



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

October 26, 2020

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of a comprehensive Environmental Impact Report (EIR) for the VEGA SES 4 Solar Project, which includes a Conditional Use Permit (CUP) and an Initial Study (IS). **The Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the EIR pursuant to the California Environmental Quality Act (CEQA). The successful consultant will work directly for the County Planning & Development Services Director in the preparation of the Draft and Final EIR.

The VEGA SES 4 Solar Project includes:

1. **One (1) Conditional Use Permit to allow for the construction and operation of a 100-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and 100 MW/400 megawatt hour (MWh) battery storage project. The Project is to be located on approximately 531.53 acres.**

Attached is a copy of the application package.

- I. **The County hereby requests the following information; for each item (as appropriate) the hourly rate and estimated total hours for the specific task must be documented.**
 - a. Identified milestones representing specific tangible work products (tasks) to which payments by the County would be linked and become part of the legal contract. (Please note that all subsequent bills/invoices will be required to include both the identified milestones and percent completed).
 - b. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
 - c. An estimated "not to exceed cost" to prepare the Drafts (DEIR) and Final Environmental (FEIR) documents;
 - d. Review the attached proposed application and make findings of consistency with the *Imperial County General Plan Renewable and Transmission Element*; and
 - e. An electronic version (i.e. thumb drive or CD) of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

The only exception to the "not to exceed" cost shall be the response to public comments received as a result of the joint environmental document's circulation. If the County receives excessive comments on the draft document, then the costs will be determined on a "negotiated basis" when the draft document and comments on the project become available. Excessive comments are generally considered to be more than twenty (20) commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted."

The proposal must incorporate the cost estimate for the printing of five (5) hard copies of the Administrative Draft EIR, five (5) hard copies of the Draft EIR and five (5) hard copies of the Final EIR, along with the creation of 50 CD's of the aforementioned environmental documents, as determined. Also, the proposal must provide a cost estimate for each additional hard copy and/or CD, if additional copies are needed.

The proposal must provide that prior to any cost overruns; the consultant shall discuss first and then seek written approval from the County Planning and Development Services Director, Jim Minnick before such costs are incurred. Failure to get prior written approval may result in such costs being disallowed.

II. We request that you provide within your cost estimate for the EIR, including the hourly rate and total estimated hours, a preparation of the following studies and analysis.

- Agriculture and Forest Resources
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Health & Safety
- Public Services
- Recreation
- SB18/AB-52 Tribal Cultural Resources
- Utilities and Service Systems
- Energy
- Wildfire
- Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)
- Geotechnical/Geology and Soils
- Phase 1 Environmental Site Assessment
- Hydrology and Water Quality
- Water Supply Assessment

It is expected that the applicant will be submitting the following documentation for review; we request that you provide within your estimate for the EIR the cost for the peer-review of this work and these studies, prepared by the applicant and their consultants.

- Transportation/Traffic
- Biology Resources
- Cultural Resources/Historical/Tribal Cultural/Archaeology
- Aesthetics/Visual Impacts
- Air Quality and Greenhouse Gas
- Noise

- Land Evaluation and Site Assessment

At the very least, you will be expected to review such outside studies as a third-party review and determine whether or not they are adequate, need to be revised, updated or, in fact, be reproduced. However, at this time, the applicant will not be submitting any studies.

III. The following format should be used in preparing the proposal, additional information/items may be used to further bolster your proposal:

One page cover letter introducing your firm.

1. Project Understanding

2. Project Team

- Identify all company and consultant team personnel who will work on the project and short description of their education and work experience.
- Resumes of the prime and technical consultants should be included and can be attached to the proposal as an appendix.
- Organization Charts-Elaborate organization charts are not necessary.

3. Scope of Work

- Describe the proposed tasks to accomplish the scope of work.
- Include deliverables, when applicable, for each task.
- Include all applicable site visits, scoping meetings, staff meetings and public hearings.
- Be specific regarding your approach to complete the CEQA noticing requirements.

4. The tasks should be presented as follows:

a. Project Initiation

Include research, site visit, data collection, CEQA notices, scoping meetings, etc;

b. Administrative Draft EIR

Include mandatory CEQA sections, required and technical studies, peer review of applicant-prepared technical studies, number of revisions, meetings and coordination with County Staff;

c. Public Review Draft EIR

Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;

d. Final EIR

Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;

e. Mitigation, Monitoring and Reporting Program

Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;

f. CEQA Findings and Notice of Determination

Include the preparation per CEQA requirements;

g. Assumptions

Please provide a specific section for assumptions. Include your assumptions regarding travel time, mileage, public noticing, or anything else that needs clarification; and

h. Meetings

The number of meetings and hearings that are included in your proposal should be detailed under each task.

5. Proposed Schedule

Provide the number of weeks for each task in tabular form from project initiation to public hearings, Planning Commission, and Board of Supervisors.

6. Cost Estimate/Milestones

- Provide a discussion of the proposed cost and any optional costs.
- Include a spread sheet that details your personnel, any subcontractors to be used, their estimated hours, and associated costs per task (can be attached as an appendix).
- A table of project milestones should be included in the Cost Estimate discussion.

7. Consultant Selection Criteria

- a) Understanding of the project:** the proposer should demonstrate understanding of key elements of the project and, accordingly, provide the names of personnel and their expertise.
- b) Approach to the project:** The selection process will evaluate the extent to which the proposer has recognized and identified special circumstances on the project and whether the proposer has provided logical approach to tasks and issues of the project.
- c) Professional qualifications necessary for satisfactory performance:** The project manager and key team members should be qualified to perform the work categories on the project; and the proposer's knowledge of standards and procedures will be examined.
- d) Specialized experience and technical competence in the type of work required:** The proposer should provide information about comparable projects they have been involved with and/or successfully accomplished; past performance on contracts with government agencies and private industry will be considered together with past performance evaluations; and the capacity to accomplish the work in the required time will also be evaluated.

III. **It is requested that you disclose any conflict** or potential conflict that you may have if you are submitting a proposal. The conflict by the County envisions, at the very minimum, current/ongoing or previous contracts (within the past year) with the applicant(s); this also includes current technical studies that either are or have been prepared for the applicant(s) within the last year.

IV. **Not providing the extent of information (including hourly rate and total estimated hours per task) may negatively impact the evaluation of your proposal.**

If you are interested in submitting a proposal, please submit it to the Director at Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA, 92243, **no later than November 18, 2020 at 5:00 p.m.** This must be postmarked or sent via facsimile on or before this date and time.

Please note that it is **not necessary to present us with voluminous references or individualized background data** on persons or personnel within your organization. We may require this at a later date. We look forward to receiving your RFP submittal.

Please submit a total of 4 hard copies and a CD.

Should you have any questions or comments, please contact the assigned Planner for this project, Diana Robinson, Planner III (442) 265-1736, extension 1751, or via-email at dianarobinson@co.imperial.ca.us.

Sincerely,



JIM MINNICK, Director
Planning & Development Services Department

Attachments: VEGA 4 Project Application Package

cc: Tony Rouhotas, County Executive Officer
Adam Crook, Deputy County Counsel
Jim Minnick, Director of Planning and Development Services
Michael Abraham, AICP, Asst. Director of Planning & Development Services
Jurg Heuberger jurgheuberger@gmail.com
Project File: CUP20-0020
APN 052-170-056-000, et. al.
Files: 10.101, 10.102, 10.105, 10.109, 10.110, 10.130, 10.133, 10.104

DRIMS\SI\AllUsers\APN\059\300\015\CUP20-0020 IS20-0029\The RGH Group RFP for VEGA SES 4 Solar Project 10-26-20.docx

LETTER OF TRANSMITTAL:

October 15, 2020

TO: Jim Minnick, Director of ICPDS

FROM: Jurg Heuberger, Consultant 

RE: VEGA SES 2, 3, 4 and 5

Jim:

Attached are four (4) applications for four solar projects. They are titled VEGA SES 2, VEGA SES 3, VEGA SES 4 and VEGA SES 5.

We are requesting that VEGA 2, 3 and 5 be processed under one EIR and VEGA 4 under one EIR.

The fees per your office are \$ \$16,500.00 for processing VEGA 2, 3 & 5, and \$ 14,500.00 for VEGA 4.

These applications are not complete in the sense that they do not have the accompanying technical studies. They are however complete enough for your office to commence the RFP process to retain appropriate consultant(s) for the preparation of the EIR's.

At this time, we are requesting that your office start the process to retain appropriate EIR Consultant(s).

Time is of the essence on these projects which is why we are requesting your cooperation and assistance in expediting this portion of the process.

We will have the technical studies plus any other documentation you need well before you have a contract for a CEQA consultant. To that end however we would also appreciate having your staff begin the review of these applications and advising me of what other information they feel is lacking aside from the "preliminary title reports", the original owners affidavits, and the technical studies which will include the following: traffic, biological, cultural, visual, air quality/GHG, Noise and AG/LESA.

Lastly, I am the primary point of contact on all of these applications and would respectfully request that all correspondence on these be directed to me at jurgheuberger@gmail.com, or 760-996-0313 or PO Box 4151, El Centro, Ca. 92244. I understand that you have to notify the property owners that a permit application has been filed on their land, however all other correspondence should be directed exclusively to me.

Thank you.

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OCT 19 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

| | | |
|---|--|-----------------------------------|
| 1. PROPERTY OWNER'S NAME Jimmy R. Doyle and Tammi Cheri Slater | EMAIL ADDRESS | |
| 2. MAILING ADDRESS (Street / P O Box, City, State) See attached Property Owner Exhibit | ZIP CODE | PHONE NUMBER |
| 3. APPLICANT'S NAME Apex Energy Solutions, LLC | EMAIL ADDRESS ziad@zglobal.biz | |
| 4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA | ZIP CODE 95630 | PHONE NUMBER (916) 985-9461 |
| 4. ENGINEER'S NAME To be determined | CA. LICENSE NO. | EMAIL ADDRESS To be determined |
| 5. MAILING ADDRESS (Street / P O Box, City, State) To be determined | ZIP CODE To be determined | PHONE NUMBER To be determined |
| 6. ASSESSOR'S PARCEL NO. 059-300-015-000, 059-300-017-000, 059-290-010-000 | SIZE OF PROPERTY (in acres or square foot) Approximately 531.53 acres | ZONING (existing) A-3-RE |
| 7. PROPERTY (site) ADDRESS none available 2849 E. Hwy 98, Holtville, CA 92250 | | |
| 8. GENERAL LOCATION (i.e. city, town, cross street) Approximately ten (10) miles east of Calexico situated between the All American Canal and US/Mexico border | | |
| 9. LEGAL DESCRIPTION See attached Property Owner Exhibit for detailed legal descriptions. (also see Attachment 1 [Project Description]) for additional detail. | | |

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

| | |
|--|--|
| 10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) | Develop the Vega SES 4 Solar BESS Project, a nominal 100-megawatt (MW) alternating current (AC) solar photovoltaic energy generation and 100MW/400 megawatt hour (MWh) battery energy storage project (see Attachment 1 [Project Description]) |
| 11. DESCRIBE CURRENT USE OF PROPERTY | Idle land (see Attachment 1) |
| 12. DESCRIBE PROPOSED SEWER SYSTEM | See Attachment 1 |
| 13. DESCRIBE PROPOSED WATER SYSTEM | See Attachment 1 |
| 14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM | See Attachment 1 |
| 15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 0 (see Attachment 1) |

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY
CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN
IS TRUE AND CORRECT.

See attached owner's affidavit

Print Name _____ Date _____
Applicant: Apex Energy Solutions, LLC
Signature _____
Ziad Alaywan, P.E.
Print Name _____ Date 10/14/2020
Signature _____

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
B. FEE
C. OTHER
D. OTHER

APPLICATION RECEIVED BY: JH DATE 10/20/2020
APPLICATION DEEMED COMPLETE BY: DATE
APPLICATION REJECTED BY: DATE
TENTATIVE HEARING BY: DATE
FINAL ACTION: ☐ APPROVED ☐ DENIED DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required:
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

CUP #

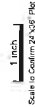
10-0020

VEGA SES 4 100MWac
(313,600) QCell Qpeak 450W modules
(135) Battery container

VEGA SES 4

CONFIDENTIAL DOCUMENTS
THE INFORMATION EMBODED ON THIS DRAWING IS
STRICTLY CONFIDENTIAL AND IS SUPPLIED WITH THE
UNDERSTANDING THAT IT WILL BE KEPT CONFIDENTIAL &
NOT DISCLOSED TO THIRD PARTIES WITHOUT THE WRITTEN
CONSENT OF GOLDAL C

| REV. | BY | DESCRIPTION | DATE | AMOUNT |
|------|----|---------------|-----------|--------|
| 1 | RD | PRE-PAYMENTAL | 08/1/2024 | 2A |



Scale to Confirm 24 X35" plate

Apex Energy
SOLUTIONS

204 SUTTER ST, STE 250
FOLSOM, CA 95630
Phone : 916.985.9461
Fax: 916.985.9467

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY ZGLOBAL INC. FOR THEIR EXCLUSIVE USE IN ACCORD WITH SEC. 6737.3 OF THE 2013 PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

SITE PLAN

| | | |
|---------|-----------|-------------|
| NAME | NO | Company No. |
| ADDRESS | 2A | |
| CITY | ST. LOUIS | |

1

| | | | |
|-----|--|--|-----------------------------|
| 1. | PROPERTY OWNER'S NAME Jimmie R. Doyle and Tammy Cheri Slater, Successor Co-Trustees of the Exemption Trust under the Doyle Family 2010 Trust, dated August 13, 2010, as to an undivided 92.9% interest; and Jimmie R. Doyle and Tammy Cheri Slater, Successor Co-Trustees of the Survivor's Trust under the Doyle Family 2010 Trust, dated August 13, 2010, as to an undivided 7.1% interest | EMAIL ADDRESS | |
| 2. | MAILING ADDRESS (Street / P O Box, City, State) Tammy Slater/12204 E. Del Norte, Yuma, AZ | ZIP CODE 85367 | PHONE NUMBER |
| 2B. | MAILING ADDRESS (Street / P O Box, City, State) Jim R. Doyle/39537 Old Hwy 80, PBX 1442, Boulevard, CA | ZIP CODE 91905 | PHONE NUMBER |
| 6. | ASSESSOR'S PARCEL NO. 059-300-015-000, 059-300-017-000 and 059-290-010-000 | SIZE OF PROPERTY (in acres of square foot) 531.53 acres | ZONING (Existing) A-3-RE |
| 7. | PROPERTY (site) ADDRESS None available | | |
| 8. | GENERAL LOCATION (i.e. city, town, cross street) Approximately ten (10) miles east of the Calexico situated between the All-American Canal and US/Mexico border | | |
| 9. | <p>LEGAL DESCRIPTION</p> <p><u>PARCEL 1:</u> THOSE PORTIONS OF LOTS 13, 20 AND 21, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, LYING SOUTH OF THE ALL-AMERICAN CANAL, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p><u>PARCEL 2:</u> LOTS 11, 13, 15 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p><u>PARCEL 3:</u> THOSE PORTIONS OF LOTS 6, 7 AND 10, AND THE NORTHEAST QUARTER OF SECTION 11, LYING SOUTH OF THE ALL-AMERICAN CANAL, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> | | |

PARCEL 4:

TRACT 41, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ONE-HALF OF ALL STEAM, MINERALS, OILS, GAS, WATER, CARBONS AND HYDROCARBONS ON OR UNDER THE HEREIN DESCRIBED PROPERTY, AS RESERVED BY NATALIE KAPLAN BY DEED RECORDED APRIL 5, 1979 AS DOCUMENT NO. 3 IN BOOK 1431, PAGE 1454 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 60 FEET THEREOF AS TAKEN BY THE UNITED STATES OF AMERICA IN DECLARATION OF TAKING RECORDED AUGUST 8, 2008 AS DOCUMENT NO. 2008-023038 OF OFFICIAL RECORDS.

PARCEL 5:

LOTS 2, 3, 4 AND 7, SECTION 15 AND THAT PORTION OF LOT 3, SECTION 16, LYING SOUTHERLY OF THE ALL- AMERICAN CANAL, ALL IN TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ANY PORTIONS THEREOF LYING WITHIN THE PUBLIC RESERVE, BEING THE SOUTH 60 FEET, LYING ADJACENT TO THE INTERNATIONAL BORDER BETWEEN THE UNITED STATES AND MEXICO, AS SET OUT BY PRESIDENTIAL PROCLAMATION DATED MAY 27, 1907 (35 STATS, 2186).

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OCT 19 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

VEGA SES 4 SOLAR ENERGY STORAGE PROJECT DESCRIPTION

October 2020

Submitted to:

County of Imperial
Planning and Development Services Department
801 Main Street
El Centro, CA 92243-2811

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OCT 19 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Submitted by:

APEX ENERGY SOLUTIONS, LLC.
750 W. Main Street
El Centro, CA 92243

VEGA SES 4
SOLAR PROJECT DESCRIPTION

Table of Contents

| | |
|--|----|
| Introduction | 2 |
| Property Description..... | 2 |
| Solar Technology | 3 |
| Project Facilities | 3 |
| Site Access | 4 |
| Site Construction | 5 |
| Site Operations | 6 |
| Water Resource Requirements | 6 |
| Waste | 6 |
| Permit Requirements | 7 |
| Environmental Protection Measures and Baseline Information | 7 |
| | |
| Figure 1 Project Location Map..... | 11 |
| Figure 2 Project Vicinity Map | 12 |
| Figure 3 Vega SES 4 Site Plan | 13 |

VEGA SES 4

SOLAR PROJECT DESCRIPTION

Introduction

Apex Energy Solutions LLC. is proposing to develop the Vega SES 4 Solar Energy Storage (Project), a nominal 100-megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 100 MW battery storage project on approximately 531.53 acres of land in the County of Imperial, California. The Project would be located between the California/Mexico border and the All-American Canal, on the California side. It is approximately 10 miles east of Calexico in Sections 10, 11, 14, 15 and 16 all within Township 17 South, and Range 16 East of the San Bernardino Base and Meridian (SBB&M) of the "Bonds Corner" topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005). The electrical energy produced by the Project would be conducted through the proposed 92 kilovolt (kV) generator intertie ("gen-tie") line and delivered to the Imperial Irrigation District (IID) 92 kV "P" line.

Property Description

The Project would be located on Imperial County Assessor's Parcel Numbers (APNs) 059-300-015-000 (approximately 301.73 acres), 059-300-017-000 (approximately 148.88 acres) and 059-290-010-000 (approximately 80.92 acres), all of which are currently owned by Tammy Cheri Slater and Jimmie R. Doyle (Co-trustees of the survivors Trust under the Doyle Family 2010 Trust dated August 13, 2010).

All three of the Project area parcels are designated as "Agriculture" in the Imperial County General Plan and are zoned A-3-RE (Heavy Agriculture with a Renewable Energy Overlay-areas that are suitable for agricultural land uses; to prevent the encroachment of incompatible uses onto and within agricultural lands; and to prohibit the premature conversion of such lands to non-agricultural uses). Pursuant to Section 91703.02 (CONDITIONAL USE PERMITS), Renewable Energy Projects must be located within the Renewable Energy Overlay Zone and may be permitted only through the issuance of a Conditional Use Permit (CUP) as approved by the Approving Authority unless otherwise allowed by applicable law. At present, the project is located within the Renewable Energy Zone. This Project Description is intended to support Apex Energy Solutions LLC's requested approval of a Conditional Use Permit for the Vega SES 4 Project. Representative photographs of the Project areas will be provided.

Solar Technology

The Project proposes to utilize either thin film or crystalline solar photovoltaic (PV) technology modules mounted either on fixed frames or horizontal single-axis tracker (HSAT) systems. The fixed frame PV module arrays would be mounted on racks that would be supported by driven piles. The depth of the piles would be dependent on the recommendations of the geotechnical report prepared for the Project. The fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal facing a southerly direction. Current Project designs would have individual PV modules, mounted two high on a fixed frame, providing a two-foot ground clearance and resulting in the tops of the panels at approximately 7.5 feet above the ground. The fixed PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays would be separated from each other and the perimeter security fence by up to 30-foot wide interior roads. If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine (9) feet above the ground, depending on the final design) at both sunrise and sunset, when the HSAT is rotated to point the modules at the rising or setting sun. At noon, or when stowed during high winds, when the HSAT system is rotated so that the PV modules are horizontal, the nominal height would be about six (6) feet above the ground, depending on the final design. The individual PV systems would be arranged in large arrays by placing them in columns spaced approximately ten feet apart to maximize operational performance and to allow access for panel cleaning and maintenance. Current Project designs would have individual HSAT PV modules, each approximately two feet wide by four feet long (depending on the specific PV technology selected), mounted on a frame which is attached to an HSAT system. These HSAT arrays would be separated from each other and the perimeter security fence by up to 30-foot wide roads, consistent with agency emergency access requirements.

Project Facilities

Electrical Power System: Electricity generated by the PV modules would be collected by a direct current (DC) collection system routed underground in trenches. This DC power would be delivered to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would convert the DC power to three-phase alternating current (AC). The inverters could be connected to AC interconnection facilities which, if needed, would raise the voltage to 34.5 kV, or the interconnection voltage selected by the Projects. Underground or overhead 12.5 kV or 34.5-kV collection lines would transmit the electricity to the new Project substations.

Interconnection Facilities:

A new Project substation would be constructed on the northern boundary of APN 059-300-015 (See Figure 3). This substation would take the delivery of the up to 34.5 kV power from the Project and increase the voltage of the electricity to 92 kV, where it would feed into the interconnection switching station for metering and delivery to the IID 92 kV "P" Line. The

substation would include a transformer, circuit breakers, meters, disconnect switches, and microwave or other communication facilities.

A new interconnection switching station would be constructed at the northern boundary of APN 059-300-015, immediately adjacent to the Project substation. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and an electrical control building. This station would operate at 92 kV and be equipped with two circuit breakers, allowing for looping in of the IID 92 kV “P” Transmission line as well as connection to the Project gen-tie line. The Project substation and interconnection switching station would be connected via a single overhead 92 kV line, tie line. The interconnection switching station would be enclosed within its own fence.

To connect to the Projects’ interconnection facilities, the medium voltage power produced by the Project would be conveyed underground, or above ground where necessary, to cross over any sensitive site features. The Projects’ interconnection facilities design would meet all necessary utility standards and requirements. As required, surge arrestors would be used to protect facilities and auxiliary equipment from lightning strikes or other disturbances. Distribution from the site would be via an overhead connection.

Transmission Lines: The electrical energy produced by the Project would be conducted through the Project interconnection facilities to the proposed 92kV generator intertie (“gen-tie”) line and delivered to the existing IID approved point of interconnection (POI) on the 92 kV “P” Line (See Figure 3).

Security: Six-foot high security fencing would be installed around the perimeter of each of the Project sites at the commencement of construction and site access would be limited to authorized site workers. In addition, a motion detection system and closed-circuit camera system may also be installed. The site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds may be made by the security team monitoring the site security.

Battery System: The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to the projects solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC and fire suppression systems as necessary, depending on the final selection of battery technology. Inside the housing the batteries will be placed on racks, the orientation of which depends on the type of housing. Underground trenches with conduits will be used to connect the batteries to the control and monitoring systems, and inverters to convert the PV produced DC power to AC power.

Site Access

The Project site would include one primary access driveway, currently contemplated across the East Highline Check of the All-American Canal, in the far northeastern corner of the Project area and a secondary access driveway (if required) with a to be determined location (see Figure 3). This driveway would be provided with a minimum of 30-foot double swing gates with “Knox

Box” for keyed entry. Internal to the Project site up to 30-foot wide roads would be provided between the PV arrays, as well as around the perimeter of each Project site inside the perimeter security fence to provide access to all areas of each site for maintenance and emergency vehicles (see Figure 3).

Site Construction

Construction Activities: Construction activities would primarily involve demolition and grubbing; grading of the Project area to establish access roads and pads for electrical equipment (inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of solar equipment and security fencing. Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Imperial County Air Pollution Control District (ICAPCD) or the California Air Resources Board (CARB). A temporary, portable construction supply container would be located at the Project sites at the beginning of construction and removed at the end of construction. The number of on-site construction workers for the solar project facilities is not expected to exceed 150 workers at any one time. The number of on-site construction workers for the battery storage facility and the substation is not expected to exceed 100 workers at any one time. Onsite parking would be provided for all construction workers.

Traffic: The construction worker traffic is expected to travel to the site from Highway 98 east to the East Highline Check of the All-American Canal crossing to the project entrance.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two trucks would arrive at the Project sites each day during the first few weeks of construction of the solar generating facility.

Storm Water: Areas of the solar energy storage facilities where small amounts of contaminants could be released, such as the paved areas surrounding the containers, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas, where required) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All applicable local RWQCB discharge requirements and County of Imperial’s water quality regulations would be adhered to in the development and maintenance of the project sites. A drainage study and preliminary grading plan for the project will be prepared by a local civil engineering firm to address the potential environmental impacts of site drainage and stormwater.

Site Operations

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project sites. Primary security-related monitoring would be done remotely. Security personnel may conduct unscheduled security rounds, and would be dispatched to the site in response to a fence breach or other alarm. Site maintenance workers may access the Project site periodically to clean the panels and maintain the equipment and Project area. The public would not have access to the facility. Access to the Project site would be infrequent and limited to authorized personnel.

Periodic washing of the PV modules is not expected to be necessary but could be needed to remove dust in order to maintain power generation efficiency. The amount of water needed for this purpose is conservatively estimated at 5 acre-feet per washing, with up to two washings per year, or a total of up to 10 acre-feet per year. This water would be water purchased from the IID. Each washing is expected to take one to two weeks to complete. Vegetation growing on the site would periodically (approximately every three months) be removed manually and/or treated with herbicides.

Water Resource Requirements

Water for Construction: Water for construction (primarily dust control) would be obtained from local IID irrigation canals or laterals in conformance with IID construction water acquisition requirements. Water would be picked up from a nearby lateral canal and delivered to the construction location by a water truck which would be capable of carrying approximately 4,000 gallons per load. It is estimated that up to 275 acre-feet of water would be needed for site grading and dust control over the expected Project construction period.

Water for Operations: Water for washing the PV modules, if required, would be purchased from the IID and delivered to the Project site by water trucks. The volume of water to be used for PV module washing and dust control, if needed, is estimated at up to 10 acre-feet per year.

Waste

Relatively small amounts of trash would be generated during construction from packaging materials delivered to the site. Construction related waste would be transported to a local landfill authorized to receive this waste for disposal. Portable toilets would be located on-site during construction and sanitary waste would be removed from the site by a local contractor.

No general waste is expected to be generated during normal operations. Sanitary waste generated during Project maintenance operations would be handled by bringing portable toilets to the Project sites, with waste removed periodically by a local contractor.

No hazardous waste is expected to be generated from the Project during either construction or normal Project operations.

Permit Requirements

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permits (Imperial County Planning & Development Services Department)
- Building Permits (Imperial County Planning & Development Services Department)
- Dust Control Plan (Imperial County Air Pollution Control District)
- Rule 310 Exemption (Imperial County Air Pollution Control District)
- Encroachment Permits (Imperial County Public Works Department)
- Encroachment Permits (Imperial Irrigation District)
- Right-of-Way Permit (U.S. Bureau of Reclamation)
- Water Supply Agreement (Imperial Irrigation District)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)
- Consultation for Sensitive Species (California Department of Fish and Wildlife)
- Consultation for Bird and Bat Conservation Strategy (U.S. Fish and Wildlife Service)

Environmental Protection Measures and Baseline Information

All Project construction and contractor personnel would be informed of Vega SES 4 policy regarding undue degradation of the environment. These measures are intended to prevent all unacceptable impacts from occurring as a result of the proposed construction and ongoing operations.

Aesthetics:

Visibility: Project lighting for security purposes would be directed on-site and would incorporate shielding as necessary to minimize illumination of the night sky and potential impacts to surrounding viewers. The solar panels would be constructed to absorb light and minimize any potential glare. There are no panoramic scenic views from the Project area. Visual simulations of the proposed Project will be provided.

Glare Effects: The Project PV modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are decisively lower than the glare and reflectance by standard glass and other common reflective surfaces. A solar glare analysis will be prepared to determine the potential for glare from the Project.

Odors: No malodorous chemicals or substances would be used or generated during Project construction or operations.

Agricultural Land: The current agricultural map for Imperial County prepared by the California Farmland Mapping and Monitoring Program will be used to determine the amount of the Project lands that have been mapped in each of the eight mapping categories.

The California Department of Conservation (CDOC) Land Evaluation Site Assessment (LESA) model will be used to evaluate the potential for impacts from conversion of Project area agricultural land to solar use.

There are no Williamson Act lands within or adjacent to the Project area.

Air Quality: Fugitive dust would be controlled during construction and operations as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. A Dust Control Plan would be prepared in conformance with ICAPCD requirements to address construction and earthmoving activities, track-out, open areas and unpaved roads. It would include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where unpaved and/or access points join paved public access roads. There would be no air pollutant emissions from stationary sources from the Project during solar power generation operations.

Air pollutant emissions would be estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both Project construction and operation activities.

Biological Resources: A biological resources survey of the Project area and a 500-foot buffer (the "Biological Survey Area," or BSA) will be conducted to identify plant associations and animals present; identify dominant tree, shrub and herbaceous flora; and identifying potential habitat for "sensitive" or "special status" species (or documenting the lack thereof).

A jurisdictional delineation of the BSA for potential "state" and/or "federal" waters that may be subject to regulatory compliance relative to the California Department of Fish and Wildlife's (CDFW's) implementation of Section 1600 of the California Fish and Game Code and/or Section 404 and Section 401 of the Clean Water Act (CWA), respectively, will also be conducted.

Focused breeding season surveys of the BSA for burrowing owl may also be conducted in accordance with the methodologies provided in the California Department of Fish and Wildlife's (CDFW's) "2012 Staff Report on Burrowing Owl Mitigation."

Cultural Resources: A baseline cultural resources survey of the Project area will be conducted.

Flood Hazard: According to the applicable Federal Emergency Management Agency (FEMA) flood hazard map (06025C2125C, effective 09/26/2008), the Project area is not located within a special flood hazard area.

Geology, Soils and Mineral Resources:

- *Geologic Hazards:* The Project is not located in a seismically active area. No other potential geologic hazards are known within the Project area, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Soils:* Soils within the Project area will be evaluated, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Mineral Resources:* There are no known developed or potential mineral resources within or adjacent to the Project area.

Hazardous Materials: The Project would not use nor store any hazardous chemicals on site during normal operations. Fuel that may be used on site during construction would be stored in secondary containment. A Phase I Environmental Site Assessment will be conducted to evaluate the potential for hazardous substance or petroleum hydrocarbon contamination at the site.

Hydrology and Water Quality: A drainage study will be prepared for the Project area which will be used to complete the preliminary grading plan in conformance with Imperial County Public Works Department (ICPWD) requirements. A Notice of Intent to comply with the general permit for construction activities would be filed with the State Water Resources Control Board, and the required Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented consistent with the requirements of the State Water Resources Control Board general permit.

Noise: The Project would not generate any appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic.

Traffic: An analysis of the potential traffic-related impacts associated with the construction and day-to-day operations of the proposed Project will be prepared and provided.

Public Services: The following Project measures would minimize the potential need for public fire and police services.

- *Fire Prevention:* The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three 10,000-gallon fire water tanks would be constructed across the Project sites and kept filled during operations to fight potential fires. Water that is used for construction would also be available for firefighting. Personnel would be allowed to smoke only in designated areas.
- *Emergency Services:* The Project preliminary site plans have been prepared to accommodate the requirements of emergency services which may need to respond to an emergency at the Project. The Project site would be accessible from both a primary and secondary (if required) access driveway. These driveways would each be provided with a minimum of 30-foot double swing gates with "Knox Box" for keyed entry. Nominal 20-foot wide roads would be provided between the PV arrays, as well as around the

perimeter of the Project site inside the perimeter security fence, to provide access for operational and emergency vehicles.

- *Security:* The entirety of each Project site would be enclosed within a gated security fence. Each site may also be monitored by a motion detection system and closed-circuit camera system.

Site Restoration: The Project areas is zoned A-3-RE, which are intended to provide for agricultural uses. At the end of the Project life, all facilities would be removed, and the Project sites restored to a condition for future agricultural use. A proposed Project site restoration plan will be prepared and provided.

Utilities and Service Systems: Electricity for site security facilities when the panels are not generating power would be provided by the IID through interconnection with the existing IID distribution lines.

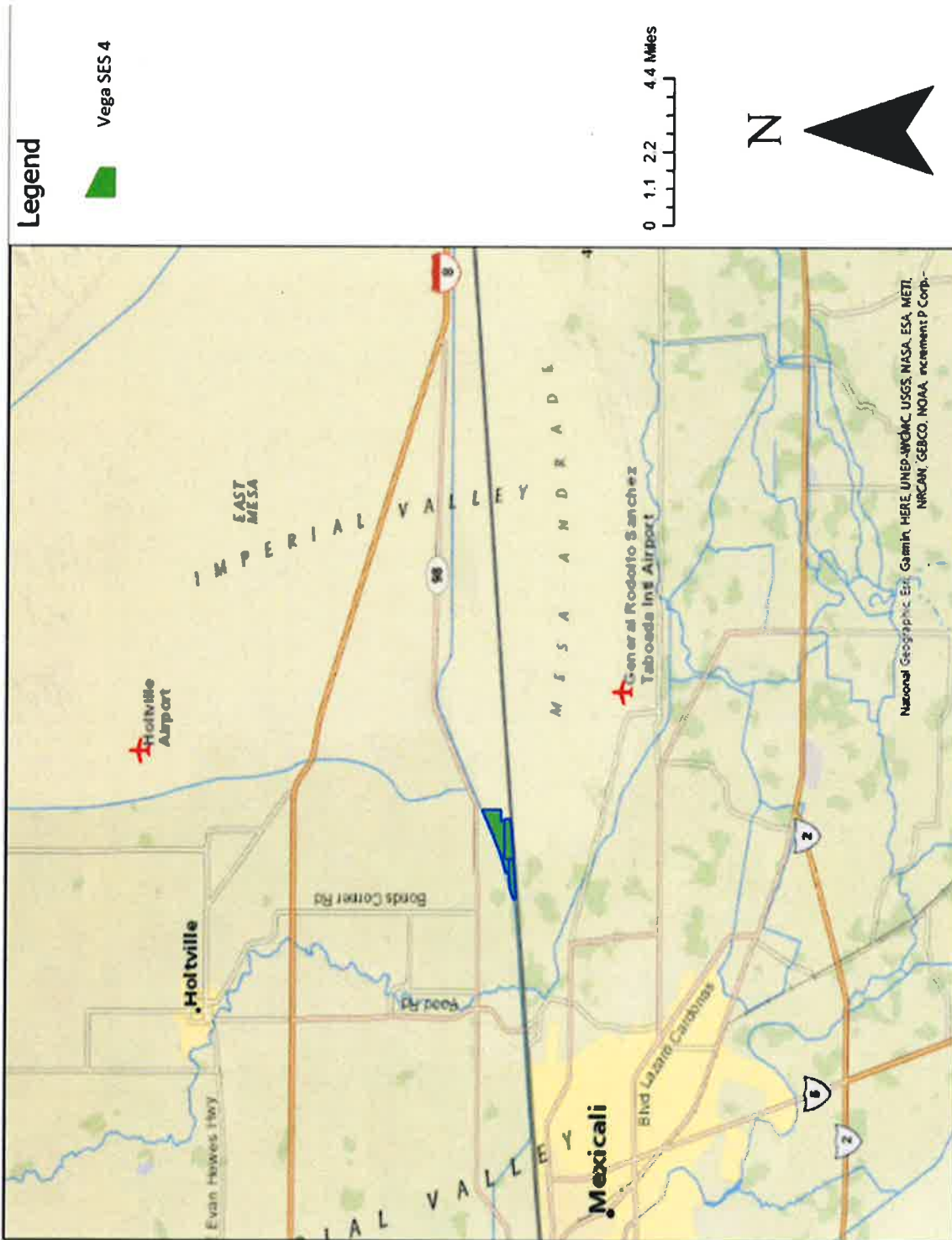


Figure 1 Project Location Map



Figure 2 Project Vicinity Map

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Assessment Information

Assessment No. 059-290-010-000

camera No Images

Parcel Number 059-290-010-000

Asmt Desc LOTS 2 3 4&7 SEC15& POR LOT 3 SEC 16 17-16 80.92AC

Status A

Date

Taxability 000

TRA

068012

Supl Cnt. 1

Base Date

1/1/2000

Zoning

Dwelling

0

Acres 80.92

N/C

2601

[Flags](#)

Ag Preserve N

EtAl

N

Notes Y

Bonds

Y

Multiple Situses

Flag1

N

Flag2 N

Asmt PP Pen

Tax PP Pen

Appeal Pend

N

Split Pend N

Address

12204 EAST DEL NORTE

YUMA AZ 85367

Taxroll Values

Land 37481

Structure 0

Fixtures 0

Growing 0

Total L&I 37481

Fix R/P 0

MM PP 0

PP

Hox Exmpt. 0

Other Exmpt. 0

Net 37481

RC No.

T/R Date

R/C Status

Situs

Document

Number

Date

Creating 1900I9999999

Current 2019R016567

8/30/2019

Terminating

Comments

From 0592901001 07/25/2005

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Assessment Information

| | | | | |
|------------------|---------------------------|------------------|------------------|-------|
| Assessment No. | 059-300-017-000 | camera No Images | Land | 68720 |
| Parcel Number | 059-300-017-000 | | Structure | 0 |
| Asmt Desc | TR 41 T17S R16E 148.88 AC | | Fixtures | 0 |
| Status | A | Date | Growing | 0 |
| Taxability | 000 | TRA | 068012 Total L&I | 68720 |
| Supl Cnt. | 1 | Base Date | 1/1/2000 Fix R/P | 0 |
| Zoning | | Dwelling | 0 MM PP | 0 |
| Acres | 148.88 | N/C | 2601 PP | |
| Flags | | | Hox Exmpt. | 0 |
| Ag Preserve | N | EtAI | N Other Exmpt. | 0 |
| Notes | Y | Bonds | Y Net | 68720 |
| Multiple Situses | | Flag1 | N RC No. | |
| Flag2 | N | Asmt PP Pen | T/R Date | |
| Tax PP Pen | | Appeal Pend | N R/C Status | |
| Split Pend | N | | | |
| Address | | | | |
| | 12204 EAST DEL NORTE | | | |
| | YUMA AZ 85367 | | | |

Situs

| | | |
|-------------|----------------------------|-----------|
| Document | Number | Date |
| Creating | 1900I9999999 | |
| Current | 2019R016567 | 8/30/2019 |
| Terminating | | |
| Comments | | |
| | From 0593001701 07/25/2005 | |

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Assessment Information

Taxroll Values

| | | | | | |
|------------------|--|------------------|-----------|--------------|--------|
| Assessment No. | 059-300-015-000 | camera No Images | Land | 230689 | |
| Parcel Number | 059-300-015-000 | | Structure | 12739 | |
| Asmt Desc | THAT POR OF SECTIONS 10 & 11 T17S R16E 301.73 AC M | | | Fixtures | 0 |
| Status | A | Date | Growing | 0 | |
| Taxability | 000 | TRA | 068012 | Total L&I | 243428 |
| Supl Cnt. | 1 | Base Date | 1/1/2000 | Fix R/P | 0 |
| Zoning | | Dwelling | 0 | MM PP | 0 |
| Acres | 301.73 | N/C | 059 | PP | |
| Flags | | | | Hox Exmpt. | 0 |
| Ag Preserve | N | EtAI | N | Other Exmpt. | 0 |
| Notes | Y | Bonds | Y | Net | 243428 |
| Multiple Situses | | Flag1 | N | RC No. | |
| Flag2 | N | Asmt PP Pen | | T/R Date | |
| Tax PP Pen | | Appeal Pend | N | R/C Status | |
| Split Pend | N | | | | |
| Address | 12204 EAST DEL NORTE | | | | |
| | YUMA AZ 85367 | | | | |

Situs

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|-------------|----------------------------|-----------|
| Document | Number | Date |
| Creating | 1900I9999999 | |
| Current | 2019R016567 | 8/30/2019 |
| Terminating | | |
| Comments | From 0593001501 07/25/2005 | |

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VEGA SES 4 100MWac
(313,600) QCell Qpeak 450W modules
(135) Battery container

VEGA SES 4

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SITE PLAN

C-00
the Center

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