



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

May 3, 2024

Subject: **Request for Proposal – Environmental Impact Report (EIR) for the Solar Energy Generation and Battery Energy Storage Big Rock 2 Cluster Plant**

Project Applicant: 90FI 8me LLC

- General Plan Amendment
- Zone Change
- Initial Study (IS 24-0009))
- Conditional Use Permits (CUP 24-0006, 24-0007, 24-0008, 24-0009)
- Variance

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting a proposal for the preparation of a comprehensive Environmental Impact Report (EIR) for the attached projects: General Plan Amendment (GPA), Zone Change (ZC), four (4) Conditional Use Permits (CUP) and Variance (V). **The Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the EIR pursuant to the California Environmental Quality Act (CEQA) for the project. The successful consultant will work directly for the County Planning & Development Services Director in the preparation of the Draft and Final EIR.

The 90FI 8me LLC project includes:

- 1. General Plan Amendment:** for the "RE" Renewable Energy Overlay Zone designation.
- 2. Zone Change: from A-2:** for the "RE" Renewable Energy Overlay Zone expansion.
- 3. Four (4) Conditional Use Permits** that will allow for the construction and operation of the solar energy generation and battery energy storage facility; and
- 4. Variance:** for the gen-tie exceeding the 120ft limit per ordinance.
- 5. Environmental Impact Report**

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 percent 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 Drafts (DEIR) and Final Environmental (FEIR) documents;
- e. Review the attached proposed General Plan Amendment and Zoning Change and make findings of consistency regarding the proposed General Plan Amendment, Zone Change with the Imperial County General Plan Renewable and Transmission Element; and
- f. A digital (CD) version of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

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

The proposal must incorporate the cost estimate for the printing of the draft and final environmental documents (EIR) for a minimum of 5 copies. The first five (5) hard copies of DEIR & FEIR with Appendices and 25 CDs are to be included within your estimate. Any additional copies, greater than 15, shall be prepared by you at cost.

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

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

- Agriculture and Forest Resources
- Air Quality/Greenhouse Gas Emissions
- Energy Assessment
- Geology and Soils Analysis
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing

- Public Health & Safety
- Public Services
- Transportation/Traffic
- SB 18/AB-52 Tribal Cultural Resources
- Utilities and Service Systems
- Mitigation, Monitoring & Reporting Program (MM&RP)

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

- Aesthetics/Visual Resource/Glare Analysis
- Biology Resources
- Cultural Resources/Historical/Archaeology
- Water Supply Assessment
- Traffic

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:

- Project Initiation
Include research, site visit, data collection, CEQA notices, scoping meetings, etc;
- Administrative Draft EIR
Include mandatory CEQA sections, required and optional technical studies, peer review of applicant-prepared technical studies, number of revisions, meetings and coordination with County Staff;
- Public Review Draft EIR
Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;
- Final EIR
Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;

- e. Mitigation, Monitoring and Reporting Program
Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;
- f. CEQA Findings and Notice of Determination
Include the preparation per CEQA requirements;
- g. Assumptions
Please provide a specific section for assumptions. Include your assumptions regarding travel time, mileage, public noticing, or anything else that needs clarification; and
- h. The number of meetings and hearings that are included in your proposal should be detailed under each task.

5. Proposed Schedule

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

6. Cost Estimate/Milestones

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

7. Consultant Selection Criteria

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

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 May 22, 2024 at 5:00 PM**. This must be post-marked 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 5 hard copies and a CD.

If you do have any questions, please contact the Planning Director, Jim Minnick at jimminnick@co.imperial.ca.us or at (442) 265-1736, ext. 1776 or the assigned Planner for this project, Evelia Jimenez, Planner II at ejimenez@co.imperial.ca.us or at ext. 1747.

Sincerely,



Jim Minnick, Director
Planning & Development Services Department

Attachments: Project Information

CC: Miguel Figueroa, County Executive Officer
Eric R. Havens, County Counsel
Mistelle Abdelmagied, Deputy 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 24-0006, 24-0007, 24-0008, 24-0009
APN 051-300-036-000
Files: 10.102; 10.101; 10.104; 10.105

E:\AT\S:\AllUsers\APN\051\300\036\CUP24-0006\RFPIRFP Big Rock 2.docx

RECEIVED

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME Multiple owners. Please see attachment.	EMAIL ADDRESS: Please see attachment.	
2. MAILING ADDRESS (Street / P O Box, City, State) Multiple owners. Please see attachment.	ZIP CODE See attached.	PHONE NUMBER See attached.
3. APPLICANT'S NAME 90FI 8me LLC	CUP Application #1 of 4	
4. MAILING ADDRESS (Street / P O Box, City, State) 4370 Town Center Blvd., Suite 110 El Dorado Hills, CA 95762	ZIP CODE 95762	jjackson@avantus.com, 303.588.3855
4. ENGINEER'S NAME TBD	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER

6. ASSESSOR'S PARCEL NO. Multiple APNs. Please see attachment.	1,030 acres	ZONING (existing) A-2, A-2-R, A-3, A-2-RE, A-3-RE
7. PROPERTY (site) ADDRESS Multiple APNs. Please see attachment.	1520 Jessup Rd. El Centro	
8. GENERAL LOCATION (i.e. city, town, cross street) Approximately 1 mile southwest of Seely, immediately south of Interstate 8, west of Drew Road and east and north of Mandrapa Road.		
9. LEGAL DESCRIPTION Multiple APNs. Please see attachment.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Please see attachment	
11. DESCRIBE CURRENT USE OF PROPERTY	Farmland
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic tank with leach field
13. DESCRIBE PROPOSED WATER SYSTEM	IID distribution system and private water treatment facility
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Above-ground tanks and dedicated fire protection water, see attached
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Please see attachment

REQUIRED SUPPORT DOCUMENTS

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

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

Stephanie Perry Chief Operating Officer of Avantus LLC, ultimate parent, duly authorized 3/6/2024

Print Name Stephanie Perry Date _____

Signature _____

Print Name _____ Date _____

Signature _____

APPLICATION RECEIVED BY:	_____	DATE	_____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	_____	DATE	_____	<input type="checkbox"/> O. E. S.
	_____	DATE	_____	<input type="checkbox"/> _____

CUP #
24-0006

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME Multiple owners. Please see attachment.	EMAIL ADDRESS Multiple owners. Please see attachment.	
2. MAILING ADDRESS (Street / P O Box, City, State) Multiple owners. Please see attachment.	ZIP CODE See attachment.	PHONE NUMBER See attachment.
3. APPLICANT'S NAME 90FI 8me LLC	CUP Request #2 of 4	
4. MAILING ADDRESS (Street / P O Box, City, State) 4370 Town Center Blvd., Suite 110 El Dorado Hills, CA 95762	ZIP CODE 95762	PHONE NUMBER jjackson@avantus.com 303.588.3855
4. ENGINEER'S NAME TBD	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. Multiple APNs. Please see attachment.	410 acres	ZONING (existing) A-3
7. PROPERTY (site) ADDRESS Multiple APNs. Please see attachment.	1500 Jessup Rd El Centro	
8. GENERAL LOCATION (i.e. city, town, cross street) Approximately 1 mile southwest of Seely, immediately south of Interstate 8, west of Drew Road and east and north of Mandrapa Road.		
9. LEGAL DESCRIPTION Multiple APNs. Please see attachment.		

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

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11. DESCRIBE CURRENT USE OF PROPERTY	Farmland
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic tank with leach field
13. DESCRIBE PROPOSED WATER SYSTEM	IID distribution system and private water treatment facility
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Above-ground tanks with gallons dedicated fire protection water
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Please see attachment.

REQUIRED SUPPORT DOCUMENTS

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

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

Stephanie Perry Chief Operating Officer of Avantus LLC, ultimate parent, duly authorized 3/6/2024

Print Name _____ Date _____

Signature _____

Print Name _____ Date _____

Signature _____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

CUP #
24-007

CONDITIONAL USE PERMIT

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

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

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2. MAILING ADDRESS (Street / P O Box, City, State) Multiple owners. Please see attachment.	ZIP CODE See attachment.	PHONE NUMBER See attachment.
3. APPLICANT'S NAME 90FI 8me LLC	CUP Request #3 of 4	
4. MAILING ADDRESS (Street / P O Box, City, State) 4370 Town Center Blvd., Suite 110 El Dorado Hills, CA 95762	ZIP CODE 95762	PHONE NUMBER jjackson@avantus.com 303.588.3855
4. ENGINEER'S NAME TBD	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. Multiple APNs. Please see attachment.	160 acres	ZONING (existing) A-2-RE
7. PROPERTY (site) ADDRESS Multiple APNs. Please see attachment.	1520 Jessup Rd. El Centro	
8. GENERAL LOCATION (i.e. city, town, cross street) Approximately 1 mile southwest of Seely, immediately south of Interstate 8, west of Drew Road and east and north of Mandrapa Road.		
9. LEGAL DESCRIPTION Multiple APNs. Please see attachment.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Please see attachment.	Re-entitlement of Laurel Cluster 2 South CUP #21-0013
11. DESCRIBE CURRENT USE OF PROPERTY	Farmland
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic tank with leach field
13. DESCRIBE PROPOSED WATER SYSTEM	IID distribution system and private water treatment facility
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Above-ground tanks with gallons dedicated fire protection water
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Please see attachment.

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

Stephanie Perry Chief Operating Officer of Avantus LLC,
ultimate parent, duly authorized 3/6/2024
Print Name Stephanie Perry Date
Signature _____
Print Name _____ Date
Signature _____

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:	_____	DATE	_____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	_____	DATE	_____	<input type="checkbox"/> O. E. S.
	_____	DATE	_____	<input type="checkbox"/> _____
	_____	DATE	_____	<input type="checkbox"/> _____

CUP #
24-0008

CONDITIONAL USE PERMIT

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

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

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2. MAILING ADDRESS (Street / P O Box, City, State) Multiple owners. Please see attachment.	ZIP CODE See attachment.	PHONE NUMBER See attachment.
3. APPLICANT'S NAME 90FI 8me LLC	CUP Request #4 of 4	
4. MAILING ADDRESS (Street / P O Box, City, State) 4370 Town Center Blvd., Suite 110 El Dorado Hills, CA 95762	ZIP CODE 95762	jjackson@avantus.com 303.588.3855
4. ENGINEER'S NAME TBD	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. Multiple APNs. Please see attachment.	249 acres	ZONING (existing) A-2-R, A-3
7. PROPERTY (site) ADDRESS Multiple APNs. Please see attachment.	1520 Jessup Rd. El Centro	
8. GENERAL LOCATION (i.e. city, town, cross street) Approximately 1 mile southwest of Seely, immediately south of Interstate 8, west of Drew Road and east and north of Mandrapa Road.		
9. LEGAL DESCRIPTION Multiple APNs. Please see attachment.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Please see attachment.	
11. DESCRIBE CURRENT USE OF PROPERTY	Farmland
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic tank with leach field
13. DESCRIBE PROPOSED WATER SYSTEM	IID distribution system and private water treatment facility
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Above-ground tanks with gallons dedicated fire protection water
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Please see attachment.

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

Stephanie Perry Chief Operating Officer of Avantus LLC,
ultimate parent, duly authorized 3/6/2024

Print Name Stephanie Perry Date _____

Signature _____

Print Name _____ Date _____

Signature _____

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:	_____	DATE	_____	REVIEW / APPROVAL BY	_____
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	OTHER DEPT'S required.	
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> P. W.	
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> E. H. S.	
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> A. P. C. D.	
		DATE	_____	<input type="checkbox"/> O. E. S.	
		DATE	_____	<input type="checkbox"/> _____	
		DATE	_____	<input type="checkbox"/> _____	

CUP #
24-0009

Legal Descriptions:

Big Rock 2 Cluster North (CUP Request #1)

	APN	Zoning	Acres
1	051-270-020	A-2-R	101.8
2	051-270-028	A-2	52.3
3	051-270-036	A-2	67.4
4	051-270-041	A-2-R	279.0
5	051-280-054	A-2	149.5
6	051-300-011	A-2	79.6
7	051-300-016	A-2	10.8
8	051-300-026	A-2	13.4
9	051-300-035	A-3	40.3
10	051-300-037	A-3	28.9
11	051-300-032 (northern portion)	A-2	85.5
	Sub-total		910
Laurel Cluster 2 North CUP #21-0014 (Expires Dec. 2024)			
12	051-300-032 (southern portion) (to be re-entitled)	A-2-RE	80
13	051-300-036 (to be re-entitled)	A-3-RE	40.3
	Sub-total		120
	TOTAL ACRES		1,030

Landowners: Tomlinson, Preece, Kuhn

Tomlinson

PARCEL A:

THE EAST ONE-HALF OF TRACT 83, LYING WEST OF THE FERN CANAL, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

PORTION OF APN: 051-270-028

PARCEL B:

THAT PORTION OF TRACT 79, LYING WEST OF THE FERN CANAL, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

PORTION OF APN: 051-270-028

PARCEL C:

THE SOUTH HALF OF TRACT 81, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN

ACCORDING TO THE UNITED STATES GOVERNMENT PLAT OF RE-SURVEY APPROVED MAY 2, 1913, AND ON FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

APN: 051-300-011

PARCEL D:

GOVERNMENT LOT 13 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RALPH H. YOUNG AND ROSALYNN M. YOUNG BY GRANT DEED

RECORDED AUGUST 22, 1972, IN BOOK 1333, PAGE 278, OF OFFICIAL RECORDS OF IMPERIAL COUNTY, CALIFORNIA.

APN: 051-300-026

PARCEL E:

GOVERNMENT LOT 8 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF RE-SURVEY APPROVED MARCH 15, 1909, AND ON FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

APN: 051-300-016

PARCEL F:

THE NORTHEAST QUARTER OF TRACT 81, OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

PORTION OF APN: 051-270-020

PARCEL G:

TRACT 80, EXCEPT THE NORTH 40 FEET THEREOF, OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

PORTION OF APN: 051-270-020

PARCEL H:

GOVERNMENT LOTS 11 AND 12 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS PER MAP OF THE RESURVEY APPROVED AND FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.

PORTION OF APN: 051-270-020

Preece

That portion of Tract 72, Township 16 South, Range 12 East, S.B.M., in an unincorporated area, County of Imperial, State of California, according to the Official Plat thereof.

Excepting therefrom that portion deeded to the State of California, in deed recorded December 6, 1965 as File No. 2 in Book 1219 page 166 of Official Records.

APN: 051-270-036

Kuhn

Parcel 1A:

Parcel Tract 57-B, and Lot 2, Section 14, Township 16 South, Range 12 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof, excepting from Lot 2, Section 14 that portion conveyed to the State of California by deed recorded September 23, 1965 in Book 1215, Page(s) 358 of Official Records.

Also excepting that portion of Tract 57B, described as follows:

Beginning at the Southeast corner of said tract;

Thence North $0^{\circ}06'$ West, 710.96 feet along the East line of said tract;

Thence South $73^{\circ}38'$ West, 656.68 feet to a point;

Thence South $66^{\circ}45'$ West, 1,297.5 feet to a point in the South line of said tract;

Thence South $89^{\circ}53'$ East along said South line to the Point of Beginning.

Parcel 1B:

That portion of Tract 57-A, Township 16 South, Range 12 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof, designated as Parcel 'B' on License Survey Map on file in Book 10, Page(s) 1 of License Surveys.

Parcel 1C:

That portion of the West 40 acres of the South 80 acres of Tract 71, Township 16 South, Range 12 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof, lying southerly of the southerly line of land granted to the State of California for freeway purposes by deed recorded June 8, 1965 in Book 1208, Page(s) 734 of Official Records.

Parcel 1D:

That portion of the East 40 acres of Tract 71, Township 16 South, Range 12 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof, designated as Parcel 'A' on License Survey Maps on file in Book 10, Page(s) 1, of License Survey Map in the Office of the County Recorder of Imperial County.

APN: 051-280-054-0

Parcel 2:

That portion of Section 22, Township 16 South, Range 12 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of Section 22;

Thence South $00^{\circ}01'38''$ West, a distance of 803.60 feet to the Northwest corner of Lot 4 of Section 22;

Thence North $89^{\circ}55'19''$ East a distance of 2082.69 feet to the Northwest corner of Tract 44; Thence

North $89^{\circ}55'19''$ East a distance of 1317.4 feet to the Southeast corner of Tract 78;

Thence South $89^{\circ}45'57''$ East, along the North line of tract 55, a distance of 1.19 feet to the Northeast corner of the Northwest quarter of Tract 4, said corner also being the True Point of Beginning; Thence South $00^{\circ}00'59''$ West along the East line of the Northwest quarter of Tract 55, a distance of 1325.89 feet; Thence South $89^{\circ}54'25''$ East, along the South line of the Northeast quarter of Tract 55, a distance of 330.00 feet;

Thence North $44^{\circ}56'49''$ East, a distance of 1400.20 feet to a point on the East line of Tract 55;

Thence South $00^{\circ}01'25''$ West, along the East line of Tract 55, a distance of 198.00 feet: Thence North $53^{\circ}20'52''$ East a distance of 658.39 feet;

Thence East a distance of 198.00 feet;

Thence North a distance of 132.00 feet to a point on the North line of Tract 50;

Thence North $89^{\circ}45'57''$ West a distance of 726.00 feet to the Northeast corner of Tract 55; Thence

North $89^{\circ}45'57''$ West along the North line of Tract 55; a distance of 1318.94 feet to the Northeast corner of the Northwest quarter of Tract 55, which corner is also the True Point of Beginning.

Also shown as Parcel 4 of that certain Certificate of Compliance PM 2078, recorded September 18, 1992 as Instrument No. 19893 of Official Records.

APN: 051-300-037-000

Parcel 1E:

Lot 1 of Section 15 and Lot 1 of Section 22 and Tract No. 56, all in Township 16 South, Range 12 East, S.B. & M., County of Imperial, State of California, according to the official plat thereof.

APN: 051-270-041

Parcel B:

That portion of Section 22, Township 16 South, Range 12 East, S.B.M., in an unincorporated area of the County of Imperial, in the State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of said Section 22; thence S 00 Degrees $01' 38''$ W a distance of 803.60 feet to the Northwest corner of Lot 4 of Section 22, said corner also being the True Point of Beginning; thence N 89 Degrees $55' 19''$ E a distance of 2082.69 feet to the Northwest corner of Tract 55; thence S 00 Degrees $00' 33''$ W. along the West line of Tract 44, a distance of 2643.86 feet to the Southwest corner of Tract 55; thence S 89 Degrees $53' 32''$ E, along the South line of Tract 44, a distance of 1318.60 feet to the Northeast corner of the West 120 acres of Tract 54, a distance of 523.82 feet to the centerline of the County Road, as it now exists, and was described in the Deed recorded in Book 1134, Page 297 of Official

Records of the Imperial County Recorder; thence N 89 Degrees 43' 08" W, along the centerline of the County Road, as it now exists, and as described above, a distance of 1319.67 feet to a point on the West line of Tract 54; thence N 00 Degrees 00' 33" E, along the West line of Tract 54, a distance of 2.54 feet to the Southeast corner of Lot 6 of Section 22; thence N 89 Degrees, 59' 56" W. a distance of 2083.68 feet to the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 22; thence N 00 Degrees 01' 38" E. along the West line of said Section 22, a distance of 3158.27 feet to the Northwest corner of Lot 4 of Section 22, said corner also being the True Point of Beginning.

Also shown as Parcel 3 of that certain Certificate of Compliance PM 2078, recorded September 18, 1992, as Instr. # 19893 of Official Records.

APN: 051-300-032 (North)

Re-entitlement(s)

Parcel A:

The Southwest ¼ of Tract 55 of Section 22, Township 16 South, Range 12 East, S.B.M., in an unincorporated area of the County of Imperial, in the State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of said Section 22, thence S 00 Degrees 01' 38" W., a distance of 803.60 feet to the Northwest corner of Lot 4 of Section 22; thence N 89 Degrees 55' 19" E a distance of 2082.69 feet to the Northwest corner of Tract 55; thence S 00 Degrees 00' 33" W. along the West line of Tract 55, a distance of 1321.93 feet to the Northwest corner of the Southwest ¼ of Tract 44, said corner also being the True Point of Beginning; thence S 89 Degrees 54' 25" E. along the North line of the Southwest ¼ Tract 55, a distance of 1318.77 feet to the Northeast corner of the Southwest ¼ of Tract 55; thence S 00 Degrees 00' 59" W. along the East line of the Southwest ¼ of Tract 55; thence N 89 Degrees 53' 32" W/ along the South line of Tract 55, a distance of 1318.60 feet to the Southwest corner of Tract 55; thence N 00 Degrees 00' 33" E. along the West line of Tract 44, a distance of 1321.93 feet to the Northwest corner of the Southwest ¼ of Tract 44, said corner also being the True Point of Beginning. Also shown as Parcel 2 of that certain Certificate of Compliance PM 2078, recorded September 18, 1992, as Instr. # 19893 of Official Records.

APN: 051-300-036

Parcel B:

That portion of Section 22, Township 16 South, Range 12 East, S.B.M., in an unincorporated area of the County of Imperial, in the State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of said Section 22; thence S 00 Degrees 01' 38" W a distance of 803.60 feet to the Northwest corner of Lot 4 of Section 22, said corner also being the True Point of Beginning; thence N 89 Degrees 55' 19" E a distance of 2082.69 feet to the Northwest corner of Tract 55; thence S 00 Degrees 00' 33" W. along the West line of Tract 44, a distance of 2643.86 feet to the Southwest corner of Tract 55; thence S 89 Degrees 53' 32" E, along the South line of Tract 44, a distance of 1318.60 feet to the Northeast corner of the West 120 acres of Tract 54, a distance of 523.82 feet to the centerline of the County Road, as it now exists, and was described in the Deed recorded in Book 1134, Page 297 of Official Records of the Imperial County Recorder; thence N 89 Degrees 43' 08" W,

along the centerline of the County Road, as it now exists, and as described above, a distance of 1319.67 feet to a point on the West line of Tract 54; thence N 00 Degrees 00' 33" E, along the West line of Tract 54, a distance of 2.54 feet to the Southeast corner of Lot 6 of Section 22; thence N 89 Degrees, 59' 56" W. a distance of 2083.68 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 22; thence N 00 Degrees 01' 38" E. along the West line of said Section 22, a distance of 3158.27 feet to the Northwest corner of Lot 4 of Section 22, said corner also being the True Point of Beginning.

Also shown as Parcel 3 of that certain Certificate of Compliance PM 2078, recorded September 18, 1992, as Instr. # 19893 of Official Records.

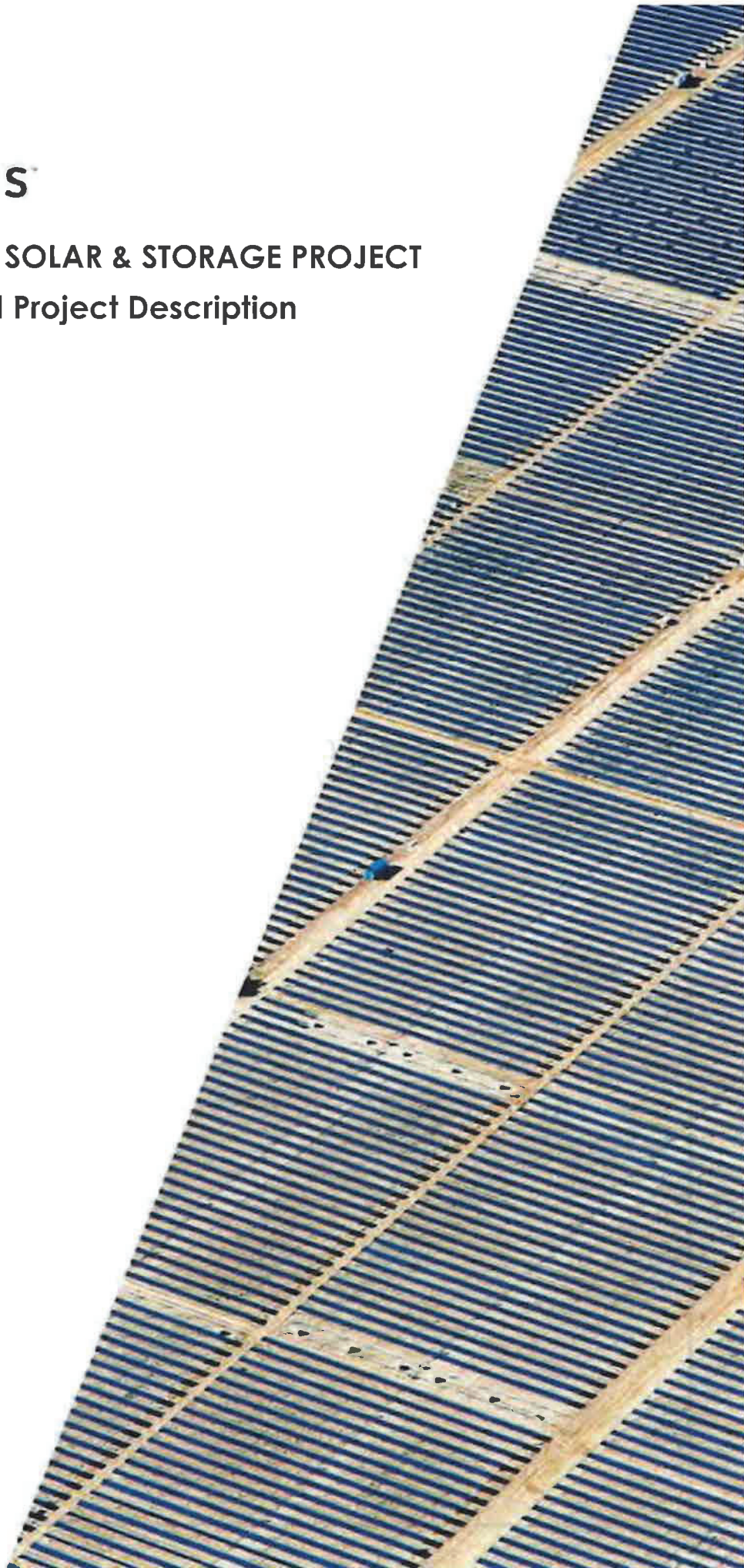
APN: 051-300-032 (South)



BIG ROCK 2 CLUSTER SOLAR & STORAGE PROJECT CUP Application and Project Description

18 March 2024

Submitted by:
90FI 8me LLC
4370 Town Center Blvd., Suite 110
El Dorado Hills, CA 95762

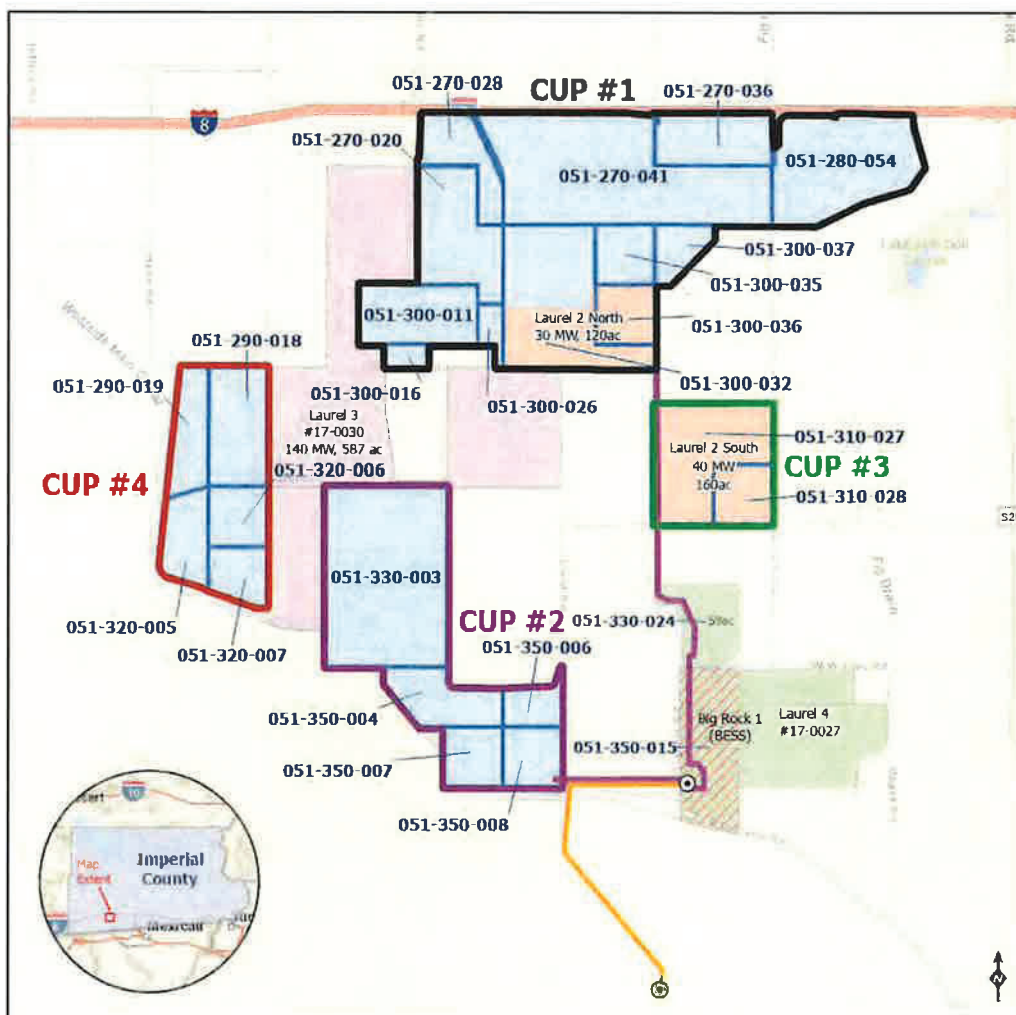


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Big Rock 2 Cluster Solar and Storage Project

This document contains Supporting Materials for the following Conditional Use Permit Applications Packages:

1. CUP #1: Big Rock 2 Cluster North (1,030 acres)
 - Big Rock 2 Cluster North (910 acres), including;
 - Laurel Cluster 2 North /CUP # 21-0014 (120 acres) *(to be re-entitled)*
2. CUP #2: Big Rock 2 Cluster South (410 acres)
3. CUP #3: Big Rock 2 Cluster East/Laurel Cluster 2 South CUP # 21-0013) (160 acres) *(to be re-entitled)*
4. CUP #4 Big Rock Cluster West (249 acres)



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APPENDICES

Appendix A Site Plan

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INTRODUCTION

90FI 8me LLC (“the Applicant”) is seeking approval of four (4) Conditional Use Permits (CUPs) associated with the construction and operation of a utility-scale [up to 500-megawatt (MW) in capacity] photovoltaic (“PV”) solar energy generation and Battery Energy Storage System (“BESS”) facility (also up to 500-MW in capacity). The proposed Project, collectively called, the Big Rock 2 Cluster Solar and Storage Project (“Big Rock 2” or the “Project”) contemplates utilizing approximately 1,569 acres of “new lands” that have not previously been entitled, in addition to up to 867 acres of lands that are currently entitled under active CUPs known as Laurel Cluster 3 (587 acres), Laurel Cluster 2 North (120 acres), and Laurel Cluster 2 South (160 acres) totaling 2,436 acres of available land for development (Figure 1).

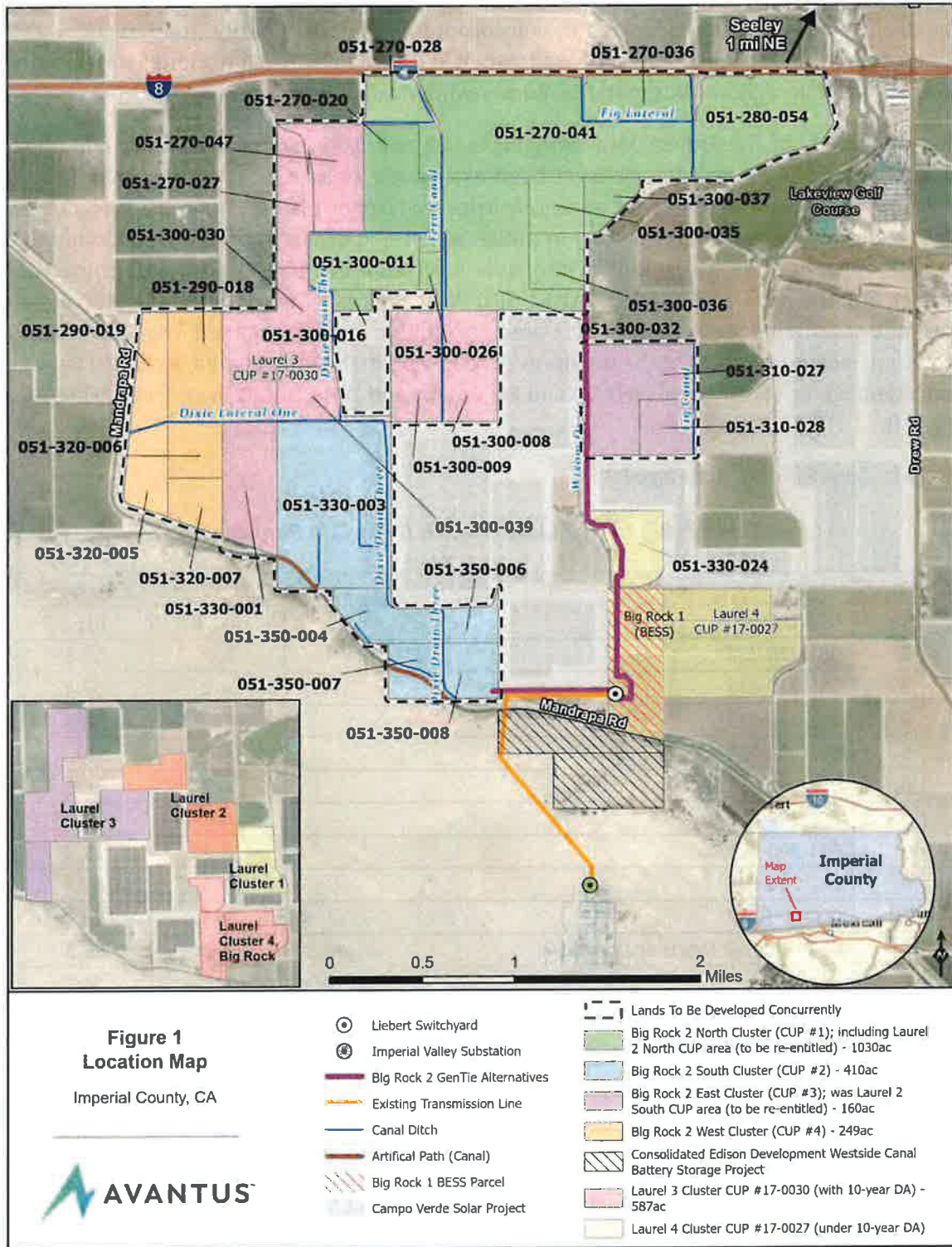
Energy generated by the Project would be collected using up to 66 kilovolt (“kV”) collector lines which could run overhead and/or underground to a dedicated Project substation. A 230-kV overhead generation intertie (gen-tie) transmission line is anticipated to link the Project substation to the Liebert Switchyard (pending construction), which will then be connected via an overhead 230-kV gen-tie line to the existing San Diego Gas and Electric (SDG&E) Imperial Valley Substation (Figure 1). It is anticipated that all BESS facilities associated with the Project will be developed concurrently with PV componentry and situated in proximity to Project sub-station(s); however, the CUP areas may cooperate if necessary to meet energy production and Project needs, by allowing one CUP area to utilize “BESS” credits of another. Likewise, the Project may share facilities such as Operations & Maintenance (O&M) facilities, transmission-related facilities, Project sub-station(s), and/or other appurtenances.

The Applicant intends to secure CUPs from Imperial County as the lead agency, along with permits and approvals from other relevant agencies as required by law. Laurel Cluster 3 CUP (#17-0030) is associated with a 10-year Development Agreement (DA) (Document Number 2023012228). However, Laurel Cluster 2 CUPs may expire prior to this approval, therefore, those areas have been integrated into this request, upon approval, Imperial County would void CUPs #21-0014 and #21-0013. Table 1 provides a breakdown of Project areas and acreage availability.

Table 1: Total Project Area and Land Availability

	Acres Available	CUP #
Big Rock 2 Cluster North, including Laurel Cluster 2 North (120 acres) parcels under CUP # 21-0014 (expires Dec. 2024)	1,030	CUP Request #1 (partial re-entitlement)
Big Rock 2 Cluster South	410	CUP Request #2
Big Rock 2 Cluster East/Laurel Cluster 2 South parcels under CUP #21-0013 (expires Dec. 2024)	160	CUP Request #3 (re-entitlement)
Big Rock 2 Cluster West	249	CUP Request #4
<i>Laurel Cluster 3 CUP #17-0030</i>	587	<i>NA (under 10-year DA)</i>

Figure 1: Project Location Map



Site Information

Site Characteristics

The proposed Project site is located in unincorporated Imperial County, south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico (Figure 1).

The topography of the Project area is relatively flat, consisting primarily of fields and unpaved roads, and all the Project parcels have been extensively cleared, plowed, and maintained for agricultural production. Due to the extensive irrigated farming history within the Project area, as well as locally high-water table, many irrigation canals and drains occur within proximity of the Project. These include a segment of the New River adjacent to the northeast corner of the Project, and the Imperial Irrigation District (IID) Westside Main Canal which is located along the west and southern edges of the Project area. In addition, multiple named irrigation canals and drains are located adjacent to the unimproved roadways in the Project area, including Fern Canal and Sidemain, Foxglove Canal, Wixom and Fig Drains, and Dixie Drains Two, Three, Three A and Three B.

Parcels, Zoning, and Acreage(s)

Table 2: Big Rock 2 Cluster North (New CUP Request #1)

	APN	Zoning	Acres
1	051-270-020	A-2-R	101.8
2	051-270-028	A-2	52.3
3	051-270-036	A-2	67.4
4	051-270-041	A-2-R	279.0
5	051-280-054	A-2	149.5
6	051-300-011	A-2	79.6
7	051-300-016	A-2	10.8
8	051-300-026	A-2	13.4
9	051-300-035	A-3	40.3
10	051-300-037	A-3	28.9
11	051-300-032 (northern portion)	A-2	85.5
	Sub-total		910
	Laurel 2 North CUP #21-0014 (Expires December 2024)		
12	051-300-032 (southern portion) (to be re-entitled)	A-2-RE	80
13	051-300-036 (to be re-entitled)	A-3-RE	40.3
	Sub-total		120
	TOTAL ACRES		1,030

Table 3: Big Rock 2 Cluster South (New CUP Request #2)

	APN	Zoning	Acres
1	051-330-003	A-3	246.5
2	051-350-004	A-3	57.4

	APN	Zoning	Acres
3	051-350-006	A-3	26.3
4	051-350-007	A-3	40.0
5	051-350-008	A-3	40.0
	TOTAL ACRES		410

Table 4: Big Rock Cluster 2 East (to be re-entitled) (New CUP Request #3)

Laurel Cluster 2 South CUP #21-0013 (Expires December 2024)			
1	051-310-027	A-2-R-RE	120.0
2	051-310-028	A-2-R-RE	39.9
	Total		160

Table 5: Big Rock 2 Cluster West (New CUP Request #4)

	APN	Zoning	Acres
1	051-290-018	A-2-R	79.8
2	051-290-019	A-3	48.7
3	051-320-005	A-3	45.0
4	051-320-006	A-3	39.9
5	051-320-007	A-3	35.3
	TOTAL ACRES		249

Site Information

Site Characteristics

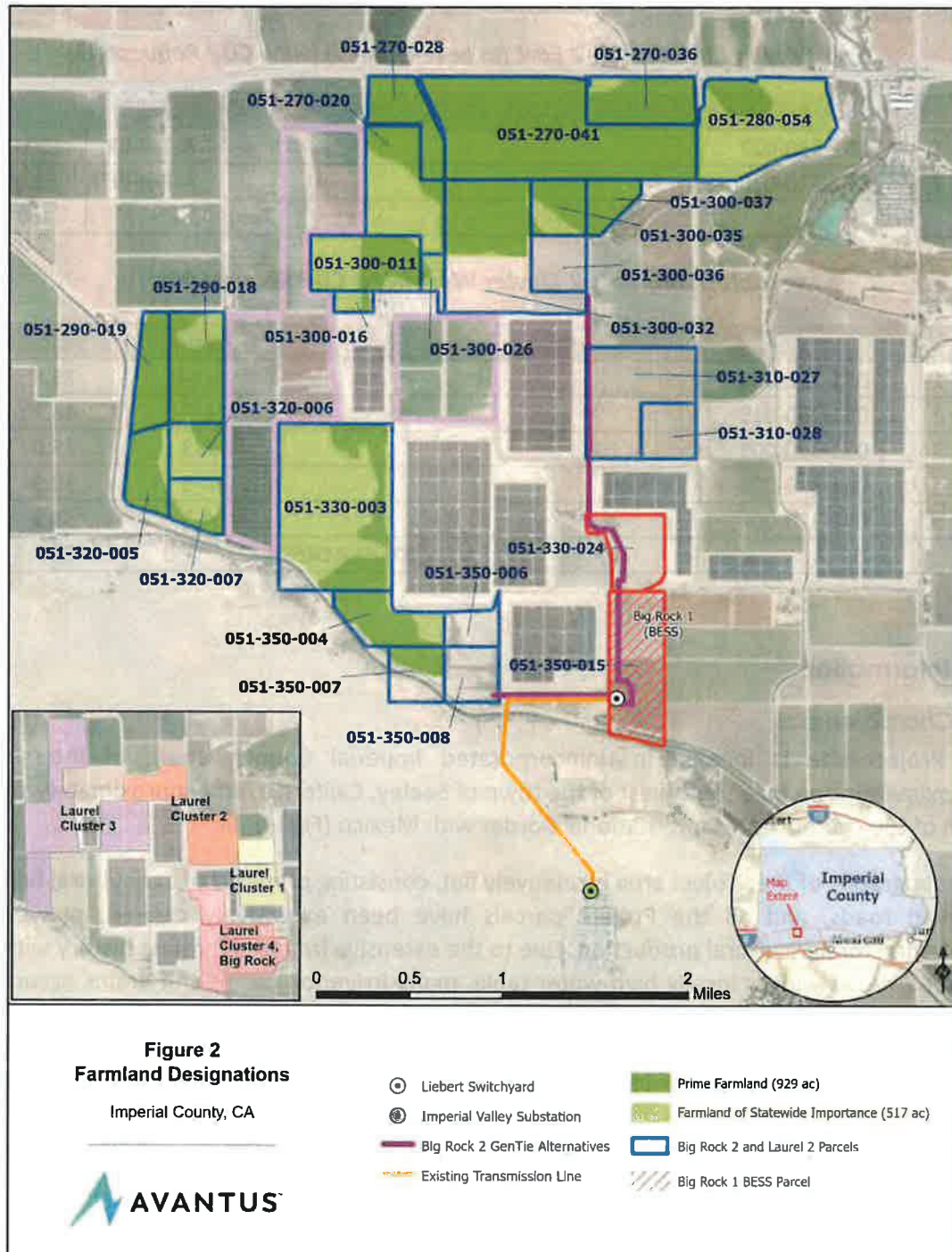
The Project site is located in unincorporated Imperial County, south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico (Figure 3).

The topography of the Project area is relatively flat, consisting primarily of agricultural fields and unpaved roads, and all the Project parcels have been extensively cleared, plowed, and maintained for agricultural production. Due to the extensive irrigated farming history within the Project area, as well as locally high-water table, many irrigation canals and drains occur within proximity of the Project. These include a segment of the New River adjacent to the northeast corner of the Project, and the Imperial Irrigation District (IID) Westside Main Canal which is located along the west and southern edges of the Project area. In addition, multiple named irrigation canals and drains are located adjacent to the unimproved roadways in the Project area, including Fern Canal and Sidemain, Foxglove Canal, Wixom and Fig Drains, and Dixie Drains Two, Three, Three A and Three B.

The entire Project area is designated Agricultural in the Imperial County General Plan. Current land use of the Project parcels includes cropland, dryland grain crops, irrigated grain and hayfields, row crops, orchards, and pastureland.

Figure 2 also illustrates Prime Farmland and Farmland of Statewide Importance; however, the Project does not include agricultural lands designated under the “Williamson Act”.

Figure 2: Farmland Designations



Adjacent Lands

Existing Land Use

The Project is adjacent and proximal to both Agricultural and Agricultural/Rural lands that have been rezoned for renewable energy (RE), specifically for PV solar and BESS projects that have been approved by Imperial County.

Nearby land uses are predominantly agricultural and/or renewable energy generation, but also include commercial, transportation, military, and electric utility uses. Commercial land uses include the Rio Bend Golf Course (*and associated Specific Plan Area*) to the east of the Project. The Interstate 8 and Union Pacific Railroad transportation corridors are located to the north of the Project. To the south of the Project, utility land uses include the SDG&E Imperial Valley Substation, as well as additional agricultural lands that have been designated for PV solar, and BESS renewable energy projects.

Operational Renewable Energy Facilities

Campo Verde Solar, owned by Southern Power, became operational in September 2013 and is located on multiple APNs that are adjacent to the proposed Project (Figure 1).

Renewable Energy Facilities Pending Entitlement

The Consolidated Edison Development Westside Canal Battery Storage Project is a utility-scale energy storage development approved by Imperial County and is located on two APNs adjacent to the southernmost parcels of the proposed Big Rock 2 Project (Figure 1).

PROJECT DESCRIPTION

Overview

The Applicant proposes to develop, design, and construct a PV solar energy generation and BESS facility comprised of up to 500 megawatt alternating current (MWac) PV solar and up to 500 MWac of BESS. Power generated by the Project would be collected using up to 66-kV collector lines which could run overhead and/or underground to a dedicated Project substation, with a 230-kV overhead generation transmission line or “gen-tie” line linking a Project substation to the Imperial Irrigation District (IID) Liebert Switchyard. The Liebert Switchyard would then be connected to the SDG&E Imperial Valley substation via an overhead 230-kV gen-tie line. The Project contemplates two gen-tie line alternatives as depicted in Figure 1.

The Applicant has considered the following in its selection of the Big Rock 2 PV solar and BESS Project for detailed evaluation:

- Private land availability suitable for renewable energy development
- Compatible Land Use Zoning: Agricultural/Rural Zone(s)
- Proximity to the SDG&E Imperial Valley substation
- Proximity to the applicant’s previously approved PV solar and BESS projects entitled with Imperial County

Project Objectives

The primary objective of 90FI 8me LLC is to develop, design and construct a large-scale solar PV and BESS facility in Imperial County that, when operational, maximizes the production of clean, reliable, and renewable electric power in an economically feasible and commercially financeable manner. The power produced by the Project is expected to be marketed to utility companies, Community Choice Aggregators (CCAs), or other large-scale energy off-takers. Additional Project objectives include:

- Provide renewable energy to the electric grid to meet increasing demand for in-state generation and provide energy storage that can be dispatched to the regional grid during times of greatest energy demand.
- Integrate the proposed Project operating facilities with previously proposed and entitled PV solar and BESS projects in the project vicinity to maximize economies of scale.
- Provide annual revenues consistent with the Public Benefit Program for Solar Power Plants in Imperial County (Amended May 9, 2023, by the Board of Supervisors) that directly supports Agriculture, Community Benefits Funds, and Public Services (e.g., Sheriff, Public Health, Fire Department) within Imperial County.
- Assist the County in continuing the goal in the Energy Element of its General Plan to develop large scale solar energy development as a major energy source in the County.
- Promote economic development and bring regionally defined living-wage jobs to the region throughout the life of the proposed Project.

- Support California’s efforts to reduce greenhouse gas (GHG) emissions consistent with the timeline established in 2006 under California Assembly Bill 32, the Global Warming Solutions Act of 2006, which requires the California Air Resources Board to reduce statewide emissions of greenhouse gases (GHGs) to at least the 1990 emissions level by 2020. This timeline was updated in 2016 under SB 32, which requires that statewide GHG emissions are reduced to at least 40 percent below the statewide GHG emissions limit by 2030.
- Support California’s Renewable Portfolio Standards (RPS) Program consistent with the timeline established by SB 100 (De León, also known as the “California Renewables Portfolio Standard Program: emissions of greenhouse gases”) as approved by the California Legislature and signed by Governor Brown in September 2018, which established a 50 percent RPS goal by December 31, 2026, 60 percent by December 31, 2030, and a goal that 100 percent of electric retail sales to end-use customers be provided by renewable energy and zero-carbon resources by 2045.
- Utilize historically farmed lands that could otherwise be fallowed due to current and future water shortages, thereby providing local farmers and/or agricultural landowners in Imperial County an alternative to the economic losses associated with limiting their agricultural production.

Project Components

PV Module Configuration

The Project would use PV panels or modules¹ on mounting frameworks to convert sunlight directly into electricity. Individual panels would be installed on either fixed-tilt or tracker mount systems (single- or dual-axis, using galvanized steel or aluminum). If the panels are configured for fixed tilt, they would be oriented toward the south. For tracking configurations, the panels would rotate to follow the sun over the course of the day. Although the panels could stand up to 15 feet in height (H), depending on the mounting system used, panels are expected to remain between six (6) and eight (8) feet in height.

¹ Including but not limited to bi-facial or concentrated photovoltaic (CPV) technology.



Typical fixed-tilt solar panel rows



Typical single axis tracking solar panels



Typical dual axis tracking solar panels

The solar panel array would be arranged in groups called blocks, with inverter stations generally located centrally within the blocks. Blocks would produce direct electrical current (“DC”), which is converted to alternating current (“AC”) at the inverter stations.

Each PV module would be placed on a fixed-tilt or tracker mounting structure. The foundations for the mounting structures can extend up to 10 feet below ground, depending on the structure, soil conditions, and wind loads, and may be encased in concrete or use small concrete footings. A light-colored ground cover or palliative may be used to increase electricity production. Final solar panel layout and spacing would be optimized for the Project area characteristics and the desired energy production profile.



Typical fixed-tilt mounting structure

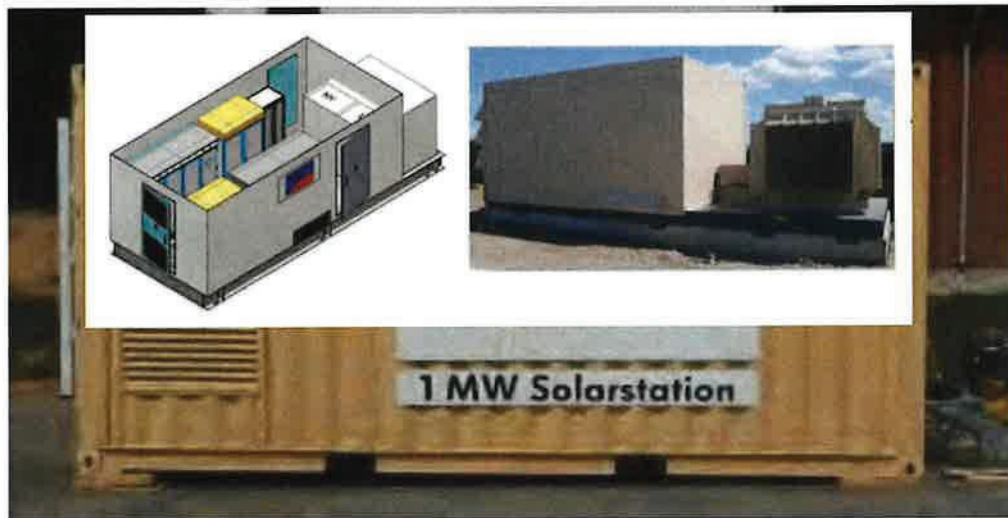


Typical dual axis mounting structure

Collection, Inverter and Transformer Systems

DC energy is delivered from the PV panels via cable to inverter stations, generally located near the center of each block. Inverter stations convert the DC energy to AC energy which can be dispatched to the transmission system. PV Inverter stations are typically comprised of one or more inverter modules with a rated power of up to 5-MW each, a unit transformer, and voltage switch gear. BESS units for the Project would be connected to bidirectional inverter stations, high-level control system(s), transformers, and ultimately the Project substation(s) bus bar via a series of overhead or underground electrical collector lines ranging from 66kV to 230kV. Utilizing these Project components, the DC onsite PV panel and battery energy would be converted to AC energy and dispatched to the regional transmission grid, and this process would be reversed to charge the batteries from electrical energy imported from the regional transmission grid for onsite energy storage. PV and BESS inverter stations are typically comprised of one or more inverter modules with a rated power of up to 10 MW each, and a unit transformer, and voltage switchgear. The unit transformer and voltage switch gear are housed in steel enclosures, while the inverter module(s) and control system(s) are housed in cabinets. Depending on the vendor selected for the Project, the inverter stations may be located within an enclosed or canopied metal structure, typically a skid or concrete pad.

Overhead and/or underground collector lines may be bundled together as they approach the substation(s), sharing common poles or trenches. Collector lines would then connect to the Project substation bus bar before being stepped up to 230kV for transmission. Potential collector line routes for the Project are provided in Figure 1; however, not all routes will ultimately be developed. The 66kV collector lines would be connected from the various PV parcels and the BESS system to the step-up project substation. The final location(s) of each component, height, and structure type(s) would be determined before the issuance of building permits for the Project by Imperial County.



Typical inverter stations

Battery Energy Storage System

The Project will include one or more BESS, located at or near the Project substation(s)/switchyard(s), the inverter stations, or elsewhere onsite. BESS' consist of modular and scalable battery packs and battery control systems that conform to California and U.S. national safety standards. The BESS modules, which could include commercially available lithium or flow batteries, and typically consist of ISO standard all-weather containers (approximately 40'L x 8'W x 8'H) housed in pad- or post-mounted, stackable metal structures, but may also be housed in a dedicated building(s) in compliance with applicable regulations. The maximum height of a dedicated structure is not expected to exceed 25 feet. The actual dimensions and number of energy storage modules and structures vary depending on the application, supplier, and configuration chosen, as well as on off taker/power purchase agreement requirements for the Project.

The BESS would be in unmanned, remotely controlled containers that would be periodically inspected by Project personnel for maintenance purposes. The BESS would be designed to conform with Imperial County and national BESS fire standard NFPA 855 and/or other applicable national standards. The BESS would have all required UL9540A reports (or equivalent) and would be certified to UL9540 (or equivalent), if required. BESS' require additional components to be fully operational, and that allow the batteries to be connected to the regional transmission grid as discussed below.

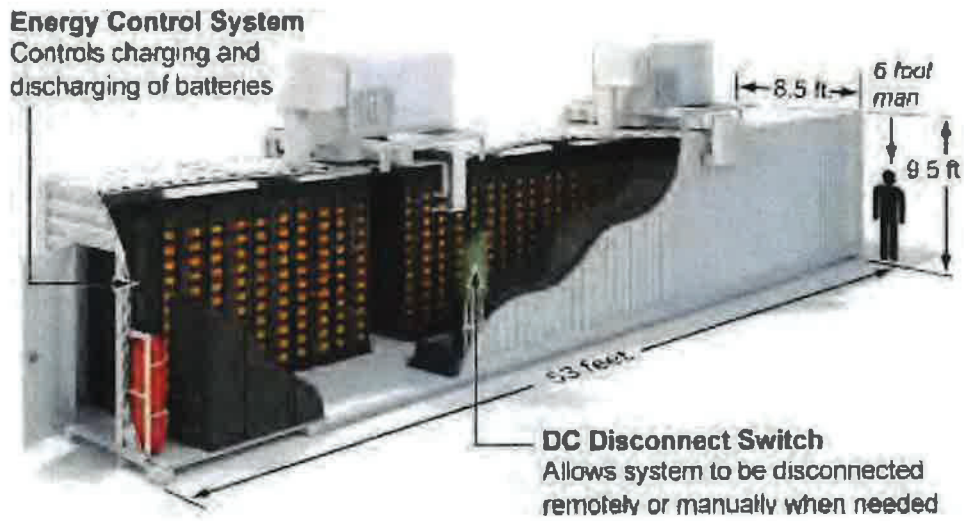


BESS Installed in Dedicated Structure





Modular BESS Installed on Multiple Concrete Pads



Typical BESS module configuration



Typical BESS

Substation(s)

The proposed Project would have its own dedicated substation equipment located within the Project footprint. Dedicated equipment may incorporate several components, including high-voltage and auxiliary power transformers, distribution cabinets, revenue metering systems, a microwave transmission tower, voltage switch gear, transmission poles and racking, and bus bar(s) of various voltages for interconnection(s). The substation may also include telecommunications facilities, fiber optic communication cables, equipment, and associated structures for diverse path routing of communications. Substations typically occupy an area of up to approximately five (5) acres and are secured separately by a chain-link fence.

Substations typically include a small control building (approximately 500 square feet) standing approximately ten (10) feet tall. The building is either prefabricated concrete or steel housing with rooms for the voltage switch gear and the metering equipment, a room for the station supply transformer, and a separate control technology room in which the main computer, the intrusion detection system, and the main distribution equipment are housed. Components of this building (e.g., control technology room and intrusion detection system) may instead be located at an O&M building described later in this Project Description.



Typical Substation

Transmission Line and Interconnection

The Project 230kV step-up substation would connect to the 230kV Liebert Switchyard, via one of the proposed gen-tie line alternatives (Figure 1). The Liebert Switchyard will have a direct connection to the existing SDG&E Imperial Valley Substation via an existing overhead 230kV gen-tie line. Overhead transmission conductors may be mounted on tubular steel poles up to 200 feet in height and would include associated insulator and hardware assemblies, the appropriate number of spans of conductor and optical ground wiring, and dead-end structures at both the Project substation and the Liebert Switchyard. Portions (or all) of the gen-tie line may be

undergrounded as necessary. The structure type(s), height, and final location(s) of each component would be determined before the issuance of building permits by Imperial County.

Alternative gen-tie routing(s) is depicted in Figure 1 and may utilize currently entitled lands and/or private easements; however, additional alternate routing may include gen-tie line(s) directly to the Imperial Valley substation, utilizing additional/other private and/or Bureau of Land Management (BLM) lands.

Operations and Maintenance (O&M) Building

The Project may include an O&M building of approximately 40' x 80' in size, with associated onsite parking. The O&M building would be steel framed, with metal siding and roof panels. The O&M building may include the following:

- Office
- Repair building/parts storage
- Control room
- Restroom
- Septic tank and leach field
- Water supply
- Heating, ventilation, and air conditioning (HVAC)

Roads, driveways, and parking lot entrances would be constructed in accordance with Imperial County standards. Parking spaces and walkways would be constructed in conformance with all California Accessibility Regulations. Any unused O&M areas onsite may be covered by solar panels. The structure type(s), height, and final location(s) of each component would be determined before the issuance of building permits by Imperial County.

Roadway and IID Crossings

The Project may require the following crossing types of Imperial Irrigation District (IID) canals and/or drains and unimproved Imperial County roads: overhead electric, underground electric, vehicular crossings. The exact locations of the crossings are not known at this time but are not anticipated to interfere with the purpose or continued use of these facilities. For instance, where a drain flows, the Project crossing or access point would still allow the drain to flow. As required by IID, the Project may be required to make minor improvements to on-site drains. IID requires solar projects to improve existing drain outflow pipes. This typically involves installation of new drain outflow pipes to reduce erosion within the drains. Exact locations and dimensions of any required IID facility and/or County roadway crossings would be determined prior to issuance of building permits by Imperial County.

Water Usage

Water demand for panel washing and O&M domestic use is not expected to exceed 100 acre-feet per year. Water usage during construction, primarily for dust-suppression purposes, is not expected to exceed 700 acre-feet in total. Decommissioning of the Project at the end of its anticipated useful lifespan may require approximately an additional 700 acre-feet. Water would be obtained from the landowner's water supply, local irrigation district, or delivered via truck from off-area source(s). A small water treatment system may be installed onsite near or within the O&M building to provide deionized water for panel washing.

Water Storage

One or more above-ground water storage tanks with a total capacity of up to 100,000 gallons may be placed near the O&M building. The storage tank(s) near the O&M building would have the appropriate fire department connections to be used for fire suppression. These storage tanks could be up to 30-feet in height.

Site Security and Fencing

The Project area would be enclosed within a chain link fence measuring seven (7) to ten (10) feet in height from finished grade. An intrusion alarm system comprised of sensor cables integrated into the perimeter fence, intrusion detection cabinets placed approximately every 1,500 feet along the perimeter fence, and an intrusions control unit, located either in the substation control room or at the O&M building, or similar technology, may be installed. Additionally, the Project may include additional security measures including, but not limited to, low voltage fencing with warning reflective signage, controlled access points, security camera systems, and security guard vehicle patrols to deter trespassing and/or unauthorized activities that could interfere with operation of the Project.

Controlled access gates would be maintained at the main entrances to the Project. Project area access would be provided to offsite emergency response teams that respond in an after-hours emergency. Enclosure gates would be manually operated with a code or key provided in an identified key box location.

Lighting

Outdoor lighting for the Project would be the minimum required for safety and will be directed away from public rights-of-way and adjacent private property. All outdoor lighting used onsite would be of the lowest intensity necessary to provide suitable light for site security and safe ingress and egress, in compliance with any applicable regulations, measured at the property line after dark. Outdoor lighting is anticipated to be necessary for the access gates, substation(s), O&M building, control room, and inverters to allow for safe access and emergency maintenance. Site lighting may also include motion sensor lights installed within the solar fields in proximity to the inverters for security purposes.

Annual Production

The Project PV solar will have a nominal output capacity of up to 500 (AC), generating sufficient electricity to power approximately 130,000 homes. The Project would generate electrical power during daylight hours. Peak electricity demand in California corresponds with air conditioning use on summer afternoons when ambient temperatures are high. The Project's peak generating capacity corresponds to this time period. There is no generating capacity between sunset and sunrise due to the lack of solar energy, though power may be released from the 500 MW BESS at any time of day.

Electric Service

Commercial operational low voltage electric service may be obtained from IID for the Projects' O&M building(s) and auxiliary loads. Temporary electric service is typically obtained for primary construction logistical areas. Generator power may be utilized for temporary portable construction trailer(s) during Project construction and/or decommissioning.

Project Construction

Construction Activities and Duration

The construction period for the Project is approximately 18 to 24 months.

Construction would include the following activities:

- Site preparation
- Access and internal circulation roads
- Grading and earthwork
- Concrete foundations
- Structural steel work
- Panel installation
- Electrical/instrumentation work
- Collector line installation
- Battery unit installation
- Stormwater management facilities
- Gen-tie line poles and conductor stringing

Roadways would only be temporarily affected, and only during the Project's construction period. Construction traffic would access the Project site from the north or south via Derrick Road, Jessip Road, Westside Road, and Hyde Road, and from the east via Diel Road and Wixom Road (or other nearby local roads). Large trucks would likely utilize Interstate 8 and S29 (Drew Road) for materials deliveries. It is anticipated that traffic would entirely avoid the town of Seely.

Noise generated during construction activities would comply with the Imperial County noise ordinances (Title 9 Land Use Code, Division 7). Heavy construction is expected to occur between 6:00 am and 5:00 pm, Monday through Saturday. Additional hours may be necessary to make up schedule deficiencies or to complete critical construction activities. Some activities may continue 24 hours per day, seven days per week. Low level noise activities may potentially occur between the hours of 10:00 pm and 7:00 am. Nighttime activities could potentially include, but are not limited to, refueling equipment, concrete pours, staging material for the following day's construction activities, quality assurance/control, and commissioning.

Materials and supplies would be delivered to the Project Area by truck. Truck deliveries would normally and primarily occur during daylight hours. However, there would be occasional offloading and/or transporting to the Project on weekends and during evening hours.

Earthmoving activities are expected to be limited to the construction of the access roads, O&M building, substation, water storage tank(s), solar panel foundation supports, BESS(s), transmission poles and conductor stringing, and any storm water protection or storage (detention) facilities. The Project is not anticipated to pave, remove, or significantly alter existing agricultural soil(s). Rather, solar panels would be installed atop the flat lots, leaving the farming soil relatively undisturbed and available for crop cultivation at the end of the Project's life. Final grading may include revegetation with low lying grass or applying earth-binding materials to disturbed areas to control dust and increase the reflectivity of the ground surface.

Site preparation would be planned and designed to minimize the amount of earth movement required for the Project, to the extent feasible. The hydrology design would be given priority to protect the Project's facility components, as well as adjacent IID canals/drains and County roads, from erosion during large storm events. The existing on-site drainage patterns would be maintained to the greatest extent feasible. Compaction of the soil to support the building and traffic loads as well as the PV module and BESS supports may be required and is dependent on final geotechnical investigations and engineering designs. These final engineering designs would be reviewed by IID and the County prior to Imperial County issuing building permits.

Laydown Areas

At full build-out, most of the Project footprint would be disturbed by construction of the Project. Therefore, temporary construction lay down and materials staging areas, construction trailer locations, and construction parking areas will all be provided within the Project disturbance footprint. Due to the large scale of the Project, the lay down areas may be relocated periodically within the solar field acreage as the project is built out.

Workforce

It is estimated that up to 500 workers per day (during peak construction periods) would be required to construct the Project.

Project Operation

Operational Activities

The PV solar and BESS facility would operate seven days a week, 24 hours a day. Maintenance activities may occur seven days a week, 24 hours a day to ensure PV panel output when solar energy is available, while the BESS could dispatch energy at any time during the day or night.

Once constructed, maintenance of the PV solar and BESS facility would generally be limited to the following:

- Cleaning of PV panels
- Monitoring PV panel and BESS electricity generation
- Providing site security
- Maintenance of stormwater facilities
- Maintenance of PV solar and BESS facilities including replacing or repairing inverters, wiring, or electrical components, and maintaining, repairing, or replacing substation components.

Workforce

It is expected that the Project would require an operational staff of up to 15 full-time employees. It is possible that the proposed Project could share O&M, substation, and/or transmission facilities with other adjacent PV solar and BESS projects that have been approved and entitled by Imperial County, or with any future proposed renewable energy projects nearby. In such a scenario, the projects would share personnel, thereby potentially reducing the project's on-site staff.

Project Compliance Plans and Best Management Practices

The following sections describe standard Project feature compliance plans and best management practices that would be applied during construction and/or long-term operation of the Project, as applicable, to maintain human health and safety, ensure local, state, and federal regulatory compliance, and to avoid or minimize unplanned environmental impacts resulting from construction and/or operation of the Project.

Hazardous Materials and Hazardous Waste Management

The Project would utilize and store materials onsite that have been defined as hazardous under Title 40 of the Code of Federal regulations (CFR) Part 261, require a Material Safety Data Sheet (MSDS) per the California Labor Code Section 6360, is a listed substance in Section 339 of Title 8 of the California Code of Regulations (CCR), or is defined as hazardous waste per Chapter 6.5 of the California Health and Safety Code.

The following hazardous materials are expected to be used during the construction, operation, and long-term maintenance of the Project:

- Insulating mineral oil for electrical transformers and other electrical equipment
- Lubricating oil for maintenance vehicles
- Various solvents and detergents for cleaning equipment
- Gasoline for maintenance vehicles
- Lithium-ion batteries for storage of electrical energy

Note that additional materials may be used for the project, as required. All hazardous materials would be transported, managed, used, handled, and stored on the Project site during construction and operations. Hazardous waste would be inventoried, stored, transported, and disposed of in accordance with all applicable local, state, and federal regulations at the end of construction or as required during Project operation. Most hazardous materials would be maintained at the Project site in quantities below the threshold requiring a Hazardous Material Business Plan (HMBP) per California Environmental Protection Agency (CalEPA): 55-gallons of a liquid, 200 cubic feet of a gas, and 500 pounds of a solid.

The Project anticipates preparing and implementing a HMBP for the lithium-ion batteries within the BESS, as well as any other hazardous materials that may be stored on the Project site at or above the state-defined thresholds. Chemical storage tanks (if any) would also be designed and installed to meet applicable local and state regulations. Any wastes classified as hazardous such as solvents, degreasing agents, concrete curing compounds, paints, adhesives, chemicals, or chemical containers would be stored in an approved storage facility/shed/structure onsite and disposed of as required by local, state, and federal regulations, as outlined in the HMBP.

Spill Prevention and Containment

Spill prevention and containment for construction and operation of the Project would adhere to the Environmental Protection Agency's (EPAs) Rule on Spill Prevention Control and Countermeasures (SPCC), which helps facilities prevent oil spills into navigable waters of the U.S. Although aboveground stored quantities of diesel fuel, gasoline, lubricating or hydraulic oils are not expected to exceed EPA storage thresholds during construction, the quantity of insulating

mineral oil required for operation of the Project substation transformers may reach EPA thresholds. SPCC plans would be developed for both Project construction and operations to ensure compliance with the EPA SPCC Rule, and ensure that appropriate spill prevention, control and countermeasures are developed to ensure that potential spills would not discharge into the New River or other navigable waters of the U.S. (e.g., IID canals) located in proximity to the Project.

Wastewater/Septic System

A standard onsite septic tank and leach field may be installed and used at the O&M building to dispose of small daily volumes of sanitary wastewater generated by the Projects' operational personnel. The septic system would be designed to meet operation and maintenance guidelines required by Imperial County.

Solid Waste Management

Inert solid wastes resulting from Project construction activities may include recyclable items such as paper, cardboard, solid concrete and block, metals, wire, glass, type 1 through 4 plastics, wood, and lubricating oils. Non-recyclable items may include insulation, drywall, other plastics, food waste, vinyl flooring and base, carpeting, paint containers, packing materials, and other construction wastes. To ensure that these wastes are recycled and disposed of properly, the applicant will prepare a Construction Waste Management Plan for review by the County prior to issuance of building permits. Consistent with Imperial County Public Health Department solid waste regulations and the California Green Building Code, the Plan would provide for diversion of a minimum of 50 percent of construction waste from landfill. Project operations are not anticipated to generate significant amounts of any inert solid wastes, recyclable or otherwise, and therefore are not expected to require a management plan.

Dust Control

Fugitive dust generated during Project construction would be controlled by utilizing Best Available Control Measures for Fugitive Dust (PM10) (e.g., watering, soil binders or tackifiers, wind screens, signage, speed restrictions, etc.) required by Imperial County Air Pollution Control District (ICAPCD) Rule 801, or California Air Resources Board (CARB) Rule 403. The applicant would prepare a Project Dust Control Plan (DCP) for review by Imperial County prior to issuance of building permits. The DCP would specify appropriate control measures to implement during both active construction and while construction on the Project site is inactive and outline appropriate control measures for both disturbed onsite Project areas, as well as any offsite unimproved or unpaved roads utilized for the Project construction access. During long-term project operations, fugitive dust control is not anticipated to be required for the Project to comply with ICAPCD or CARB Fugitive Dust Rules.

Pest and Vegetation Management

Non-native invasive plants and other pests that establish within the Project area would be controlled during Project construction and operations, consistent with the Imperial County office of the Agricultural Commissioner requirements for solar projects. The Applicant would prepare a Pest Management Plan for submission to the Imperial County Agricultural Commission. Long-term implementation of the Plan would include routine pest monitoring of the Project area, use of physical, mechanical, or chemical controls as necessary to manage pests, maintenance of

proper records documenting monitoring and pest management controls, and regular reporting to the Agricultural Commission as required.

Fire Management

The Project is located within the jurisdiction of Imperial County Fire Department. The Applicant will prepare a Fire Management Plan in accordance with Fire Department requirements for Project construction activities as well as long-term operations, including establishing appropriate emergency access to the Project site for first responders, and identifying Project-specific onsite fire protection or suppression systems that comply with Imperial County requirements.

The Project will incorporate many fire safety features to be described in detail in the Fire Management Plan, including access gates and service roads along the perimeter of the Project designed to meet or exceed fire code specifications (e.g., road width, turnarounds, etc.), PV modules and ancillary equipment constructed of fire-resistant materials, non-flammable ground cover and perimeter barriers (as required) around electrical equipment, and both portable and fixed fire suppression systems. Portable fire extinguishers would be provided at various locations throughout the Project site, while fixed fire suppression systems would be employed throughout the Project based on equipment manufacturer specifications and coordination with the Fire Department. These may include onsite water tank(s), built-in thermal, chemical and/or mechanical monitoring systems, and built-in fire suppression systems. The Plan will also describe best practices including vegetation management and landscape maintenance to help maintain fire-safe operating facilities. Access to nearby properties would not be hindered or restricted by any aspect of the Project Fire Management Plan.

Health and Safety

Health and safety precautions and best practices consistent with local, state, and federal regulations would be identified and implemented to ensure the safety for all personnel during Project construction and long-term operations. These administrative procedures and controls for Project construction and operational personnel will be supplemented with emergency response plans.

Administrative controls would include classroom and hands-on training in safe procedures for personnel operating and maintaining PV solar, BESS, and high-voltage electrical facilities, including general safety and implementation of a planned maintenance program. These controls would enhance overall Project safety and reliability when applied with the other physical Project safety system(s) and monitoring features incorporated as part of the Project design.

The Applicant will also prepare a Project-specific Emergency Response Plan (ERP). The ERP would outline the major components of an ERP specific to the Project, and address potential facility emergencies including chemical releases, fires, or personnel injuries, as well as identify appropriate protocols and actions during larger emergencies like earthquakes or regional emergency responses led by the Imperial County Office of Emergency Services. All Project employees would be provided with communication devices (e.g., cell phones and/or walkie-talkies) to ensure the ability to provide aid in the event of an emergency as described in the Plan.

General Plan Consistency

An amendment to the Imperial County General Plan and a zone change are anticipated to be required to implement the proposed Project. The Project parcels are located outside of the Imperial County Renewable Energy (RE) Overlay Zone, but directly adjacent to areas within the RE Overlay Zone. CUP applications proposed for specific RE projects not located in the RE Overlay Zone are not allowed without an amendment to the RE Overlay Zone. Therefore, the applicant is anticipating a General Plan amendment and zone change to include/classify the Project area in its entirety into the RE Overlay Zone.

Decommissioning and Reclamation

PV solar and BESS equipment typically has a lifespan of over 30 years. The proposed Project expects to sell the renewable energy produced by the project under the terms of a long-term Power Purchase Agreement (PPA) with a utility or other power off taker. Upon completion of the PPA term, the project operator may, at its discretion, continue to generate and sell power from the project or decommission and remove the system and its components. Upon decommissioning, the PV solar and BESS facilities could be converted to other uses in accordance with applicable land use regulations in effect at that time.

It is anticipated that during project decommissioning, project structures that would not be needed for subsequent use would be removed from the project site. Above-ground equipment that may be removed would include module posts and support structures, on-site transmission poles that are not shared with third parties and the overhead collection system within the project site, inverters, substation(s), transformers, electrical wiring, equipment on the BESS and inverter pads, and related equipment and concrete pads.

Equipment would be de-energized prior to removal, salvaged (where possible), and shipped off-site to be recycled or disposed of at an appropriately licensed disposal facility. Once the PV solar modules are removed, the racks would be disassembled, and the structures supporting the racks would be removed. Site infrastructure would be removed, including fences, and concrete pads that may support the batteries, inverters, transformers, and related equipment, would also be removed. The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried by standard construction equipment. The fencing and gates would be removed, and all materials would be recycled to the extent practical. Project roads would be restored to their pre-construction function unless they may be used for subsequent land use. The area would be thoroughly cleaned, and all debris removed. Materials would be recycled to the extent feasible, with the remainder disposed of in landfills in compliance with all applicable laws.

The applicant would prepare a Project Reclamation Plan that would be implemented at the end of the Project's useful life, and would be consistent with Imperial County's decommissioning/reclamation requirements, including, but not limited to:

- Description of the proposed decommissioning measures for the facility and for all appurtenances constructed as part of the facility.

- Description of the activities necessary to restore the Project area to its previous condition. Such activities include removing and recycling PV solar and battery equipment, storage equipment, medium voltage collector line, substation, and gen-tie lines. The soils would then be de-compacted and restored to agricultural purposes.
- Presentation of the costs associated with the proposed decommissioning/reclamation measures.
- Discussion of conformance with applicable regulations and with local and regional plans.

In the phased buildout, the phases would be decommissioned/reclaimed independently of one another.

Anticipated Required Project Entitlements

Imperial County (Lead Agency)

- Consideration and certification of the Final EIR
- Adoption of the Mitigation Measure Monitoring Program (MMMP)
- Approval of the proposed CUP by the County Board of Supervisors
- Approval by the County Board of Supervisors for applicable items as follows:
 - General Plan Amendment to the Renewable Energy Overlay Element (Zone Change(s),
 - Height Variances, and/or
 - Development Agreement and/or Voluntary Public Benefit Agreement
 - County Grading Permit
 - County Building permit(s)
 - County encroachment permits, easements and/or licenses, as applicable.

The following ministerial reviews and permit approvals are anticipated to be required for the Project by the Imperial County Department(s) and/or Division(s) shown below:

- Dust Control Plan - Air Pollution Control District
- Rule 310 Exemption (as applicable) - Air Pollution Control District
- Construction Traffic Control Plan - Department of Public Works
- County Road Encroachment Permits - Department of Public Works
- Vacation of Public Easements (as applicable) - Department of Public Works
- Site Plan and Architectural Review - Planning & Development Services
- Occupancy Permits - Planning & Development Services
- Fire Safety Plan - Fire Department and Office of Emergency Management
- Project Access and Fire Water Requirements - Fire Department and Office of Emergency Management
- On-site Water Treatment Permit - Division of Environmental Health, Department of Public Works
- Private Sewage Disposal Permit - Division of Environmental Health
- Project Decommissioning Plan - Planning & Development Services, Department of Public Works
- Pest Management Plan - Agricultural Commissioner's Office

Anticipated Imperial Irrigation District Approvals

Various approvals may be required from IID in conjunction with implementation of the proposed Project. Wherever an IID facility (drain, irrigation canal, electric line, etc.) intersects the Project, an encroachment would occur as the Proposed Project would cross IID facilities with access points and electrical crossings. The Proposed Project may also drain into IID drain facilities. Due to the preliminary nature of the Project and the rapidly changing technology, the exact locations of proposed access and drainage encroachments, and electrical crossings, are not known at this time. The Project encroachments/crossings would not interfere with the purpose of IID's facilities. The following IID approvals, although not discretionary approvals, include, but are not limited to:

- Encroachment Permits/Agreements
- Electrical Crossings
- Water Supply Agreements/Water Card
- Station Service/"Backfeed" Agreement
- Distribution Power/Electric Service Agreement

Other Agency Approvals

- U.S. Army Corps of Engineers (USACE) Clean Water Act (CWA) Section 404 Nation Wide Permit (NWP) (if required)
- California Department of Fish and Wildlife (CDFW) Section 1600 Streambed Alteration Agreement (SAA) (if required)
- Regional Water Quality Control Board Water Quality (RWQCB) Clean Water Act (CWA) 401 Water Quality Certification (WQC) Permit (if required), Waste Discharge

Requirements (WDR) Permit, and National Pollution Discharge Elimination System (NPDES) Construction General Permit Coverage (for project construction activities)

- California Department of Transportation (Caltrans) Right-of-Way Encroachment Permits and/or Oversized Loads Permits (as required)

**The preceding discretionary actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approvals required. Other additional permits or approvals from responsible agencies may ultimately be required to implement the proposed Project.*

NO.	DATE	DESCRIPTION
1	07/20/23	PRELIMINARY LAYOUT
2	11/02/23	PROVISIONAL LAYOUT
3	01/25/24	PROVISIONAL LAYOUT
4	02/28/24	PROVISIONAL LAYOUT
5	03/15/24	PROVISIONAL LAYOUT

NOTES:

- CURRENT DESIGN IS PRELIMINARY AND SUBJECT CHANGE.
- FINAL DESIGN TO ADHERE TO ALL CONSTRAINTS, SETBACKS AND OTHER REGULATORY REQUIREMENTS. DESIGN IS SUBJECT TO REVIEW AND BUILDING PERMIT APPROVALS.
- APPLICABLE REGULATIONS AND CODES: LAUREL 2 NORTH CUP (LA 14-0014), LAUREL 2 SOUTH CUP (LA 14-0013), LAUREL 2 WEST CUP (LA 14-0012), LAUREL 2 EAST CUP (LA 14-0011).



VICINITY MAP
NOT TO SCALE

SYSTEM INFORMATION

MW@ POI	500
MW@	TBD
GCR	TBD
INVERTER SIZE MW@	TBD
INVERTER	TBD
BESS MW@	500
BESS HOURS	TBD

LEGEND

PROJECT AREA	
PROPERTY LINE	
ELECTRICAL OVERHEAD	
BIG ROCK 2 GENTLE LINE	
BIG ROCK 2 ALTERNATIVE GENTLE LINE	
BIG ROCK 2 EAST CLUSTER	
LAUREL 3 CLUSTER (WITH 10YR DA)	
BIG ROCK 1 BESS PARCEL	
LAUREL 4 CUP (WITH 10YR DA)	
BIG ROCK 2 SOUTH CLUSTER	
BIG ROCK 2 NORTH CLUSTER	
BIG ROCK 2 WEST CLUSTER	
BIG ROCK 1 BESS FOOTPRINT	
BIG ROCK 1 GENTLE	
EXISTING	(E)
PROPOSED	(P)
TYPICAL	TYP



90F1 8ME LLC
Big Rock 2
IMPERIAL COUNTY, CA

CONCEPTUAL SITE PLAN
DATE: March 18, 2024
SHEET: EX-1

NO.	DATE	DESCRIPTION
1.	04/11/2024	PRELIMINARY LAYOUT
2.	11/07/2023	PRELIMINARY LAYOUT UPDATE
3.	10/27/2023	PRELIMINARY LAYOUT UPDATE
4.	09/14/2024	PRELIMINARY LAYOUT UPDATE

NOTE:

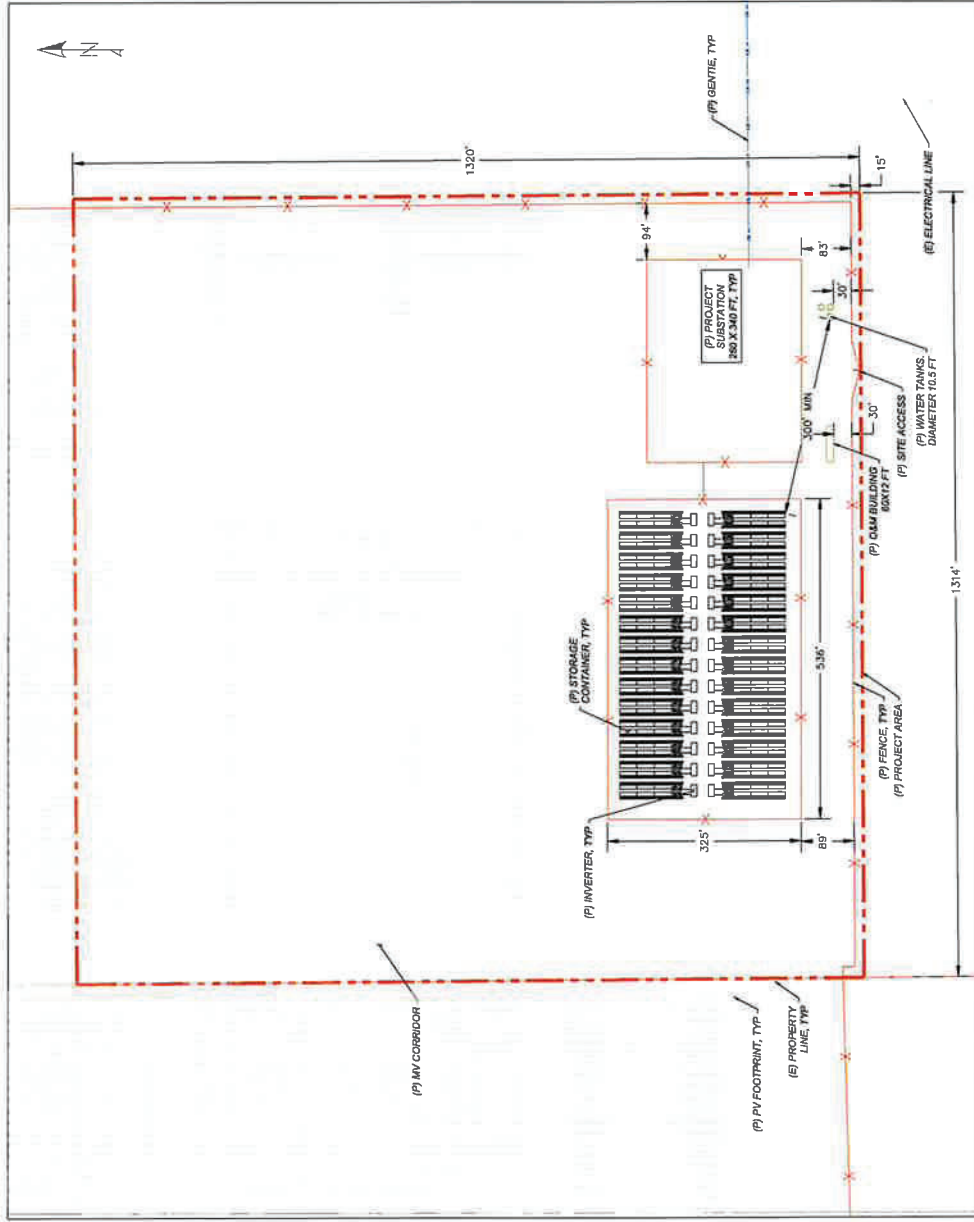
- CURRENT DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE.
- FINAL DESIGN TO ADHERE TO ALL CITY OF LOS ANGELES REQUIREMENTS. FINAL DESIGN SHALL BE SUBJECT TO REVIEW AND BUILDING PERMIT APPROVALS.

90FI 8ME LLC
Big Rock 2
IMPERIAL COUNTY, CA

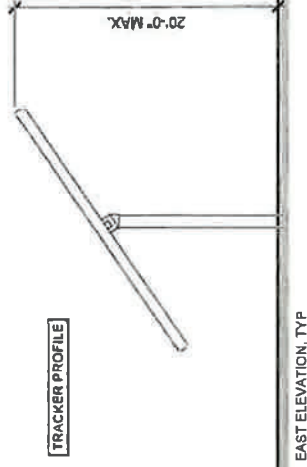
CONCEPTUAL BESS LAYOUT

DATE: March 13, 2024

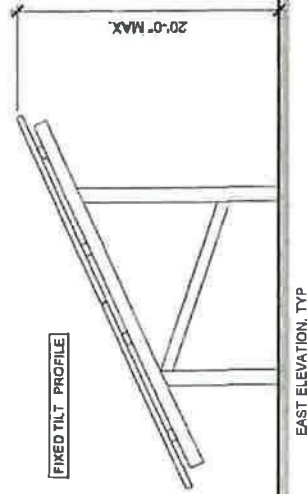
WITH: EX-2



1 TYPICAL PANEL & MOUNTING STRUCTURE
Scale: N.T.S



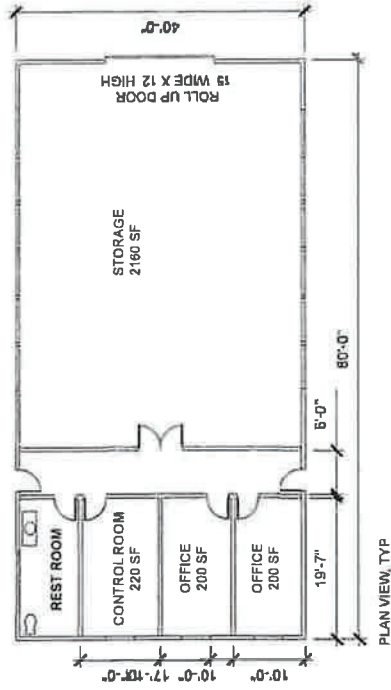
TRACKER PROFILE



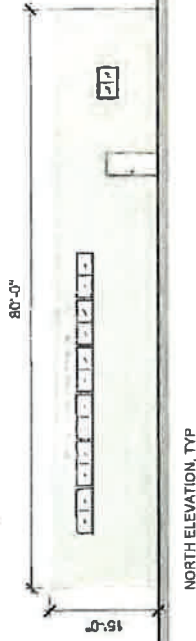
FIXED TILT PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

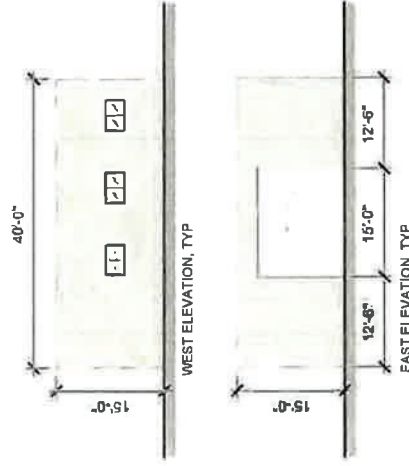
2 O&M BUILDING, TYP.
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PLAN VIEW, TYP

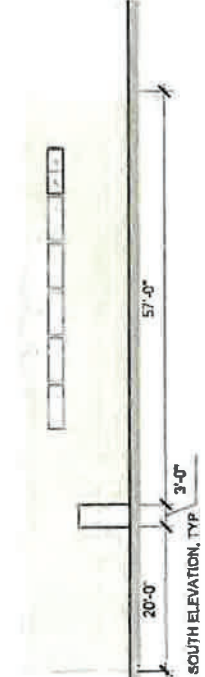


NORTH ELEVATION, TYP



WEST ELEVATION, TYP

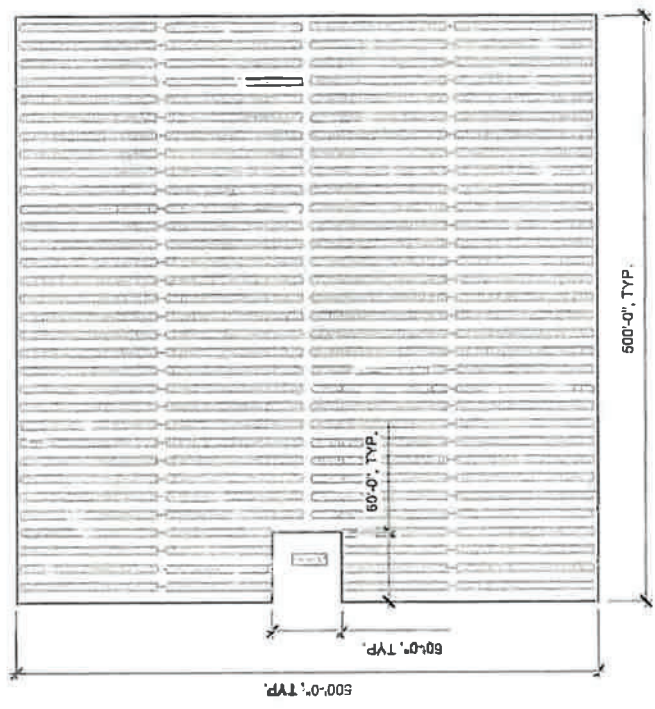
EAST ELEVATION, TYP



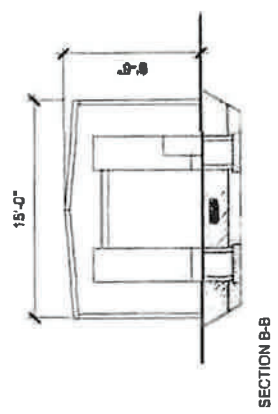
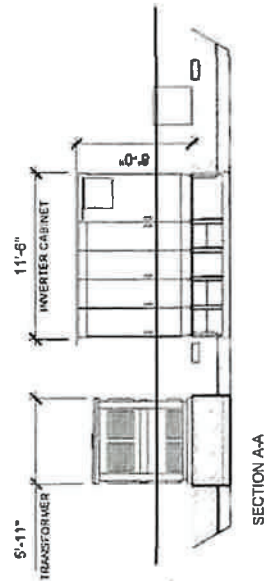
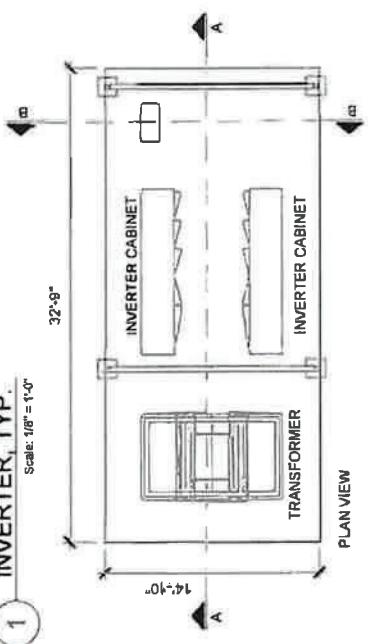
SOUTH ELEVATION, TYP

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

2 STANDARD SOLAR BLOCK
 Scale: N.T.S.



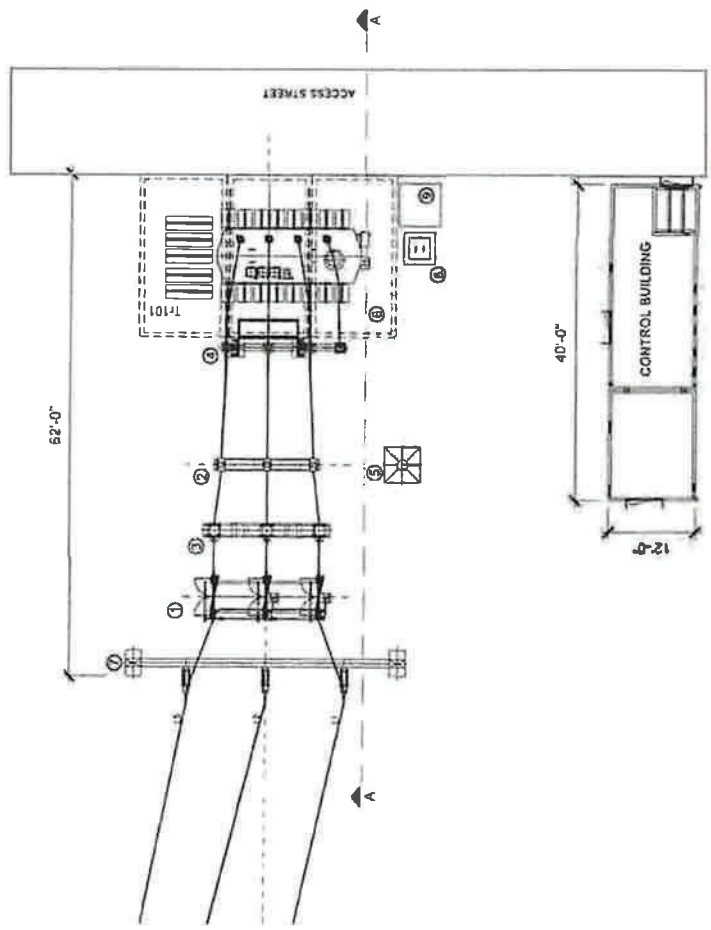
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DATE	DESCRIPTION
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01/15/2024	ISSUE FOR PERMIT
01/15/2024	ISSUE FOR PERMIT
01/15/2024	ISSUE FOR PERMIT
01/15/2024	ISSUE FOR PERMIT

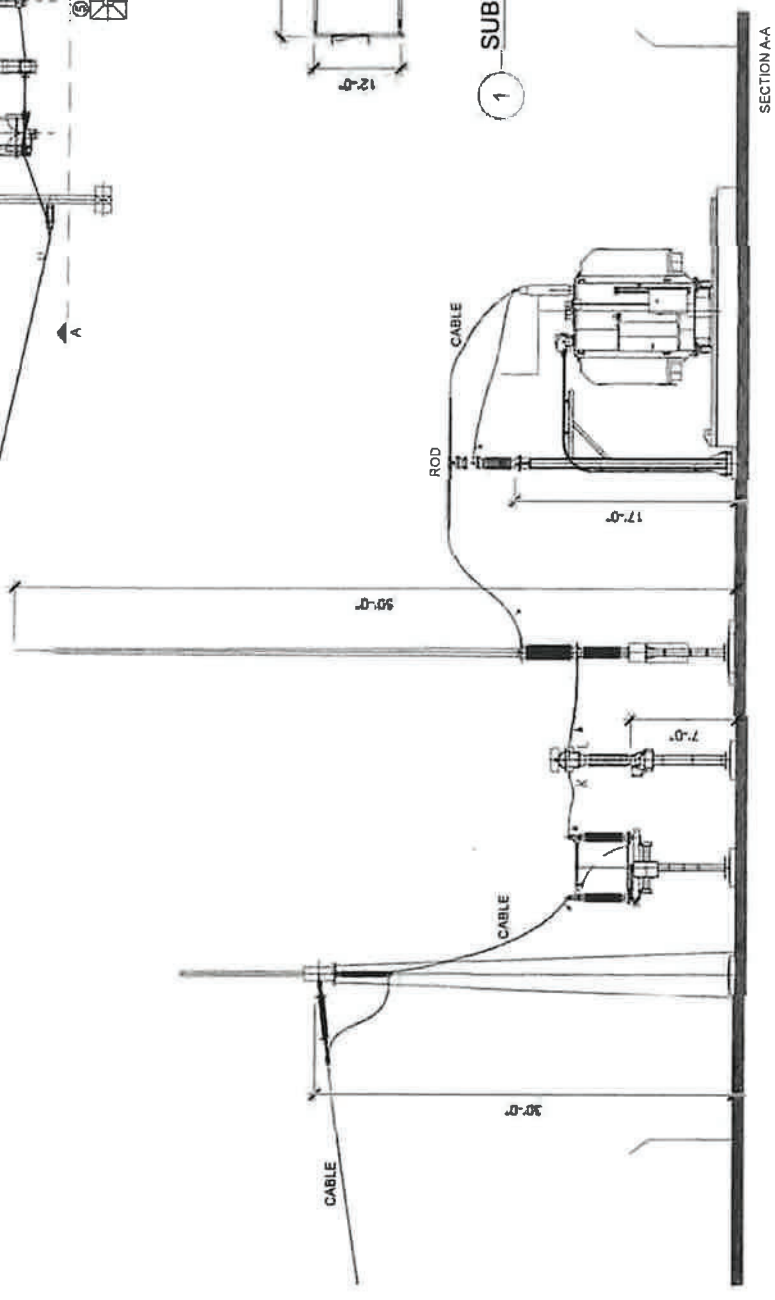
EX-5

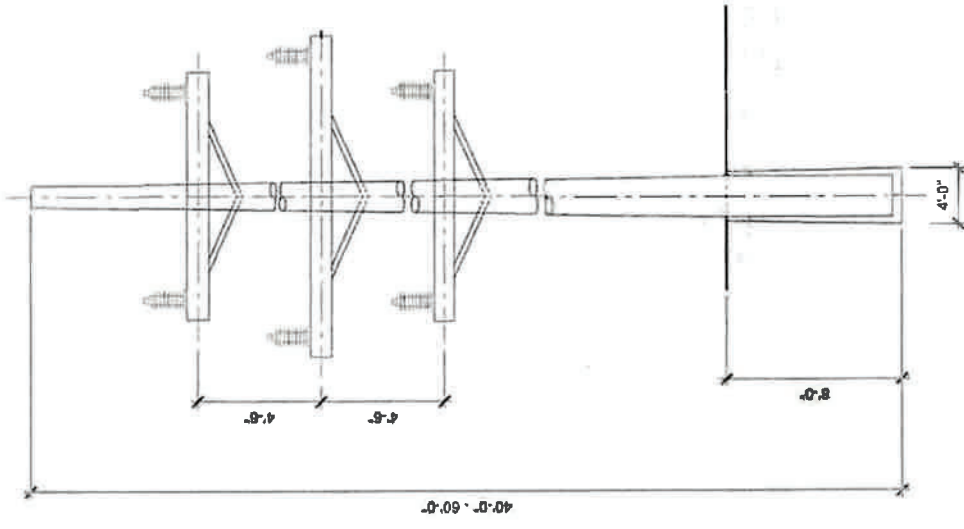
AS NOTED



1 SUBSTATION and CONTROL BUILDING
 Scale: N T S

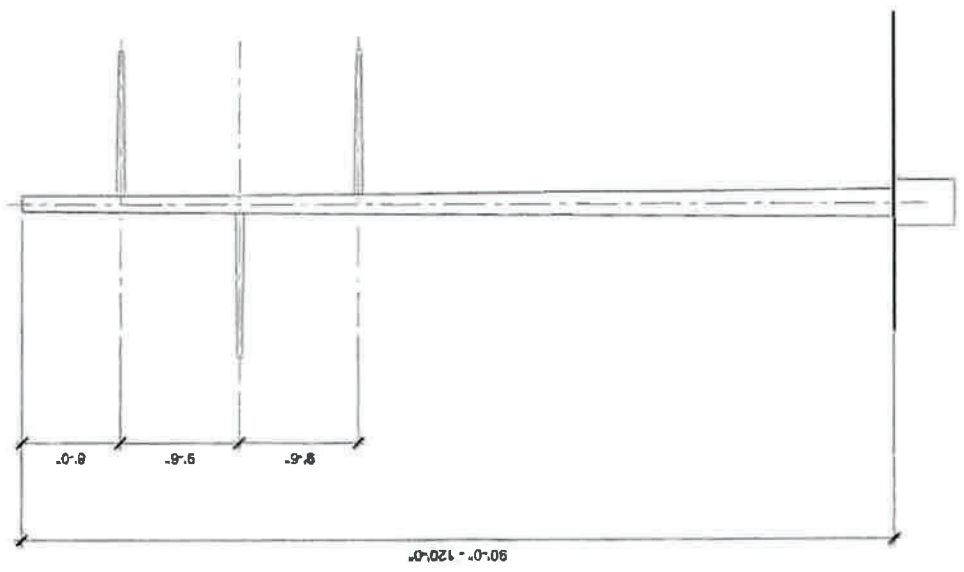
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



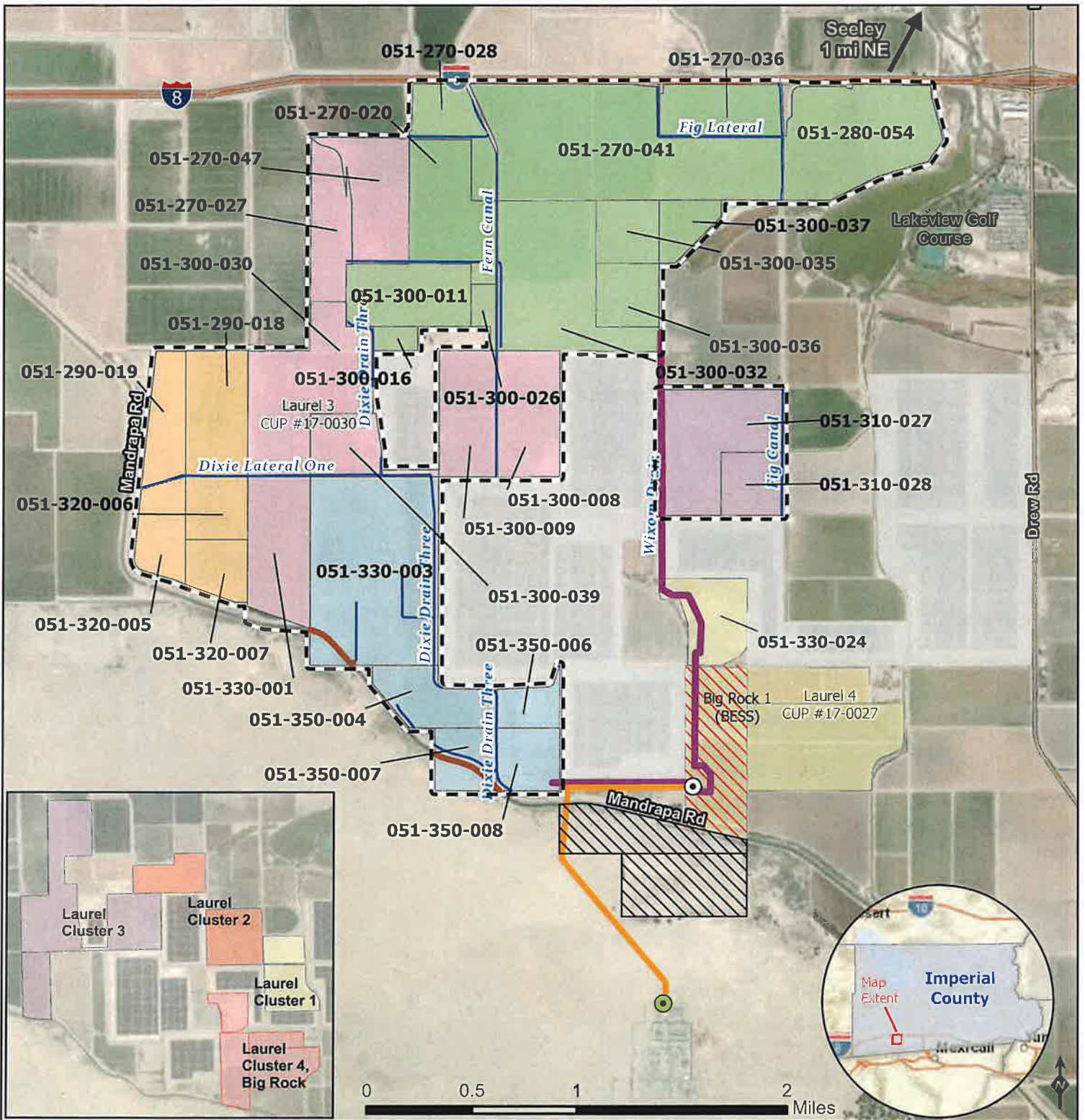


2 66 KV MONOPOLE STRUCTURE, TYP.
 Scale: N.T.S

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



1 230 KV MONOPOLE STRUCTURE, TYP.
 Scale: N.T.S



**Figure 1
Location Map**

Imperial County, CA



- Liebert Switchyard
- Imperial Valley Substation
- Big Rock 2 GenTie Alternatives
- Existing Transmission Line
- Canal Ditch
- Artificial Path (Canal)
- Big Rock 1 BESS Parcel
- Campo Verde Solar Project

- Lands To Be Developed Concurrently
- Big Rock 2 North Cluster (CUP #1); including Laurel 2 North CUP area (to be re-entitled) - 1030ac
- Big Rock 2 South Cluster (CUP #2) - 410ac
- Big Rock 2 East Cluster (CUP #3); was Laurel 2 South CUP area (to be re-entitled) - 160ac
- Big Rock 2 West Cluster (CUP #4) - 249ac
- Consolidated Edison Development Westside Canal Battery Storage Project
- Laurel 3 Cluster CUP #17-0030 (with 10-year DA) - 587ac
- Laurel 4 Cluster CUP #17-0027 (under 10-year DA)

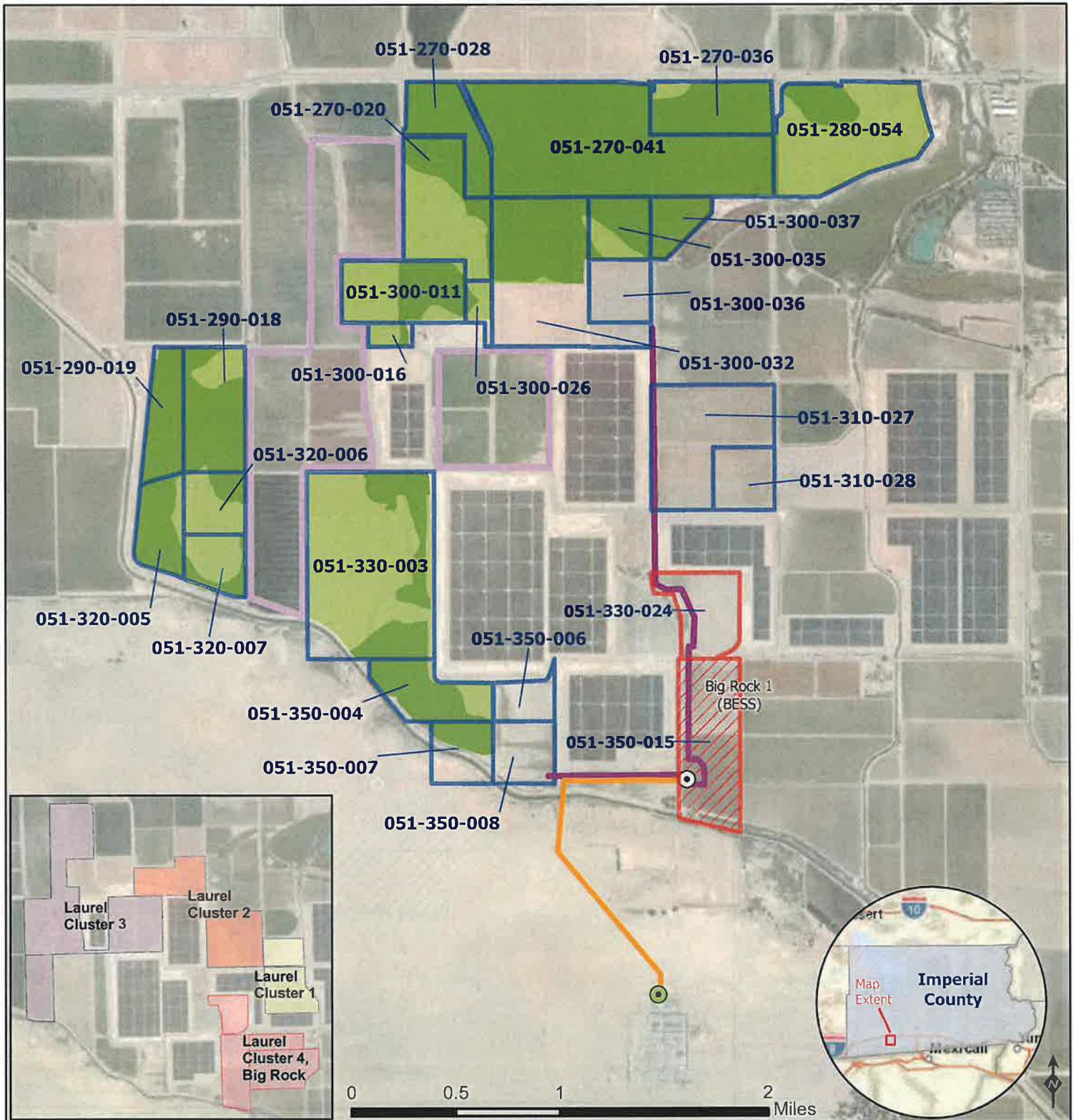






Figure 2
Farmland Designations

Imperial County, CA



-  Liebert Switchyard
-  Imperial Valley Substation
-  Big Rock 2 GenTie Alternatives
-  Existing Transmission Line
-  Prime Farmland (929 ac)
-  Farmland of Statewide Importance (517 ac)
-  Big Rock 2 and Laurel 2 Parcels
-  Big Rock 1 BESS Parcel