panels. As a result, the Project could generate more or less than 250 MW. However, the Project would not disturb more than 2,793 acres. The project will require the approval of 17 variances allowing for a maximum height of 140' feet, and a Williamson Act cancellation. A Development Agreement is also anticipated as part of the approval process.

DESIGNATED AREA PLAN: The project area is designated as Agriculture by the Imperial County General Plan. Proposed project parcels are zoned A-2 (General Agriculture), A-2-R (General Agriculture Rural Zone) and A-3 (Heavy Agriculture).

BOARD OF SUPERVISORS DISTRICT: District 2, Supervisor Jack Terrazas

ANTICIPATED SIGNIFICANT EFFECTS: The Draft EIR has analyzed the potential impacts associated with the following: Aesthetics; Agriculture and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions/Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use/Planning; Noise; Public Services; Transportation/Circulation; Utilities and Service Systems and Cumulative Impacts.

COMMENTS REQUESTED. Your comments may be submitted in writing to: Jim Minnick, Interim Director of Imperial County Planning & Development Services Dept., located at 801 Main Street, El Centro, CA 92243. A hard copy of the Draft Environmental Impact Report is available for review at the Imperial County Planning and Development Services Department located at 801 Main Street, El Centro, CA 92243 from 7:00 am thru 5:00pm Monday thru Friday.

NOTICE OF AVAILABILITY DRAFT EIR COMMENTING PERIOD: **August 22, 2014 thru October 10, 2014.** Copies of the Draft Environmental Impact Report (DEIR) will be available for review at the local libraries and the Imperial County Planning & Development Services Department will post the Draft Environmental Review (DEIR) on the Imperial County Website, at <http://www.icpds.com/>