Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

June 18, 2025

Subject: **Request for Proposal to prepare an Initial Study for the Heber 1 Parasitic Solar Project**

Project Applicant: Heber Field Company

- **Conditional Use Permit #25-0010**

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of a CEQA document (Initial Study) for the above referenced land use entitlement requests. **The Imperial County Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the Initial Study pursuant to the California Environmental Quality Act (CEQA) for the project. The successful consultant will work directly for the Imperial County Planning & Development Services Department in the preparation of this CEQA document.

The Heber Field Company, LLC (Applicant; a subsidiary of Ormat Nevada, Inc.):

1. **Conditional Use Permit #25-0010**
   - **20 MW Parasitic solar facility for the existing Heber 1 Geothermal Energy Facility**

*Attached hereto is a copy of the application package and maps.

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. Project scope to be utilized in the preparation of a legally adequate CEQA document.

b. 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 percentage completed).

c. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown.

d. An estimated "not to exceed cost" to prepare the Initial Study documents.

801 Main St. El Centro, CA. 92243 (442) 265-1736 Fax (442) 265-1735 planninginfo@co.imperial.ca.us www.icpds.com

e. Review the proposed Conditional Use Permit for findings of consistency with the General Plan and Title 9 Land Use Ordinance, and Findings regarding the proposed land use entitlement requests.

f. A digital version of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

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 Department, 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 proposed Initial Study- including costs for peer reviewing the following studies\plans and analysis.

- Water Quality Management Plan
- Reclamation Plan

The following sections may (but not limited to) need to be addressed in the Initial Study and Findings for project.

- Agriculture
- Air Quality\Greenhouse Gas
- Biological Resources
- Cultural Resources
- Geology\Soils
- Hazards/Hazardous Materials
- Energy
- Hydrology/Water Quality
- Mineral Resources
- Public Services
- Transportation
- Utilities and Service Systems
- AB-52 Tribal Cultural Resources
- Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)

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 Initial Study
Include mandatory CEQA sections, required and optional technical studies, number of revisions, meetings and coordination with County Staff.

c. Public Review Draft Initial Study (EEC Hearing)
Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff.

d. Final Initial Study
Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Environmental Evaluation Committee, 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. 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 three (3) public hearings, Environmental Evaluation Committee, Planning Commission and Board of Supervisor.

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 an 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.

IV. **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.

V. **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 July 11, 2025 at 5:00 PM.** This must be post-marked 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 one (1) hard copy and one (1) electronic copy.

If you do have any questions, please contact the Assistant Director, Michael Abraham at michaelabraham@co.imperial.ca.us or at (442) 265-1736.

Sincerely,

JIM MINNICK, Director
Planning & Development Services

Attachments:
CUP #25-0010 Project Applications Packet

CC: Rebecca Terrazas-Baxter, Assistant CEO
Eric Havens, County Counsel
Jim Minnick, Director of Planning and Development Services
Michael Abraham, AICP, Assistant Director of Planning & Development Services
Diana Robinson, Planning Division Manager

Project File: CUP #25-0010
APN 059-020-001
Files: 10.101, 10.102, 10.105, 10.109, 10.110

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CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME Heber Field Company	EMAIL ADDRESS asanchez@ormat.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 947 Dogwood Road, Heber, CA	ZIP CODE 92249	PHONE NUMBER 775-356-9029, ext. 32234
3. APPLICANT'S NAME Heber Field Company	EMAIL ADDRESS asanchez@ormat.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 947 Dogwood Road, Heber, CA	ZIP CODE 92249	PHONE NUMBER 775-356-9029, ext. 32234
4. ENGINEER'S NAME CA. LICENSE NO. Avi Lessner	EMAIL ADDRESS alessner@ormat.com	
5. MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV	ZIP CODE 89519	PHONE NUMBER 775-356-9029

6. ASSESSOR'S PARCEL NO. 059-020-001	SIZE OF PROPERTY (in acres or square foot) ~230 acres	ZONING (existing) A-2-G-SPA
7. PROPERTY (site) ADDRESS 602 Dogwood Road, Heber, CA 92249		
8. GENERAL LOCATION (i.e. city, town, cross street) Heber, near intersection of Dogwood Road and W. Cole Road		
9. LEGAL DESCRIPTION Track 44, Township 16 South, Range 14 East; SBB&M		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Parasitic solar facility for existing Heber 1 geothermal power plant.	
11. DESCRIBE CURRENT USE OF PROPERTY	Alfalfa cultivation, geothermal wells/pipeline, vacant residence, canals
12. DESCRIBE PROPOSED SEWER SYSTEM	No changes to existing sewer system
13. DESCRIBE PROPOSED WATER SYSTEM	No changes to existing water system
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Fire response system for solar facilities
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Approximately 10-15 for construction, none for operations

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

Alissa Sanchez — Print Name
Alissa Sanchez — Signature
June 9, 2025 — Date

Print Name
Signature
Date

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:		DATE	
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 #
25-0010
IS25-0024

SITE SUMMARY

49220	ESTIMATED ENERGY [MWhr/year]
1500	SYSTEM VOLTAGE [V]
30,960	TOTAL PV MODULES
96173	MODULE AREA [ACRE]
19.969	MWDC
18	MWAC
~644	PV NOMINAL [W]
30	PV PER STRING
1032	TOTAL STRINGS
344	HORIZONTAL SINGLE AXIS TRACKERS
4	CENTRALIZE INVERTER
67	COMBINER BOXS (22 INPUTS)
1.202	DC/AC RATIO @INVERTERS

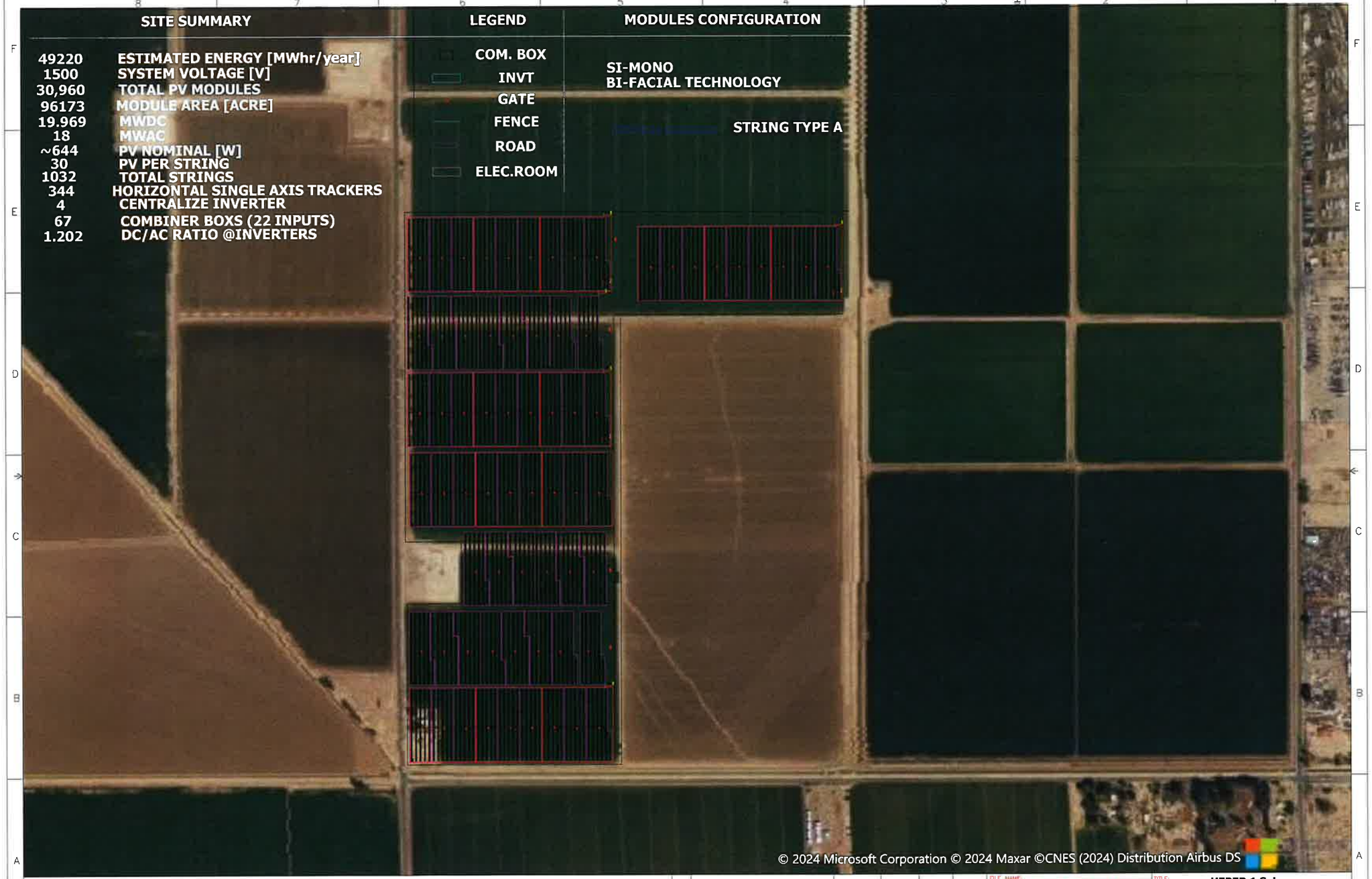
LEGEND

- COM. BOX
- INVT
- GATE
- FENCE
- ROAD
- ELEC.ROOM

MODULES CONFIGURATION

SI-MONO
BI-FACIAL TECHNOLOGY

STRING TYPE A



REV	DESCRIPTION	DATE	BY	CHECK	APPR
0	PRELIMINARY	30 JAN 2023	Z.S	Z.S	ROEY SH

FILE NAME
DATE APPROVED
DATE CHECKED
DATE DRAWN

ORMAT

TITLE: **HEBER 1 Solar**
PV SITE LAYOUT
PLAN VIEW

DWG NO **7.299.95.001.0**

SHEET 1 OF 1

Attachment A

Figures

Catalyst
ENVIRONMENTAL SOLUTIONS

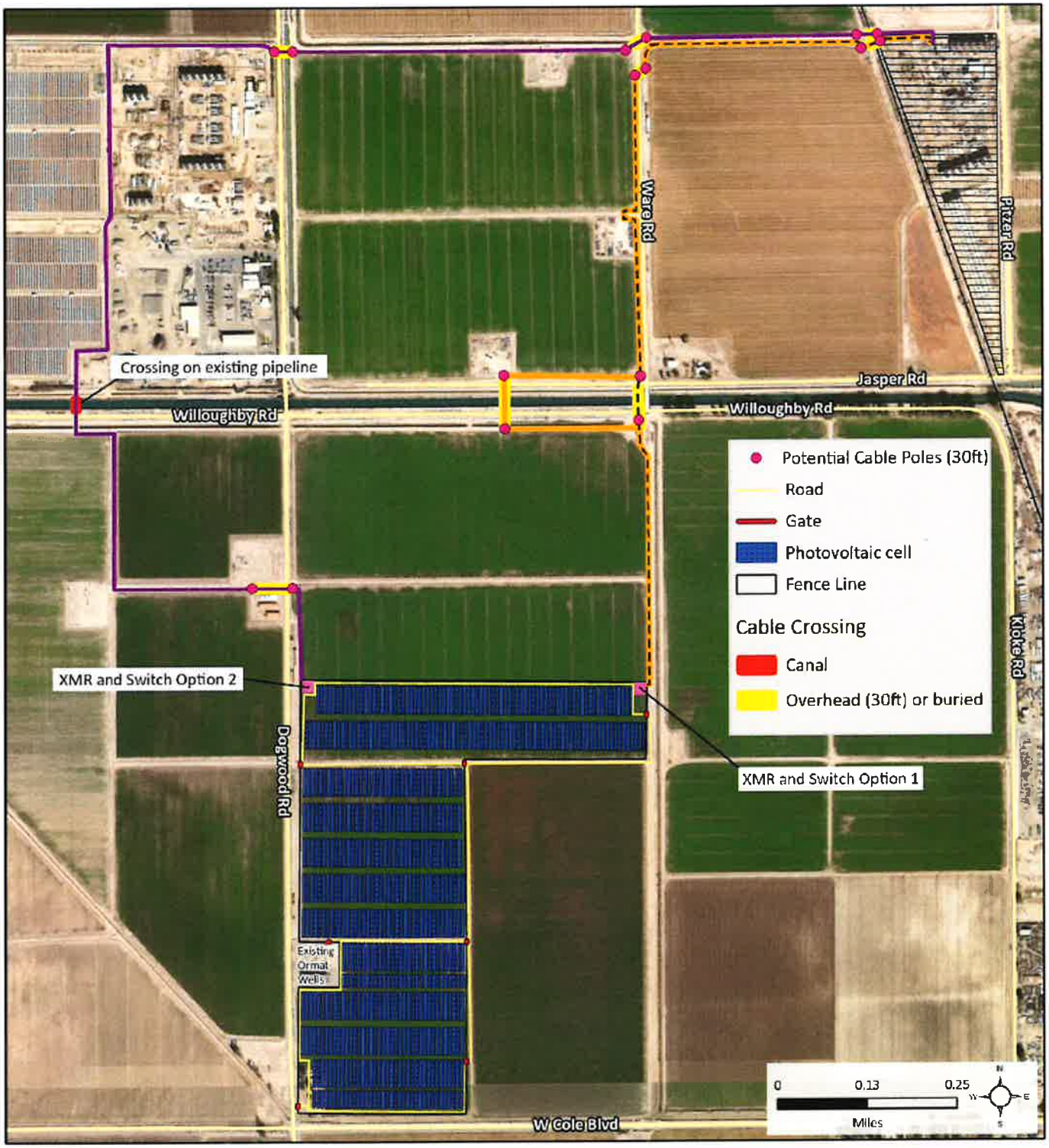
Legend

Medium Voltage Cable

- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Solar Field
- Country Border
- Water

REGIONAL LOCATION HEBER 1 PARASITIC SOLAR PROJECT

Catalyst

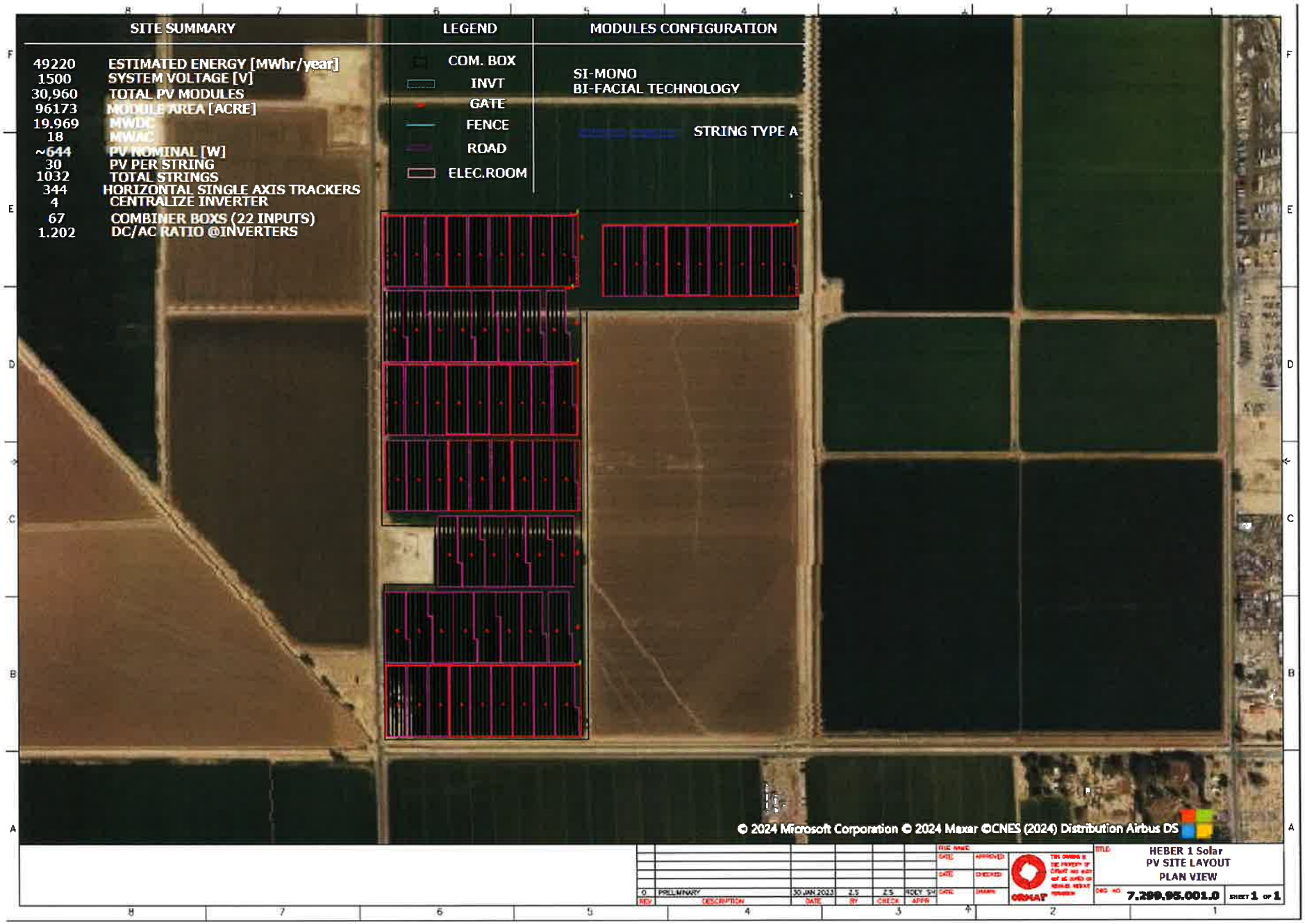


Legend

- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Heber 1 Geothermal Plant

SITE PLAN
HEBER 1 PARASITIC
SOLAR PROJECT

Catalyst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30,960 TOTAL PV MODULES
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18 MWAC
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30 PV PER STRING
1032 TOTAL STRINGS
344 HORIZONTAL SINGLE AXIS TRACKERS
4 CENTRALIZE INVERTER
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GATE
FENCE
ROAD
ELEC.ROOM
MODULES CONFIGURATION
SI-MONO
BI-FACIAL TECHNOLOGY
STRING TYPE A
© 2024 Microsoft Corporation © 2024 Maxar ©CNES (2024) Distribution Airbus DS
0 PRELIMINARY 30 JAN 2023 Z.S Z.S ROEY SH
REV DESCRIPTION DATE BY CHECK APPR
ORMAT
HEBER 1 Solar
PV SITE LAYOUT
PLAN VIEW
DWG NO 7.299.95.001.0
SHEET 1 OF 1

Attachment B

Project Description

Catalyst
ENVIRONMENTAL SOLUTIONS

INTRODUCTION

The Heber Field Company, LLC (Applicant; a subsidiary of Ormat Nevada Inc.), proposes to develop a 20 megawatt (MW; net generation) solar energy facility that will provide parasitic load to the existing Heber 1 geothermal energy facility (Heber 1 Plant) via a new medium voltage cable (Project). As a *behind-the-meter* parasitic solar facility, the proposed solar field would serve as an extension of the existing Heber 1 geothermal facility. The solar facility would be developed on APN 059-020-001 which is owned by the Applicant.

PROJECT LOCATION & ACCESS

The proposed 20 MW solar energy facility would be located on APN 059-020-001 at 602 Dogwood Road, Heber, CA. Three route options for the cable are proposed, of which only one would be developed, that would connect the new solar facility to the existing Heber 1 geothermal power plant, located on APN 054-250-036 at 895 Pitzer Road, Heber, CA (**Attachment A – Figures; Site Location**).

PROJECT OBJECTIVES

The objectives of the Heber 1 Parasitic Solar Project are to:

- Provide parasitic load to the existing Heber 1 geothermal plant for more efficient geothermal energy generation.
- Develop clean, renewable geothermal energy in the Heber Geothermal Zone pursuant to the Imperial County General Plan.
- Provide renewable baseload energy and capacity to assist the State of California with meeting the objectives of Senate Bill 100 (100% Clean Energy Act of 2018) and the State's Renewables Portfolio Standard program.

PROJECT BENEFITS

As provided in the list below, the Heber 1 Project would provide significant state and local benefits, including, but not limited to:

- Increasing the employment base of Imperial County by creating both construction and operations positions, pursuant to Goal 2 of the Imperial County Strategic Plan (2020).
- Increasing the Imperial County tax base.
- Displacing fossil fuel consumption within the State.
- Meeting the State's climate change goals by reducing emissions of greenhouse gases associated with electrical generation.
- Promoting stable retail rates for electric service.
- Meeting the State's need for a diversified and balanced energy generation portfolio.
- Meeting the State's resource adequacy requirements.
- Contributing to the safe and reliable operation of the electrical grid, including providing predictable electrical supply, voltage support, lower line losses, and congestion relief.

SITE DESCRIPTION

The solar site is presently used for agricultural (alfalfa) production, geothermal energy wells/pipeline, and a single residence owned by HFC (**Attachment B – Site Pictures**). Surrounding land uses in the Project vicinity are primarily for industrial facilities (i.e., aggregate/materials; geothermal energy), energy facilities, and agricultural cultivation. Agricultural operations are present on all sides of the proposed Project Site with geothermal well pads and

pipelines also present throughout the local vicinity. Imperial Irrigation District (IID) irrigation canals are also present throughout the Project vicinity.

ZONING & PROJECT CONFORMANCE

The Project Site is zoned as A-2-G-U, which includes the Geothermal Overlay Zone (G) and allows for "Major Geothermal Projects" to be permitted through a Conditional Use Permit (CUP) process. As a behind-the-meter parasitic solar facility, the proposed solar field would serve as an extension of the existing Heber 1 geothermal facility. Therefore, the proposed Project conforms to the standards and goals set forth in the Imperial County General Plan and the Renewable Energy and Transmission Element of County of Imperial General Plan (2015).

PROJECT DESCRIPTION

The Applicants propose the following actions:

- Twenty (20) megawatt (MW) solar photovoltaic field exclusively dedicated to providing parasitic load to the existing Heber 1 geothermal plant.
- Medium voltage cable from new solar facility to the Heber 1 geothermal plant. Three possible routes are proposed as alternatives from the solar facility to the geothermal plant.
- Demolition of a single-family home for solar development.

As provided in Table 1 below, the total project disturbance from the proposed development varies from 114.9 to– to 121.5 acres depending on the cable route/alternative. The figures in **Attachment A** provide a site plan of the proposed facilities and brief descriptions of each facility are provided below.

Table 1 – Heber 1 Parasitic Solar Project Disturbance Estimate

Facility	*Disturbance (Acres)*
Parasitic Solar Field	106.2
Medium Voltage Cable*	
Route Option 1	11.1
Route Option 2	8.7
Route Option 3	15.3

Notes: *assumes a 25-foot disturbance width.

Site Preparation

The Heber 1 solar site is currently used for alfalfa cultivation, geothermal energy wells/pipelines, and irrigation canals. After the crops are collected, the site would be cleared and a chain-link security fence would be installed around the solar construction site. To ensure the proposed facilities are situated on safe and stable surfaces, minor excavation and compaction activities would be performed. Material and equipment staging areas would be established on-site. The staging area would include an airconditioned temporary construction office, a first-aid station and other temporary facilities including, but not limited to, sanitary facilities, worker parking, 10,000-gallon water storage tank, truck loading and unloading, and a designated area for assembling the support structures for the placement of PV modules. On-site soil that has been piled during excavation will be used as backfill material, as necessary. Only soil free of debris and deleterious matter would be used as backfill material. The proposed facilities would be placed on shallow spread footers and wall footers to support the structures. All

site preparation and fill placement activities will be monitored by a qualified geotechnical engineer to detect undesirable materials and/or site conditions that may arise during site preparation.

Parasitic Solar Energy Facility

The 20 MW solar photovoltaic energy field would be developed to provide parasitic load to the existing Heber 1 Plant. These solar facilities are proposed as exclusive *behind-the-meter* and would provide supplemental energy directly to the Heber 1 geothermal units (OEC); this energy would not be sold or enter the transmission grid. The solar facility would effectively allow for the more efficient generation of geothermal energy.

XMD Switch and Medium Voltage Cable

The energy generated by the solar facility would be collected at an on-site XMD switch and transmitted along a medium voltage cable. Three route options are proposed to connect the solar facility to the Heber 1 geothermal facility (**Attachment A – Figures; Proposed Project**). Only one route would be developed, and the final route would be selected as result of the CEQA process. To minimize ground-disturbance, the cable would be attached via trays to existing pipelines as feasible, but the Applicant is also open to burying the cable, as feasible, to minimize impacts. The XMD switch would be located on either the northwest or northeast corner of the Project Site, depending on which cable route alternative is selected.

Route 1 – the medium voltage cable would exit the northeast corner of the solar site and travel north along an existing raised berm. The cable would either be directionally buried or strung on monopoles to cross the Central Main Canal and Willoughby Road. The cable would continue along Ware Road for approximately a third of a mile where it would meet an existing pipeline alignment that runs to the Heber 1 Plant. All road, canal, and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Route 2 – the medium voltage cable would exit the northeast corner of the solar site and travel north along an existing raised berm. Before Willoughby Road, the cable would turn west for approximately 0.15 miles and then the cable would either be directionally buried or strung on monopoles to cross Willoughby Road and the Central Main Canal to an existing geothermal well pad. The cable would run east along an existing pipeline alignment and then turn north along the same pipeline alignment along Ware Road for approximately a third of a mile where it would meet an existing pipeline alignment that runs to the Heber 1 Plant. All road, canal, and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Route 3 – the medium voltage cable would cross Dogwood Road and be attached via trays to the existing pipeline that runs west before turning north to cross the Beech Drain and Main Canal at the existing above-ground pipeline crossing. The cable would continue to follow the existing pipeline alignment to the Heber Geothermal Energy Complex and travel along the northern boundary to exit the HGEC's northeast corner. The cable would not connect to any HGEC energy facilities, simply pass through the site. The cable would then cross back over Dogwood Road and continue down an existing pipeline alignment to the Heber 1 Plant. All road and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Water Use and Source

Water required for facility construction activities, including grading and dust control, will be obtained from the Applicant's existing contract with IID. Up to 5,000 gallons per day (gpd) of water will be required for the first 2-4 months of development of the facility. Approximately 2,000 gpd will be consumed during the remaining development schedule of approximately 12-18 months. Thus, approximately 1.1 million gallons of water (10.1 acre-feet) will be used on-site during construction with also a 10,000-gallon storage tank for fire readiness. Once

operating, up to approximately 325 gpd (0.36 acre-feet per year) of non-potable water will be required and provided by the Applicant's existing IID contract/allocation.

Construction Schedule

As provided in the table below, the Project is anticipated to take 16 to 18 months to install, test, and become fully operational. Construction will commence immediately after all permits are secured.

Project Phasing Table

Project Activity/Phase	Duration	Total Duration
Site Preparation	1-2 months	16 to 18 months
Project Construction	11-12 months	
Switch Development and Connection	4 months	

Construction Equipment and Noise

Heavy construction equipment, including drill rigs, drilling equipment, semi-truck trailers, flatbed trucks, forklifts, excavators/bulldozers, rollers, and cranes will be used to deliver and place the proposed facility equipment on the Project Site. Smaller powered hand tools, such as drills, compressors, and welding equipment will also be used. Employee vehicles will be used to transport workers to the Project Site and parked at the designated parking locations.

During construction, noise emissions will be periodic and temporary, depending on the use of heavy equipment. Smaller hand tools will be used consistently during the construction phase.

Construction activities will be limited to 7:00am through 7:00pm. Construction noise from Project development will not exceed the County threshold of 75 decibels at any time of (County of Imperial Codified Ordinances § 90702.00 – Sound Level Limits). There are no sensitive receptors (i.e., schools, churches, hospitals, parks, etc.) in close proximity (i.e., within 1 mile radius) to the Project Site. The closest residence is approximately 2,000 feet (approximately 1/3 mile) to the north of the solar site.

Abandonment

At the end of the Project's useful life, all equipment and facilities will be properly abandoned and dismantled. The solar site will be returned to its existing use for agricultural production or open space.

Environmental Protection Measures

All Applicant and contractor personnel will be informed of ORMAT's policy regarding environmental protection, safety plans, and emergency response protocols. Collectively, these measures minimize unintended impacts and events as result of facility construction and operation.

Surface and Ground Water Quality

- A draft Water Quality Management Plan (WQMP) is attached to this application for both the construction and operations phases of the Project. The WQMP includes numerous "good housekeeping" and preventative maintenance, employee training, safe handling/storage, and spill response measures to prevent and minimize any unintended releases.
- The site will be designed and prepared to provide adequate stormwater conveyance and/or infiltration.

- Any spills or unintended releases of chemicals used during Project construction and/or operation will be cleaned up with the appropriate materials (i.e., absorbent pads, foams/gels) and the affected area remediated to prevent contact with groundwater resources.
- No vehicle fueling or maintenance will take place on exposed soil.

Wildlife

- Speed limits of 5 mph will be observed on the site in order to minimize dust and avoid collision and incidental mortality of local wildlife.
- Burrowing owls were identified on the southern boundary of the Project Site. The following measures are being considered by the Applicant to minimize and avoid potentially significant impacts to the species and its habitat.
    - *Avoidance*. A primary goal is to design and implement projects to seasonally and spatially avoid negative impacts and disturbances that could result in take of burrowing owls, nests, or eggs. Avoidance measures may include but not be limited to:
        - Avoid disturbing occupied burrows during the nesting period, from 1 February through 31 August.
        - Avoid impacting burrows occupied during the non-breeding season by migratory or nonmigratory resident burrowing owls.
        - Avoid direct destruction of burrows through chaining (dragging a heavy chain over an area to remove shrubs), disking, cultivation, and urban, industrial, or agricultural development.
        - Place visible markers near burrows to ensure that farm equipment and other machinery does not collapse burrows.
        - Do not fumigate, use treated bait or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur (e.g., sites observed with nesting owls, designated use areas).
        - Restrict the use of treated grain to poison mammals to the months of January and February.
    - *Pre-construction avoidance surveys*. Surveys should be completed according to CDFW guidance within 14 days prior to site grading to detect any owls using the Project site at the time of construction and determine any additional avoidance measures required.
    - *Seasonal timing restrictions*. To the extent feasible, vegetation removal should take place outside of the breeding season, which is February 1 to August 31 (CDFW 2012). This would avoid harming owls during vegetation removal activities, which include grubbing, blading, and grading.
    - *Worker awareness program*. Develop and implement a worker awareness program to increase the onsite worker's recognition of and commitment to burrowing owl protection.
    - *Minimizing (Buffer areas)*. If burrowing owls and their habitat can be protected in place on or adjacent to a Project site, the use of buffer zones, visual screens, or other measures while project activities are occurring can minimize disturbance impacts. Conduct site-specific monitoring to inform development of buffers.

- *Biological monitoring*. Conduct biological monitoring to avoid disturbance to burrowing owls. Additionally, if any active burrowing owl nests are present within the Project construction area, they must be avoided by establishing a non-disturbance buffer until the young fledge or the nest fails (CDFW 2012). Any nesting owls that are adjacent to construction will also be avoided by establishing buffer areas. Buffer areas should be marked using flagging to facilitate avoidance.

Vegetation

- Vegetation control, including invasive species eradication, will be implemented to prevent growth under or near the proposed facilities.

Air Quality

- The Project will adhere to the Imperial County Air Pollution Control District's (ICAPCD) Regulation VIII, Fugitive Dust Rules, which are designed to mitigate PM10 emissions during construction.
- ORMAT shall submit a Construction Dust Control Plan and notify the ICAPCD 10 days prior to the start of any construction activities.
- Any equipment breakdown resulting in air emissions shall be reported to ICAPCD and promptly corrected (within 24 hours when possible).
- To minimize unnecessary emissions, Project equipment and worker vehicles shall be turned off when not in use and not left idling.
- Water shall be applied to the development site and during preparation and construction to control fugitive dust.
- Earth moving work shall be completed in phases (as necessary) to minimize the amount of disturbed area at one time.
- Construction vehicles and heavy equipment that use non-surfaced facility roads and areas will be restricted to 5 mph to control fugitive dust.
- During windy conditions, barriers shall be constructed and/or additional watering will occur to minimize fugitive dust.
- Vehicle access shall be restricted to the disturbance area via signage and/or fencing.
- Equipment shall be operated according to best practices and maintained according to design specifications.
- Construction equipment shall be equipped with an engine designation of EPA Tier 3 (Tier 3) if commercially available and feasible. If a Tier 3 engine is not certified for a particular piece of equipment or not commercially available, then the equipment shall be either equipped with a Tier 2 engine or equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides (NOx) and diesel particulate matter (DPM) to no more than Tier 2 levels. Prior to the issuance of a grading permit, ORMAT will submit a list of all construction equipment, including off road equipment, by make, model, year, horsepower, expected/actual hours of use, and EPA to the County Planning and Development Services Department and ICAPCD.
- The Project shall implement the following measures as part of its construction Best Management Practices (BMPs): providing Valley Fever awareness training for workers; providing respirators to workers when requested, including the provision of necessary training; use of closed-cab earth-moving vehicles

equipped with HEPA-filtered air systems; employee testing for Valley Fever as needed; and conducting earth-moving activities downwind of workers when possible.

Cultural Resources

- The Project Site is entirely disturbed so the probability of encountering an unanticipated cultural resource is low. As a safeguard, project construction personnel will monitor areas during surface disturbing activities. In the event any potential cultural or archaeological resources (e.g., bones, ceramics) are discovered, all construction affecting the discovery site will be suspended immediately until a qualified archaeologist has reviewed the findings. An Unanticipated Discoveries Plan will be prepared prior to resuming construction.

Waste Management

- Workers will be required to properly dispose of all refuse and trash to prevent any litter on the Project Site.
- During construction, portable chemical sanitary facilities will be used by all construction personnel. These facilities will be serviced by a local contractor.
- All construction wastes, liquid and solid, will be disposed of in compliance with all appropriate local, state, and federal disposal regulations.
- Solid wastes will be disposed of in an approved solid waste disposal site in accordance with Imperial County Environmental Health Department requirements. Waste will be routinely collected and disposed of at an authorized landfill by a licensed disposal contractor.

Fire Prevention

- An Emergency Response Plan covering possible emergencies (e.g. blow-outs, major fluid spills, impacts due to earthquakes, and other emergencies) shall be maintained. At least one Emergency Coordinator, responsible for coordinating all emergency response measures, will be on call and able to quickly reach the Project at all times. The Emergency Coordinator shall be thoroughly familiar with all aspects of the Emergency Response Plan and have the authority to commit the resources needed to carry out the contingency plan. Adequate personnel and equipment shall be available to respond to emergencies and to ensure compliance with CUP conditions, including appropriate first aid employee training and other provisions during Project construction and operation. All construction equipment will be equipped with exhaust spark arresters.
- Safety Data Sheets for all known chemicals of concern will be maintained and available to workers and first responders.
- Personnel will not be allowed to smoke outside of designated areas.
- A list of emergency phone numbers will be available onsite.
- Adequate firefighting equipment (i.e., a shovel, a pulaski, standard fire extinguisher[s], and an ample water supply) will be kept readily available at each active construction site.
- Vehicle catalytic converters (on vehicles that enter and leave the construction site on a regular basis) will be inspected often and cleaned of all flammable debris.
- All cutting/welding torch use, electric-arc welding, and grinding operations will be conducted in an area free from vegetation. An ample water supply and shovel will be on hand to extinguish any fires created

from sparks. At least one person in addition to the cutter/welder/grinder will be at the work site to promptly detect fires created by sparks.

- A survey and analysis of the proposed fire suppression and detection equipment will be performed by a certified fire protection engineer to evaluate the proposed fire response system's performance. An evaluation of the proposed fire suppression and detection equipment in conjunction with existing equipment will also occur. A full report of findings will be provided to Imperial County Fire Department for review.
- An approved automatic fire detection system shall be installed as per the California Fire Code as adopted by the Imperial County Code. All fire detection systems shall be installed and maintained to the current fire code and regulations adopted by Imperial County.
- Fire Department access roads and gates will be in accordance with the current fire code adopted by Imperial County and the facility will maintain a Knox Box or a similar, Department-approved device for Site access.

Geotechnical and Geologic Hazards

- A formal geotechnical investigation of the Site's soil characteristics, seismic conditions, stormwater infiltration, site stability, and potential for liquefaction will be developed.

Public Health and Safety

- The Site is fenced to prevent unauthorized people and wildlife from accessing and tampering with the electrical equipment and facilities.
- Signage, such as "No Trespassing" and "Danger – High Voltage" warnings, will continue to be posted at the Site to provide notice to unauthorized people to keep out.
- ORMAT will designate an employee to serve as the on-call Emergency Coordinator who fully comprehends the ERP and would be prepared to enact the ERP in the event of an emergency.
- Minor leaks or spills of fluids from construction equipment will be quickly contained and cleaned up.
- All hazardous materials will be used, transported, and disposed of in accordance with applicable safe handling and disposal regulations.

Traffic and Transportation

- Project personnel will coordinate that movement of any required oversized load on Imperial County roads with the Imperial County Department of Public Works (ICDPW) and/or on State highways with the California Department of Transportation (CalTrans) and the El Centro California Highway Patrol office. Transportation of oversized equipment will be minimized to the greatest extent feasible. Oversized equipment and/or large vehicles which impose greater than legal roads on riding surfaces, including bridges, shall require a transportation permit.
- The Project shall consider traffic safety in transporting equipment and materials to the permitted facilities to include temporary signs warning motorists on adjacent roadways and flagmen shall be used when equipment is being brought to and from the Project Site.
- The Project shall coordinate with DPW for any requested dedication of rights-of-way needed for Dogwood Road and/or Ware Road for the consideration of existing and any future road needs.

- The Project shall file for an encroachment permit for any work or proposed work in the affected County or CalTrans road rights-of-way and for any and all new, altered or unauthorized existing driveway(s) to access the lot or lots and for any proposed road crossings.

Attachment C

Site Photographs

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Attachment D

Water Quality Management Plan

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Water Quality Management Plan

Heber 1 Parasitic Solar Project

Prepared for: Imperial County Planning and Development Services

May 24, 2024

Innovative solutions for a complex world

Catalyst
ENVIRONMENTAL SOLUTIONS

Document Information

Prepared for	Heber Field Company (a wholly owned subsidiary of Ormat Technologies, Inc.)
Project Name	Heber 1 Parasitic Solar Project APN 059-020-001
Address	ORMAT 6140 Plumas Street Reno, NV 89519-6075
Project Manager	Ben Pogue bpogue@ce.solutions
Project Engineer	Paden Voget, P.E. pvoget@ce.solutions State of California Professional Engineer #69238
Date	May 24, 2024

Professional Certification

Water Quality Management Plan

Heber 1 Parasitic Solar Project

This report has been prepared by Catalyst Environmental Solutions Corporation under the professional supervision of the Principal(s) and/or staff whose signature(s) appear hereon.

The scope of work and specifications are presented in accordance with generally accepted professional engineering practice and those of the California State Water Resources Control Board Order No. 2013-001-DWQ. There is no other warranty either expressed or implied.

Paden Voget, PE
State of California Professional Engineer #69238

Project Owner's Certification

This Water Quality Management Plan (WQMP) has been prepared for Heber Field Company, LLC (HFC) (a subsidiary of Ormat Technologies, Inc. [ORMAT]) by Catalyst Environmental Solutions Corporation. This WQMP seeks compliance with the stormwater management requirements of the County of Imperial and the Phase II Small MS4 General Permit Imperial Valley Watershed. The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of the site consistent with the Phase II Small MS4 Permit and the intent of the County of Imperial and the unincorporated community of Heber. Once the undersigned transfers its interest in the property, its successors in interest and the city/county/town shall be notified of the transfer. The new owner will be informed of its responsibility under this WQMP. A copy of the approved WQMP shall be available on the subject site in perpetuity.

"I certify under a penalty of law that the provisions (implementation, operation, maintenance, and funding) of the WQMP have been accepted and that the plan will be transferred to future successors."

Project Data			
Permit/Application Number(s):	New CUP for Heber 1 Parasitic Solar Project	Grading Permit Number(s)	N/A
Tract/Parcel Map Number(s):	APN 059-020-001	Building Permit Number(s)	N/A
CUP, SUP, and/or APN:			
Owner's Signature			
Owner Name:	Alissa Sanchez		
Title:	Senior Manager, Environmental Permitting		
Company:	ORMAT		
Address:	6140 Plumas Road, Reno, NV		
Email:	asanchez@ormat.com		
Telephone:	775-356-9029 ext. 32234		
Signature:		Date:	May 24, 2024

Table of Contents

Tables

Figures

SECTION 1 Project Description

Heber Field Company, LLC (Applicant; a subsidiary of Ormat Technologies, Inc. [ORMAT]), proposes to develop a 20 megawatt (MW; net generation) solar energy facility that will provide parasitic load to the existing Heber 1 geothermal energy facility (Heber 1 Plant) via a new medium voltage cable (Project) in unincorporated Imperial County (**Figure 1**). As a behind-the-meter parasitic solar facility, the proposed solar field would serve as an extension of the existing Heber 1 geothermal facility. The solar facility would be developed on APN 059-020-001 which is owned by the Applicant.

The Applicants propose the following actions:

- Twenty (20) megawatt (MW) solar photovoltaic field exclusively dedicated to providing parasitic load to the existing Heber 1 geothermal plant.
- Medium voltage cable from new solar facility to the Heber 1 geothermal plant. Three possible routes are proposed as alternatives from the solar facility to the geothermal plant.
- Demolition of a single-family home for solar development.

As provided in Table 1 below, the total project disturbance from the proposed development varies from 114.9 to– to 121.5 acres depending on the cable route/alternative.

Table 1: Heber 1 Parasitic Solar Project Disturbance Estimate

Facility	*Disturbance (Acres)*
Parasitic Solar Field	106.2
Medium Voltage Cable*	
Route Option 1	11.1
Route Option 2	8.7
Route Option 3	15.3

Notes: *assumes a 25-foot disturbance width.

Site Preparation

The Heber 1 solar site is currently used for alfalfa cultivation, geothermal energy wells/pipelines, and irrigation canals. After the crops are collected, the site would be cleared and a chain-link security fence would be installed around the solar construction site. To ensure the proposed facilities are situated on safe and stable surfaces, minor excavation and compaction activities would be performed. Material and equipment staging areas would be established on-site. The staging area would include an airconditioned temporary construction office, a first-aid station and other temporary facilities including, but not limited to, sanitary facilities, worker parking, 10,000-gallon water storage tank, truck loading and unloading, and a designated area for assembling the support structures for the placement of photovoltaic (PV) modules. On-site soil that has been stockpiled during excavation will be used as backfill material, as necessary. Only soil that is free of debris and deleterious matter would be used as backfill material. The proposed facilities would be placed on shallow spread footers and wall footers to support the structures. All site preparation and fill placement activities will be monitored by a qualified geotechnical engineer to detect undesirable materials and/or site conditions that may arise during site preparation.

Parasitic Solar Energy Facility

The 20 MW solar photovoltaic energy field would be developed to provide parasitic load to the existing Heber 1 Plant. These solar facilities are proposed as exclusive *behind-the-meter* and would provide supplemental energy directly to the Heber 1 geothermal units (i.e., OECs); this energy would not be sold or enter the transmission grid. The solar facility would effectively allow for the more efficient generation of geothermal energy.

XMD Switch and Medium Voltage Cable

The energy generated by the solar facility may be collected at an on-site XMD switch and transmitted along a medium voltage cable. There are three route options proposed to connect the solar facility to the Heber 1 Plant as illustrated in **Figure 2**. The intent of proposing three route alternatives is to obtain feedback from Imperial County or IID on potential impacts and land use implications of each route so that the preferred alternative(s) is submitted in the CUP Application. To minimize ground-disturbance, the cable would be attached via trays to existing pipelines as feasible, but the Applicant is also open to burying the cable, as feasible, to minimize impacts. The XMD switch would be located on either the northwest or northeast corner of the Project Site, depending on which cable route alternative is selected.

Route 1 – the medium voltage cable would exit the northeast corner of the solar site and travel north along an existing raised berm. The cable would either be directionally buried or strung on monopoles to cross the Central Main Canal and Willoughby Road. The cable would continue along Ware Road for approximately a third of a mile where it would meet an existing pipeline alignment that runs to the Heber 1 Plant. All road, canal, and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Route 2 – the medium voltage cable would exit the northeast corner of the solar site and travel north along an existing raised berm. Before Willoughby Road, the cable would turn west for approximately 0.15 miles and then the cable would either be directionally buried or strung on monopoles to cross span Willoughby Road and the Central Main Canal to an existing geothermal well pad. The cable would run east along an existing pipeline alignment and then turn north along the same pipeline alignment along Ware Road for approximately a third of a mile where it would meet an existing pipeline alignment that runs to the Heber 1 Plant. All road, canal, and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Route 3 – the medium voltage cable would cross Dogwood Road and be attached via trays to the existing pipeline that runs west before turning north to cross the Beech Drain and Main Canal at the existing above-ground pipeline crossing. The cable would continue to follow the existing pipeline alignment to the Heber Geothermal Energy Complex (HGEC) and travel along the northern boundary to exit the HGEC's northeast corner. The cable would not connect to any HGEC energy facilities, simply pass through the site. The cable would then cross back over Dogwood Road and continue down an existing pipeline alignment to the Heber 1 Plant. All road and rail crossings would be overhead via 30' monopoles or would be directionally buried underground if feasible.

Water Use and Source

Water required for facility construction activities, including grading and dust control, will be obtained from the Applicant's existing contract with IID. Up to 5,000 gallons per day (gpd) of water will be required for the first 2-4 months of development of the facility. Approximately 2,000 gpd will be consumed during the remaining development schedule of approximately 12-18 months. Thus, approximately 1.1 million gallons of water (10.1 acre-feet) will be used on-site during construction. A 10,000 gallon water storage tank may also be staged onsite for fire readiness. Once operating, up to approximately 325 gpd (0.36 acre-feet per year) of non-potable water will be required and provided by the Applicant's existing IID contract/allocation.

1.1 SITE LOCATION

The proposed 20 MW solar energy facility would be located on APN 059-020-001 at 602 Dogwood Road, Heber, CA (**Figure 1**). There are three route options proposed (refer to **Figure 2**), of which only one will be chosen, for the medium voltage cable that would connect the new Heber 1 solar facility to the existing Heber 1 geothermal power plant, located on APN 054-250-036 at 895 Pitzer Road, Heber, CA. The site is within the Heber quadrangle of the U.S. Geological Survey (USGS) 7.5" topographic map, and sits within Township 16 South, Range 14 East of the San Bernardino Base and Meridian in Imperial County, California.

1.2 LAND USE AND TOPOGRAPHY

The Project site is zoned as A-2-G SPA, for General Agriculture (A-2) and Geothermal Overlay Zone (G). The Project site lies at an elevation of approximately 5 feet below mean sea level (msl) in the Imperial Valley region of the California low desert. The surrounding properties lie on flat terrain, part of a large agricultural valley. The Site is currently cultivated and is actively disturbed as part of historic agricultural activities.

1.3 SITE GEOLOGY, HYDROGEOLOGY, AND SOILS

The part of Imperial County containing Heber lies within the Pliocene to Holocene, Q Geologic Unit (McCrink et al. 2011). Three natural geomorphic provinces underlay Imperial County, including the Peninsular Ranges, the Colorado Desert, and the Mojave Desert. The Colorado Desert geomorphic province spans central Imperial County and contains the Salton Sea and the Imperial valley. This Basin and Range province, sometimes referred to as the Salton Trough, is composed of a low-lying barren desert basin located between alluvium-covered, active branches of the San Andreas Fault containing Cenozoic sedimentary rocks and alluvial, lacustrine, and eolian deposits. The surface of sediments in the middle of the trough are about 275 feet below sea-level (bsl) (Digital Desert 2019).

Surface water in the area of the Site consists of canals and agricultural drains operated and maintained by the Imperial Irrigation District. Canals adjacent to the Project Site include Dogwood Canal, Beach Canal, Date Drain No. 3, and Beech Drain as illustrated in **Figure 3**. These canals ultimately drain to the Alamo River, a tributary to the Salton Sea. Surface runoff within the Project Site occurs primarily as sheetflow across the lot generally to the north, eventually flowing into the adjoining ditches.

The regional groundwater flow direction within the Imperial Valley is toward the Salton Sea, a closed basin with a surface elevation of approximately 225 feet below sea level. Groundwater flow in the Project area flows in a general northwest direction.

Imperial silty clay and Imperial Glembar silty clay loams dominate the project site surface, typically to a depth of 60 inches. These silty clays are considered moderately well drained (Natural Resources Conservation Service 2024).

1.4 HYDROMODIFICAITON APPLICABILITY

For construction of the parasitic solar field, limited grading is proposed for the Project that would not result in changes to the permeability of the site nor alter the existing drainage patterns. As such, the post-development runoff volume, time of concentration, and peak flow velocity would not be altered from that of the pre-development condition.

1.5 POTENTIAL STORMWATER POLLUTANTS

Table 2 summarizes expected stormwater pollutants of concern based on land use and site activities.

Table 2: Pollutants of Concern

Pollutant	Potential to Impact Stormwater (Y/N)	Additional Information and Comments
Pathogens (Bacterial/Virus)	N	--
Nutrients – Phosphorous	N	--
Nutrients - Nitrogen	N	--
Noxious Aquatic Plants	N	--
Sediment	Y	Overland flows over unpaved surface may result in sediment in stormwater runoff
Metals	Y	Leaks/spills in Project area may result in metals in stormwater runoff
Oil and Grease	Y	Leaks/spills in Project area may result in oil and grease in stormwater runoff
Trash/Debris	Y	Improperly disposed of trash/debris may result in trash in stormwater runoff
Pesticides/Herbicides	N	--
Other	N	--

SECTION 2 Best Management Practices

This section describes the Best Management Practices (BMPs) that will be implemented and maintained throughout the life of the project. The BMPs will be used to prevent and minimize water pollution that can be caused by stormwater runoff. **Table 3** details the BMPs selected to be implemented at the Project site based on the potential pollutants. Because the Project does not propose any changes to the existing stormwater volume, peak flow velocity, time of concentration or drainage patterns, no structural BMPs are proposed.

Table 3: Non-Structural Source Control BMPs

Pollutant Source	Pollutant	BMP	Existing?	New/Revised?
Stormwater run-on and runoff	Erosion, sediment, contaminated stormwater	• Stabilize drainage with rocks, gravel, vegetation, or riprap • Provide perimeter control to isolate sediment (loose dirt). Includes earthen berms, fiber rolls, silt fence, etc.	X	
Vehicle Track Out	Sediment, Dust	• Provide tracking control devise • Conduct street sweeping	X	
Work Areas	Trash	• Regularly monitor and clean trash • Provide employee training for good housekeeping	X	
Equipment Areas (PV panels, XMD Switch and cable)	Sediment	• Control drainage patterns with berms • Use water truck for dust control • Conduct routine inspections	X	X
Stored materials and equipment maintenance	Oil, grease, hydraulic fluid, anti-freeze, metals	• Provide good housekeeping training • Store materials in secondary containment • Spill kit and response training	X	

In addition to the activities listed above, the Applicant follows all approved operational guidelines that are currently in place. Temporary and permanent soil erosion control BMPs will be implemented in conformance with the BMP Fact Sheets provided in the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook – Industrial and Commercial (2019).

2.1 NON-STRUCTURAL BMPS

Sections 3 through 10 provide prevention practices utilized to minimize the probability of pollution of stormwater discharge.

SECTION 3 Good Housekeeping

As a component of this program, good housekeeping practices are performed so that facility is kept in a clean and orderly condition. Proper housekeeping practices include:

- Periodic cleanup of equipment, as needed, based upon facility inspections,
- Sweeping impervious surfaces, as needed, based upon facility inspections,
- Proper waste disposal practices and covering of waste storage areas at all times,
- Proper storage and covering of materials at all times,
- Removal of any oil-stained soil/gravel, especially around equipment locations and loading areas,
- Cleaning of significant oil and grease stains on surfaces that drain to the stormwater drainage areas, and
- Cleaning the exterior of oil containers on hydraulic machinery upon discovery of an accumulation of hydraulic fluid.

SECTION 4 Preventative Maintenance

As a component of this program, operations and maintenance staff perform preventative maintenance of stormwater management devices to assure their proper operation. Preventative maintenance of stormwater management devices includes the following:

- Cleaning of accumulated sediment, potential contaminants, and debris from the Site;
- Inspection of secondary containment structures as part of the regular daily visual inspections;
- Maintenance and inspection of secondary containment structures, as needed, based upon inspections;
- Daily inspection and maintenance of equipment and associated piping and valves as required by preventive maintenance procedures;
- Inspection and maintenance of rainfall protection coverings for waste storage bins and receptacles on a periodic basis; and
- A comprehensive preventive maintenance schedule is performed on all facility operations equipment as part of routine procedures.

SECTION 5 Spill Response

Spill prevention and response is performed according to the facility's SPCC Plan. Copies of this plan are located in the ORMAT office at 947 Dogwood Road, Heber, CA.

A limited amount of spill cleanup equipment is stored onsite. This equipment is found within hazardous material storage areas. Detailed information concerning spill cleanup equipment and resources is included in the SPCC Plan.

The volume of containment areas surrounding each potential source is designed to hold the contents of a spill from the largest vessel / container. The SPCC Plan summarizes the capacity of potential sources and volume of the respective secondary containment areas.

SECTION 6 Material Handling and Storage

Construction and operation activities may include use and storage of common chemicals such as fertilizers, solvents, paints, cleaners, and automotive products. All hazardous waste generated onsite would be stored in 55-gallon drums and other Department of Transportation (DOT) approved packaging within a contained area located on the Site. Stormwater that accumulates within the hazardous material and hazardous waste containment area is collected via vacuum truck and disposed of off-site or recycled back into the production system. A bill of lading, non-hazardous waste manifest or uniform hazardous waste manifest is used to document all such shipments.

SECTION 7 Employee Training

A combined annual Storm Water Compliance / SPCC Plan training program is conducted for the Pollution Prevention Team members and operations personnel. Participants undergo stormwater management training for all areas and operations at this facility, as well as reviewing the spill response, control and countermeasure procedures. Other stormwater training is done on an as-needed basis.

SECTION 8 Waste Handling/Recycling

If any product or oily waste streams are transferred from the facility in 55-gallon drums, a bill of lading, non-hazardous waste manifest or uniform hazardous waste manifest must be used to document all such shipments. Operations or contractor personnel closely monitor loading of transport vehicles. Collection and satellite accumulation containers for hazardous and non-hazardous waste are kept covered to prevent contact with stormwater. Appropriate spill control equipment and supplies are kept readily available in case of a spill.

SECTION 9 Record Keeping and Internal Reporting

All inspection, sampling, maintenance, corrective action records, and any other information that is a part of this plan are maintained at the facility office. All records are maintained for a period of at least three (3) years.

SECTION 10 Erosion Control and Site Stabilization

Permanent BMPs used at the existing HGEC facility to prevent soil erosion include routing runoff along earthen swales or drainage areas, and preventing run-off with berms along certain sections of the property line. Temporary BMPs used at the Site to prevent soil erosion include the use of sandbags, crushed rock, and silt fence. These BMPs are used as and where needed, especially in areas that are undeveloped or in the process of being developed.

SECTION 11 Operation and Maintenance Plan

The following non-structural water quality best management practices (BMPs) are proposed for the Project:

- Good Housekeeping
- Preventative Maintenance
- Spill Response
- Material Handling and Storage
- Employee Training
- Waste Handling/Recycling
- Record Keeping and Internal Reporting
- Erosion Control and Site Stabilization

11.1 MAINTENANCE RESPONSIBILITY

The Heber Field Company (subsidiary of ORMAT) is the property owner and is responsible for BMP maintenance. Since HFC/ORMAT is the owner, no access agreement or easement is necessary to maintain the BMPs. HFC/ORMAT funds will be used to support Operation and Maintenance (O&M) activities to maintain BMP functionality. HFC/ORMAT maintenance staff are expected to perform the maintenance.

11.2 MAINTENANCE ACTIONS AND FREQUENCY

Maintenance actions are generally grouped into two categories: routine and intermittent.

Routine Maintenance

Routine inspections of the Project facilities and grounds will be performed annually. During these inspections staff evaluate if there is significant accumulation of trash, debris, or sediment that would need to be removed. Cleaning is done as needed based on the results of the inspections. The inspection frequency may be adjusted based on experience at the site (e.g., if inspections rarely find any material that needs to be cleaned out, then the inspection frequency can be reduced).

Intermittent Maintenance

Intermittent maintenance activities include more substantial maintenance that is not required as frequently as routine maintenance. The most likely form of intermediate maintenance is removal of sediment from existing drainage infrastructure and detention basins where necessary to maintain the capacity of the basins. Given that the Project Site is pervious and will not be graded or significantly altered and that rain is infrequent in Heber, this type of maintenance is expected to be required approximately once every year.

11.3 MAINTENANCE PROCEDURES

During each maintenance visit, the maintenance crew will evaluate existing drainage paths and infrastructure by inspecting for the maintenance indicators in **Table 4**. When a maintenance indicator is observed, the action described in the "Maintenance Actions" column will be taken.

Note that regardless of the projected maintenance type (routine or intermittent) described in the previous section, when a maintenance indicator is observed, the required maintenance action will be taken. For example, if significant sediment accumulation is observed in year three instead, then the accumulated sediment will still be cleaned out, even though the estimated frequency was once every year.

Table 4: Maintenance Indicators and Actions for BMPs

Typical Maintenance Indicator	Maintenance Action
Erosion due to concentrated stormwater runoff flow	Repair eroded areas and make appropriate corrective measures such as adding berm or stone at flow entry points, or re-grading as necessary.
Accumulated sediment, litter, or debris	Remove and properly dispose of accumulated materials, without damage to stormwater drainage structures.
Standing water	Remove any obstructions or debris or invasive vegetation, loosing or replace top-soil to allow for better infiltration, or minor re-grading for proper drainage.
Obstructed inlet or outlet structures	Clear obstructions.
Damage to structural components such as inlet or outlet structures	Repair or replace as applicable.

SECTION 12 References

California Stormwater Quality Association (CASQA). 2019. Industrial and Commercial Best Management Handbook. 2019.

Digital Desert. 2019. Ecological Sections: Mojave Desert. Available online at: http://digital-desert.com/ecosections/322c.htm).

McCrink, T.P., Pridmore, C.L., Tinsley, J.C., Sickler, R.R., Brandenberg, S.J., and J.P. Stewart. 2011. Liquefaction and other ground failures in Imperial County, California, from the April 4, 2010, El Mayor–Cucapah earthquake: U.S. Geological Survey Open-File Report 2011–1071 and California Geological Survey Special Report 220, 94 p. pamphlet, 1 pl., scale 1:51,440. Available online at http://pubs.usgs.gov/of/2011/1071.

Natural Resources Conservation Service. 2024. Web Soil Survey. Available online at: https://websoilsurvey.nrcs.usda.gov/app/.

Figures



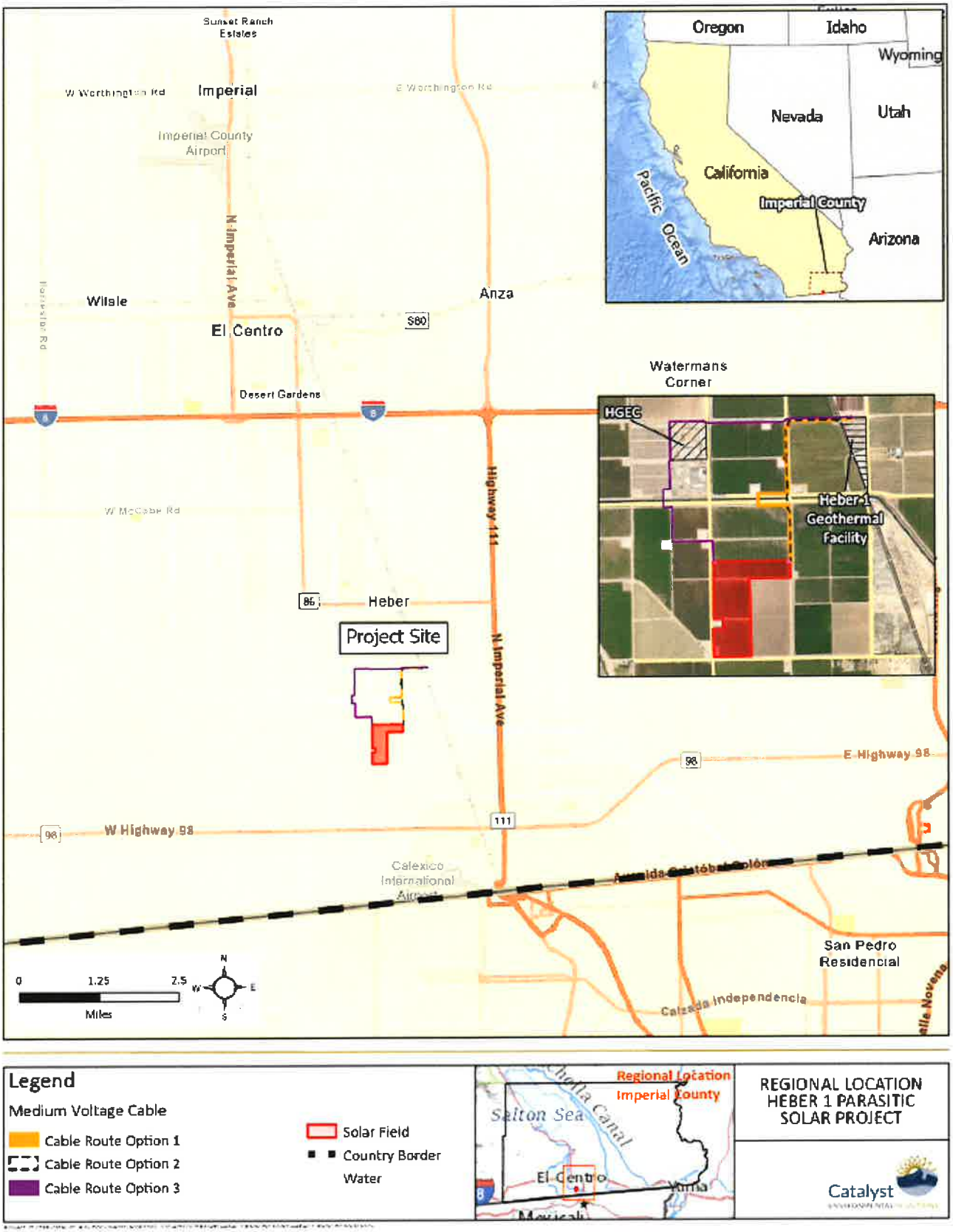
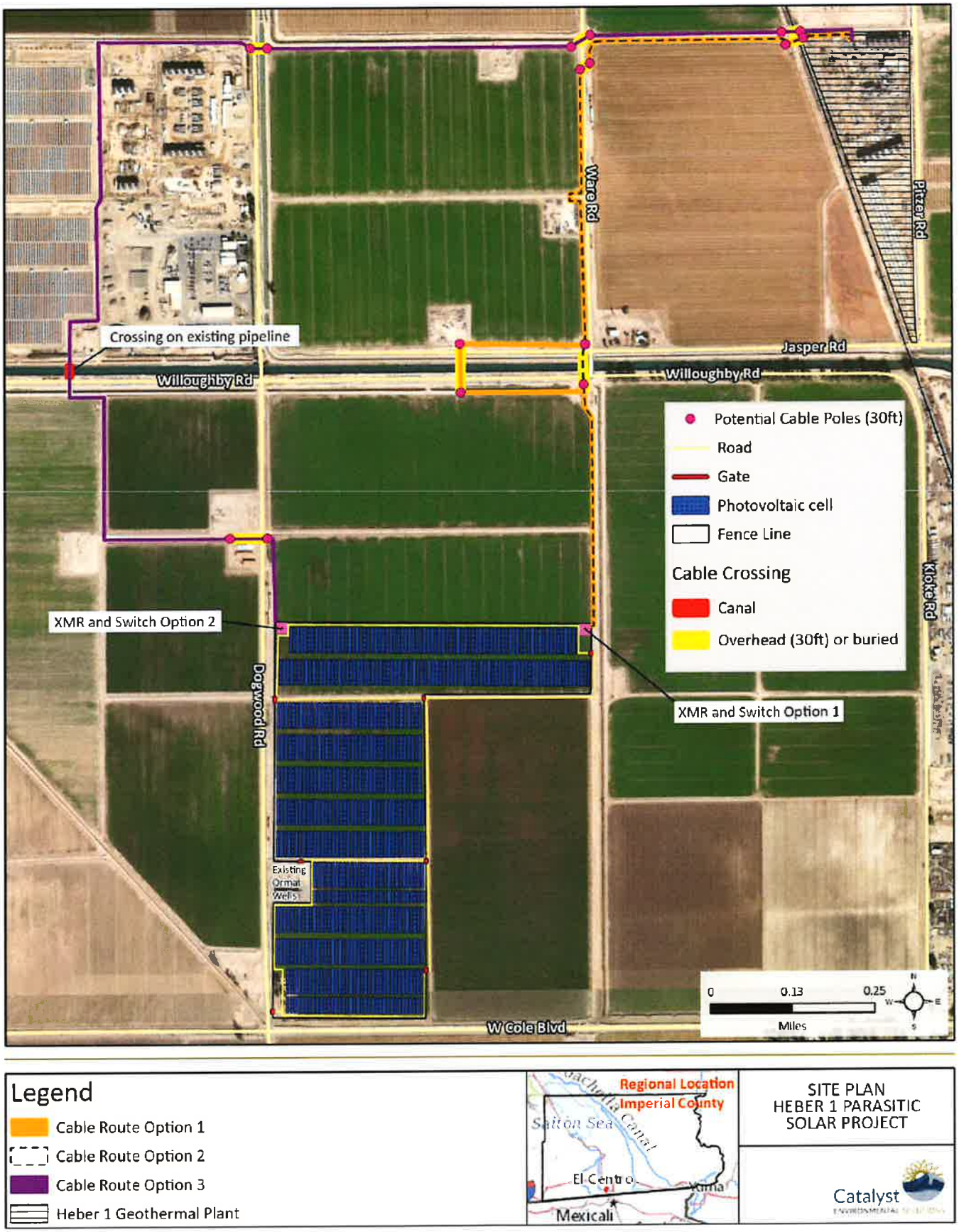


Figure 1: Regional Location, Heber 1 Parasitic Solar Project



Legend

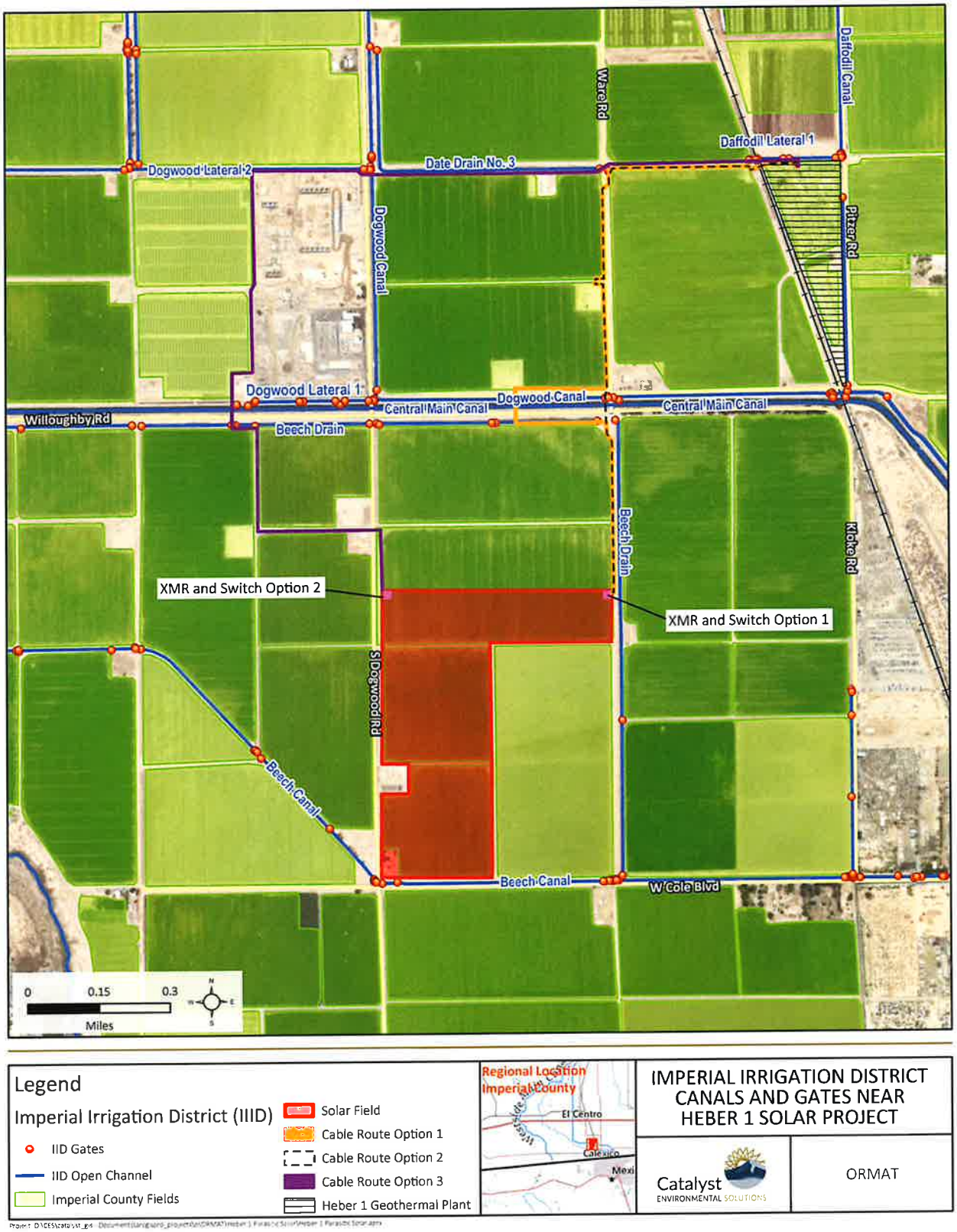
- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Heber 1 Geothermal Plant

SITE PLAN
HEBER 1 PARASITIC
SOLAR PROJECT

Catalyst

Figure 2: Site Plan, Heber 1 Parasitic Solar Project

Figure 3: IID Canals and Drains, Heber 1 Parasitic Solar Project



Legend

Imperial Irrigation District (IIID)

- IID Gates
- IID Open Channel
- Imperial County Fields
- Solar Field
- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Heber 1 Geothermal Plant

IMPERIAL IRRIGATION DISTRICT
CANALS AND GATES NEAR
HEBER 1 SOLAR PROJECT

Catalyst ENVIRONMENTAL SOLUTIONS

ORMAT

Attachment E

Imperial County Reclamation Plan

Catalyst
ENVIRONMENTAL SOLUTIONS

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Reclamation Plan Application

OWNER, OPERATOR AND AGENT:

1. Applicant (Name, Mailing Address and Telephone Number):
   Heber Field Company
   947 Dogwood Road, Heber, CA 92249

2. Property Owner (s), or owner of Surface Rights (Name, Mailing Address and Telephone Number): [if different from applicant]
   See 1

3. Owner of Mineral Rights (Name, Mailing Address and Telephone Number): [if different than applicant]
   See 1

5. Lessee (Name, Mailing Address and Telephone Number):
   N/A

6. Operator (Name, Mailing Address and Telephone Number): [if different than applicant]
   See 1

7. Agent of Process (Name, Mailing Address and Telephone Number):
Alissa Sanchez
6140 Plumas Street, Reno, NV 89519

LOCATION:

8. Legal Description: (must be full legal)
Track 44, Township 16 South, Range 14 East, SBB&M

Assessor Parcel No.: 059-020-001

Longitude: -115.529951

Latitude: 32.706665

Elevation: near zero

9. Size of the land(s) that will be affected by mining operation. Total acreage:
Approximately 121 acres

10. Describe existing and proposed access to the mine site: (please be specific)
alfalfa cultivation, access roads present throughout area

GEOLOGICAL BACKGROUND:

11. Mineral commodity to be minded:
N/A - solar energy

12. General Geological description of the area:
The site is located within the Piliocene to Holocene, Q Geologic Unit. The Colorado Desert geomorphic province spans central Imperial County, where the site is located, often referred to as the Salton Trough. Low-lying barren desert located between alluvium-covered, active branches of the San Andreas Fault.

13. Detailed description of the geology of the actual site in which surface mining is to be conducted:
Site is underlain by Cenozoic sedimentary rocks and alluvial, lacustrine, and eolian deposits. Surface sediments are about 275 feet below sea level.

14. Brief description of the environmental setting of the site and the surrounding areas. Existing land uses, soil, vegetation, ground water elevation and surface water characteristics.
site is entirely used for alfalfa cultivation with IID canals and geothermal wells and pipelines present throughout project area/vicinity.

MINING OPERATION AND PRODUCTION:

15. Proposed starting date of operation: October 2024

Estimated life of operation: 15-30 years

Termination Date: 2054

Duration of first phase: _____

Second phase: _____

Third phase: _____

Fourth phase: _____

16. Operation will be (include days and hours of operation):

Continuous: continous solar energy generation 24 hours/day, 7 days per week

Intermittent: _____

Seasonal: _____

17. Maximum anticipated annual production (Tons or Cubic Yards):
N/A

18. Total anticipated production:

Minerals: N/A cubic yards/tons 0

Tailings retained on site: cubic yards/tons 0

Tailings disposed off site: cubic yards/tons 0

Maximum anticipated depth (indicate on map location of benchmarks to verify mine depth):
N/A

19. Describe mining method:
N/A

20. Describe nature of processing and explain disposal of tailings or waste. N/A

21. Do you plan to use cyanide or other toxic materials in your operations? No

Do you plan to use or store petroleum products or other hazardous materials on the site?
No

Describe refueling and maintenance of vehicles.
Construction equipment will be fueled on-site, as necessary. Fuel will be limited to diesel and gasoline, to fuel heavy and light equipment. Repairs to construction equipment will be performed on-site by certified mechanics. Spill prevention BMPs and safe handling techniques will be employed throughout the construction phase

22. Indicate the quantity of water to be used, source of water, method of conveyance to the mine site, the quantity, quality and method of disposal of used and/or surplus water. Indicate if water well to be used for mine operation (drilling, reactivation, changing use or increasing volume of water well may require Conditional Use Permit approval).

Water will be used for construction and maintenance activities, not to exceed 2,000 gallons per day for dust control activities during construction. All water will be provided by the Applicant under its existing IID contract.

23. Describe phases of mining if applicable and concurrent reclamation including time schedule for concurrent activities.

N/A - interim reclamation activities will occur after the solar facilities are developed. Stored/piled topsoil would be used as backfill and spreading material.

24. Describe the types of equipment that will be used in the operation, including the estimated average daily trips (ADT) that will be generated by the operation.

Backhoes, excavators, trucks, light vehicles, compactors, hand tools, welding equipment, water truck, and light duty crane.

25. Include the following maps: (NOTE: Without these the application is automatically incomplete.)

(1) Topographic Map with overlay showing proposed area to be mined.

(2) Site Plan showing mine layout and dimensions.

(3) General Vicinity Map showing the location of the mine site in Imperial County.

(4) Cross Section Map.

RECLAMATION:

26. Indicate by overlay of map of Item No. 24, or by color or symbol on map those areas to be covered by the reclamation plan:

Total acreage: Approx. 121 acres

27. Describe the ultimate physical condition of the site and specify the proposed use (s) or potential uses of the land after reclamation. Explain if utilities, haul or access roads will be removed or reclaimed.

Currently used for agricultural production. Project proposes to develop a 20MW solar energy facility on the site. The site would be returned to a natural or arable state at the conclusion of the facility's life cycle.

28. Describe relationship of the interim uses than mining and the ultimate physical condition to:

(a) Imperial County Zoning Ordinance

(b) Imperial County General Plan

The site is zoned as A-2-G-SPA and is within the County Geothermal Energy Overlay Zone. The proposed parasitic solar facilities are consistent with the County General Plan and Zoning/Land Use Element.

29. Notarized statement that all owners of the possessory interest in the land have been notified of the proposed uses or potential uses identified in Item No. 25 (see Attachment "A").

Heber Field Company is a wholly owned subsidiary of ORMAT and no other parties have an interest in the property.

30. Describe soil conditions and proposed topsoil salvage plan.

Silty clays and loams. Used for alfalfa cultivation. All topsoils would be piled during construction and used for interim reclamation after the solar facilities are developed.

31. Describe the methods, their sequence and timing, to be used in bringing the reclamation of the land to its end state. Indicate on map (Items Nos. 24 and 25) or on diagrams as necessary. Include discussion of the pertinent items listed below.

(a) Backfilling and grading

(b) Stabilization of slopes

(c) Stabilization of permanent waste dumps, tailings, etc.

(d) Rehabilitation of pre-mining drainage

(e) Removal, disposal or utilization of residual equipment, structure, refuse, etc.

(f) Control and disposal of contaminants, especially with regard to surface runoff and ground water

(g) Treatment of streambeds and streambanks to control erosion and sedimentation

(h) Removal or minimization of residual hazards

(i) Resoiling, revegetation with evidence that selected plants can survive given the site's topography, soil and climate:

See Attachment D.

32. If applicant has selected a short term phasing of his reclamation, describe in detail the specific reclamation to be accomplished during the first phase:

Interim reclamation would include using stored topsoils as backfill and spreading material.

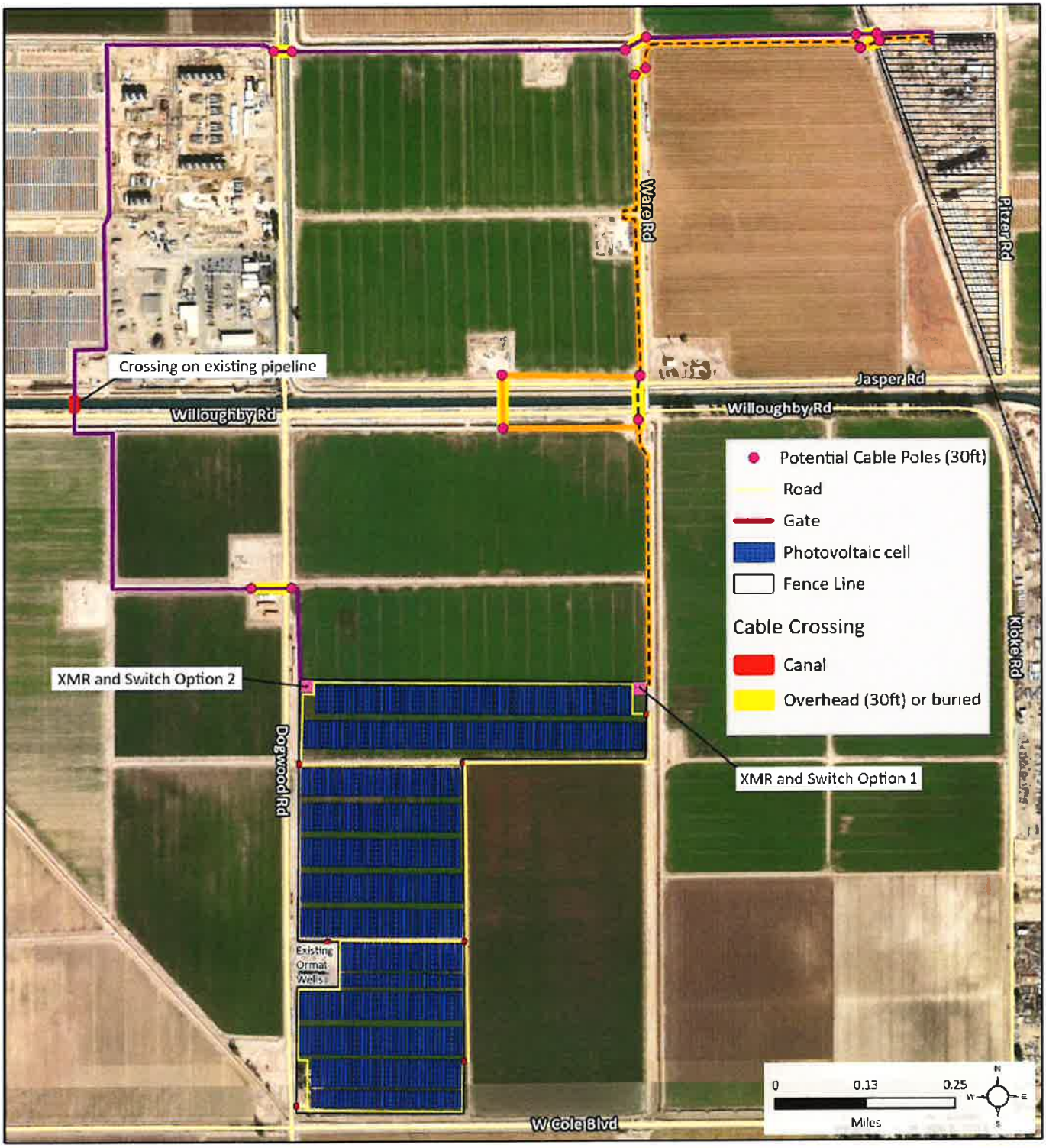
33. Describe how reclamation of this site in this manner may affect future mining at this site and in the surrounding area:

All solar facilities would be removed from the site and the site would be reclaimed back to a natural or arable state. Project would not impeded any future mining or geothermal operations on the site or in the vicinity.

34. Notarized statement that the person submitting the plan accepts responsibility for reclaiming the mined lands in accordance with the Reclamation Plan (Attachment "B"):
Attached.

35. Include Reclamation Cost Calculations as Attachment "C":
Attached.

36. Describe proposed Revegetation Plan (attach as "Attachment D" if necessary):
See Attachment D.



Legend

- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Heber 1 Geothermal Plant

SITE PLAN
HEBER 1 PARASITIC
SOLAR PROJECT

Catalyst

ATTACHMENT "A"

STATEMENT OF NOFICATION

I, the undersigned, have notified all owners of the possessory interest in the land of the proposed use (s) or potential uses identified in Item No. 26 of the Reclamation Plan.

Signed this _____ day

of _____, 2005.

_____

Operator or Operator's Agent

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (760) 482-4236 FAX: (760) 353-8328 E-MAIL: planning@imperialcounty.net
ECON. DEV. OFFICE: 836 Main Street El Centro, CA 92243 (760) 482-4900 FAX: (760) 337-8997

ATTACHMENT "B"

STATEMENT OF RESPONSIBILITY

I, the undersigned, hereby agree to accept full responsibility for reclaiming all mined lands as described and submitted herein with any modifications requested by the County of Imperial as conditions of approval.

Signed this _____ day

of _____, 2005.

_____

Operator or Operator's Agent

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (760) 482-4236 FAX: (760) 353-8338 E-MAIL: planning@imperialcounty.net
ECON. DEV. OFFICE: 568 Main Street El Centro, CA 92243 (760) 482-4900 FAX: (760) 337-8907

ATTACHMENT "C"

RECLAMATION COST ANALYSIS

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (760) 482-4236 FAX: (760) 353-8338 E-MAIL: planning@imperialcounty.net
ECON. DEV. OFFICE: 836 Main Street El Centro, CA 92243 (760) 482-4900 FAX: (760) 337-8907

Catalyst
ENVIRONMENTAL SOLUTIONS

Reclamation Cost Estimate for Heber 1 Parasitic Solar Project

Date: May 24, 2024

RE: **Reclamation Cost Estimate for the Heber 1 Parasitic Solar Project**

This cost estimate has been prepared for the Heber 1 Parasitic Solar Project and provides a general estimate to perform well abandonment and site reclamation/revegetation for the entire 121-acre solar site.

Site Reclamation and Revegetation

- Cost of Reclaiming 120 acres

  $5,635/acre[2] for 120 acres = **$681,835**

References

[1] California Department of Conservation Oil, Gas, and Geothermal Resources. April 2019. California Code of Regulations, Section 1723. Available online at: https://www.conservation.ca.gov/index/Documents/DOGGR-SR-1%20Web%20Copy.pdf

[2] New Mexico Energy, Minerals, and Natural Resources Department. 2013. Guidance for Estimating Reclamation Costs. Available online at: http://www.emnrd.state.nm.us/MMD/MARP/documents/MMD_Part3FAGuidelines_Sept2013.pdf

Reclamation estimates provided in this document were increased by 15% to account for six years of inflation and potential contingency costs.

ATTACHMENT "D"

REVEGATION PLAN

(REVISED MARCH 25, 2005)
JH/lh/S:/forms_lists/reclamation plan aplication

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (760) 482-4236 FAX: (760) 353-8338 E-MAIL: planning@imperialcounty.net
ECON. DEV. OFFICE: 836 Main Street El Centro, CA 92243 (760) 482-1900 FAX: (760) 337-8907

Revegetation Plan for Heber 1 Parasitic Solar Project

Date: May 24, 2024

From: Catalyst Environmental Solutions (on behalf of ORMAT)

RE: **Revegetation Plan for the Heber 1 Parasitic Solar Energy Project**

INTRODUCTION

The Heber Field Company LLC (Applicant; wholly owned subsidiary of Ormat Technologies, Inc. [Ormat]) proposes to develop a 20-megawatt (MW) solar energy facility that will provide a parasitic load to the existing Heber 1 geothermal power plant (Project). The solar energy would be transmitted to the existing Heber 1 power plant (ORMAT Energy Converter – OEC) via a medium voltage distribution cable.

This Revegetation Plan Application has been prepared as part of the CUP Application for the Heber 1 Parasitic Solar Project and pursuant to Imperial County's municipal code.

Project Location and Site Description

The proposed solar facilities would be located on APN 059-020-001, approximately 0.5 miles due south of the existing Heber 1 plant located at 895 Pitzer Road, Heber, CA. All proposed facilities are located within the Imperial County Geothermal Overlay Zone that allows for *Major Geothermal Projects* (Imperial County General Plan; Renewable Energy and Transmission Element of County of Imperial General Plan, 2015) (**Site Location** figure below).

The 121-acre Heber 1 Solar site is presently used for alfalfa cultivation with irrigation ditches and dirt access roads present (**Attachment B** of CUP Application – Site Pictures). Surrounding land uses in the Project vicinity are primarily geothermal energy facilities and agricultural cultivation. Agricultural cultivation is adjacent to the Project site on all sides, with Imperial Irrigation District (IID) irrigation canals are also present throughout the Project vicinity. Geothermal wells and pipelines are also present throughout the immediate Project area.

Reclamation, Abandonment, and Revegetation Schedule

Reclamation, abandonment, and revegetation activities would commence at the closure of the Heber 1 Plant. Activities would commence after all solar and energy facilities have been dismantled and removed from the site. If necessary, reseeding would be held off until the appropriate season (e.g. fall, spring). Activities would take approximately four to six months to complete.

Site Preparation

After all energy facilities (including existing geothermal wells present on the site) have been plugged and facilities are removed from the site, any soil piles or grades will be evened out by an excavator. The site is near zero elevation and is very flat and absent of topography. Reclamation activities will mimic the existing grade of the site and not introduce a new gradient/slope to the area. The site will then be rolled

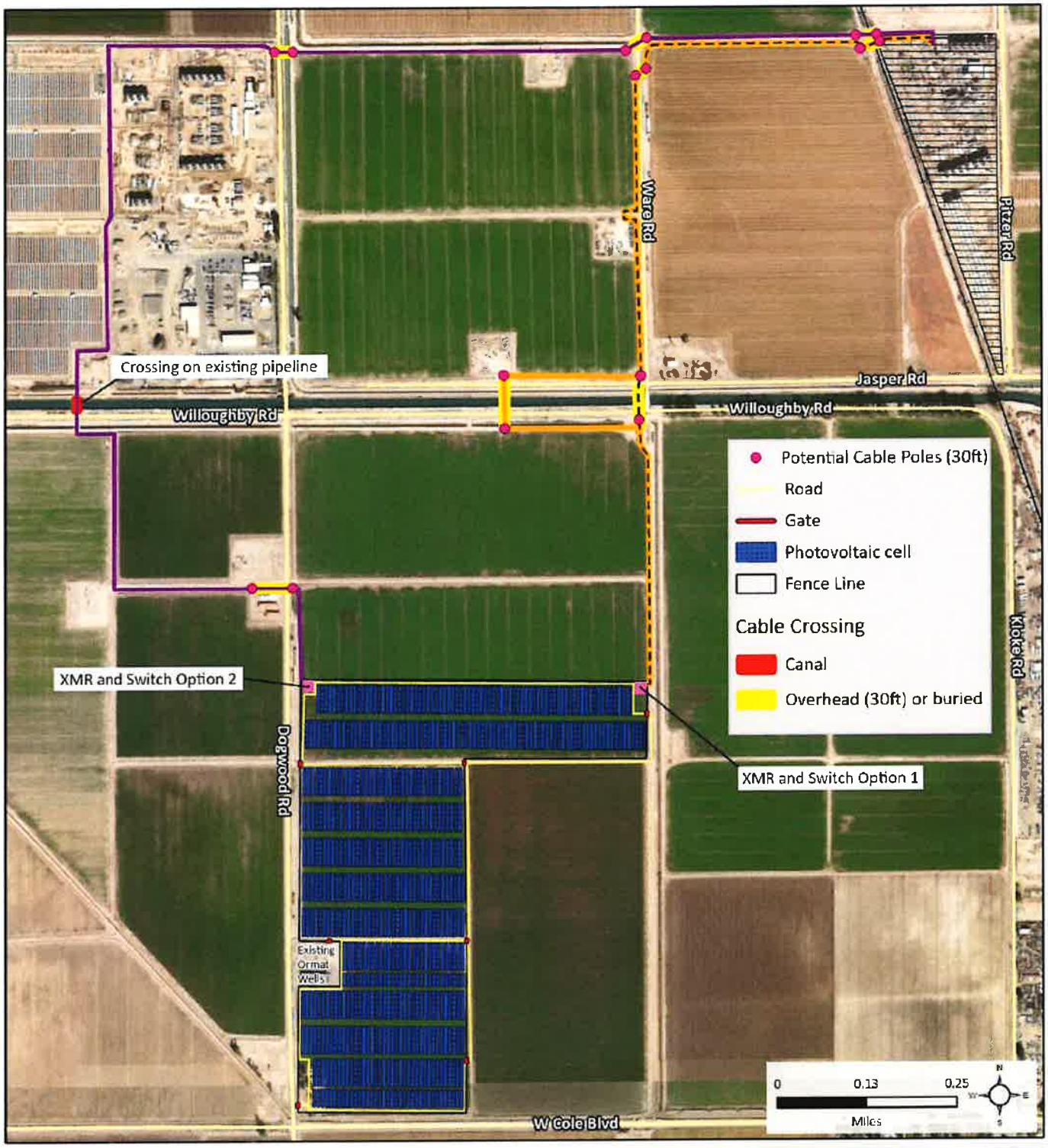
with a soil aerator/loosener. After site reclamation, topsoil will be transported to the site and deposited evenly across the site.

Selection of Plant Materials

The Heber 1 solar site is presently used for alfalfa cultivation. The surrounding area is dominated by agricultural production and no natural areas are in the immediate vicinity of the Project Site. HFC/ORMAT will reseed the entire site with a seed mix approved by Imperial County or return the land to an arable state for cultivation once more.

Irrigation and Maintenance

Revegetation of the site will be maintained by a contractor every two weeks to conduct weeding, watering, and removing trash/debris. The site will be irrigated by water truck as necessary to establish the new vegetation.



Legend

- Cable Route Option 1
- Cable Route Option 2
- Cable Route Option 3
- Heber 1 Geothermal Plant

SITE PLAN
HEBER 1 PARASITIC
SOLAR PROJECT

Catalyst