

APPENDIX A

NOP, INITIAL STUDY AND COMMENT LETTERS

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NOP

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EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

September 26, 2013

To: Reviewing Agencies

Re: Wistaria Ranch Solar
SCH# 2013091084

Attached for your review and comment is the Notice of Preparation (NOP) for the Wistaria Ranch Solar draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Dave Black
Imperial County Planning & Dev. Services Dept.
801 Main Street
El Centro, CA 92243

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2013091084
Project Title Wistaria Ranch Solar
Lead Agency Imperial County

Type NOP Notice of Preparation
Description The proposed project consists of a solar photovoltaic (PV) generating facility ~250 MW in size. The ultimate energy output is dependent on several variables, including off-take arrangements and the evolving efficiency of PV panels. As a result, the Project could generate more or less than 250 MW.

Lead Agency Contact

Name Dave Black
Agency Imperial County Planning & Dev. Services Dept.
Phone (760) 482-4320 **Fax** (760) 353-8338
email
Address 801 Main Street
City El Centro **State** CA **Zip** 92243

Project Location

County Imperial
City
Region
Cross Streets Wahl Road, Brockman and Rockwood Roads, Ferrell and Corda Roads
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use GPD: Agriculture
Z: A-2(General Agriculture), A-2-R (General Agriculture, Rural Zone) and A-3 (Heavy Agriculture)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Other Issues; Toxic/Hazardous; Water Quality; Landuse; Noise; Public Services; Traffic/Circulation

Reviewing Agencies Colorado River Board; Department of Conservation; California Energy Commission; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 7; Resources Agency

Date Received 09/26/2013 **Start of Review** 09/26/2013 **End of Review** 10/25/2013

NOP Distribution List

SL County: Imperial

SCH# 2013091084

Regional Water Quality Control Board (RWQCB)

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Nicole Wong
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Tamy Trujillo
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources Resources Agency
Nadell Gayou

Fish and Game

- Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Donald Koch

- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Charles Armor
- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Sickler
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Depart. of General Services
Public School Construction
- Dept. of General Services
Anna Garbeff
Environmental Services Section
- Dept. of Public Health
Jeffery Worth
Dept. of Health/Drinking Water
- Delta Stewardship Council
Kevan Samsam

Independent Commissions, Boards

- Delta Protection Commission
Michael Machado
- Cal EMA (Emergency Management Agency)
Dennis Castrillo

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects
- Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Gary Arnold
- Caltrans, District 4
Erik Alm
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

- All Projects
CEQA Coordinator
- Transportation Projects
Jon Taylor
- Industrial Projects
Mike Tollstrup
- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

Other _____

Conservancy

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INITIAL STUDY

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Date: September 20, 2013

1. Project Title: Wistaria Ranch Solar Energy Center
2. Lead Agency: Imperial County Planning & Development Services Department (ICPDS)
3. Contact Person: Dave Black, Planner IV
4. Address: 801 Main Street
El Centro, CA 92243
5. Phone Number: (760) 482-4320 Fax Number: (760) 353-8338
6. Project Location: The Project site parcels are generally located south of Wahl Road, east of Brockman and Rockwood Roads, north of the U.S./Mexico border, and west of Ferrell and Corda Roads in unincorporated southwestern Imperial County. Additional details of the Project's location are provided in the attached Project Summary.
7. Project Sponsor: Wistaria Ranch Solar, LLC (WRS)
8. Sponsor Address: 1044 North 115th Street, Suite 400
Omaha, Nebraska 68154-4446
9. General Plan Designation: Agriculture
10. Zoning: A-2(General Agriculture), A-2-R (General Agriculture, Rural Zone) and A-3 (Heavy Agriculture)
11. Description of project: See attached Project Summary.
12. Surrounding Land Uses and Setting: See attached Project Summary.
13. Other Agencies whose approval may be required (e.g., permits, financing approval, or participation agreement) include but are not limited to: California Department of Fish and Wildlife, United States Fish and Wildlife Service, California Regional Water Quality Control Board, United States Army Corps of Engineers, California Department of Transportation, Imperial Irrigation District, Imperial County Air Pollution Control District, Imperial County Fire Department, and the Imperial County Public Works Department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant Impact as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology & Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation & Traffic | <input checked="" type="checkbox"/> Utilities and Service and Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

-
- 1) Found that the proposed Project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
 - 2) Found that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent in the form of mitigation measures which are described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
 - 3) Found that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
 - 4) Found that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
 - 5) Found that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project nothing further is required.

PROJECT SUMMARY

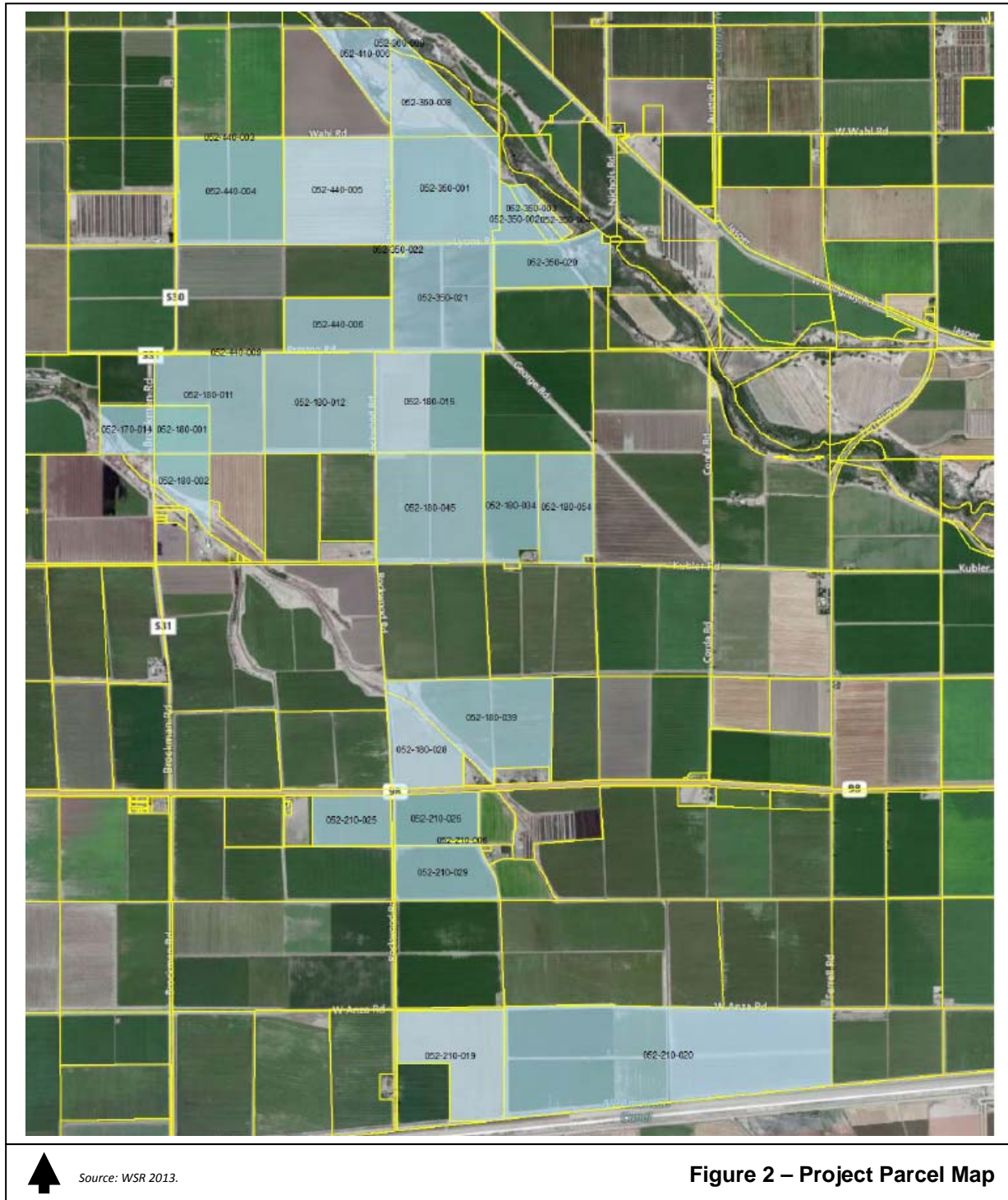
LOCATION: The Project site includes thirty-two parcels within the area south of Interstate 8 (I-8), east of Pulliam Road, and north of the All American Canal in southwestern unincorporated Imperial County. The Project site parcels are generally bounded by Wahl Road on the north, Brockman and Rockwood Roads on the west, the U.S./Mexico border on the south, and Ferrell and Corda Roads on the east (**Figure 1**).



Source: ESRI, AECOM, WSR 2013.

Figure 1 – Project Location Map

The thirty-two individual parcels (Assessor Parcel Numbers [APNs]: 052-170-014, 052-180-001 & -002, 052-180-011 & 012, -015, -028, -034, -039, -045, -054, 052-210-006, -019 & -020, -025 & 026, -029, 052-350-001 – 004, -020 – 022, 052-360-008 & -009, 052-410-006, 052-440-003 - 006, & -009) which comprise the Project site total approximately 2,793 acres (**Figure 2**).



The Project’s generation interconnection (gen-tie) transmission line anticipates being co-located with previously approved interconnection facilities (**Figure 3**) located on portions of APNs 052-190-011 & -012, -

022 and -037, and 052-210-015 & -016. More specifically, the Project's gen-tie line will co-locate with the Mount Signal Solar Project and interconnect to the Imperial Solar Energy Center South (ISECS) switchyard in order to connect to the Imperial Valley (IV) Substation. The Mount Signal Solar Project has constructed most of the required interconnection facilities and the proposed Project will install additional arms and hang its conductor on the existing Mount Signal Solar gen-tie line. The power may flow to the IV Substation via the Drew Road Switchyard or via a line constructed by ISECS directly to the IV Substation. [Note: APNs that are identified as part of the Project site parcels are not included in the gen-tie APNs. The northern portion of the Project will be connected to the central portion via a corridor along the western boundary of APN 052-180-048. The central portion of the Project will be connected with the southern portion via a corridor along the boundary of APN 052-210-015 & -016.]