

From: [Ramaiya, Jarrett](#)
To: [Hingtgen, Robert J](#); [Gungle, Ashley](#); [Slovick, Mark](#)
Subject: Re: Soitec Solar - Meeting Minutes Dec 20 2012
Date: Thursday, January 31, 2013 1:41:05 PM

Rob - good write up - I'll stop by to go over this and you are correct that we would need to get an internal commitment, particularly counsel

From: Hingtgen, Robert J
Sent: Thursday, January 31, 2013 11:59 AM
To: Ramaiya, Jarrett; Gungle, Ashley; Slovic, Mark
Subject: RE: Soitec Solar - Meeting Minutes Dec 20 2012

Jarrett, Mark, and Ashley,

Please review my draft email to Pat and Asha regarding their proposed schedule and project objectives and let me know if you have any comments.

Thanks,
Rob

Asha and Patrick,

I have the following comments regarding your proposed schedule and project objectives:

Schedule

The proposed schedule essentially allows for a single iteration review of the Draft PEIR, with much collaboration between staff and the consultants to ensure it is adequate for public review. I believe your targeted public review date of 6/20/2012 could only be met with a commitment from the County to prioritize the project and work very closely with all consultants.

Your schedule also allows a three-month period to complete Responses to Comments phase, but does not specifically address our required I-119 process. Our schedule allows approximately four months to complete Responses to Comments and then an additional two months for I-119 review. One option I might suggest is for the County to consider whether we could involve Counsel directly during the Responses to Comments review, with the hope of reducing our six-month period to something closer to the three months you've allotted. As you can see this area is where our schedules really begin to diverge. Time is also needed to prepare all necessary Findings and have them reviewed as well.

Assuming recirculation of the Draft PEIR is not necessary, your schedule has us at the Planning Commission approximately a little over two weeks after producing a Draft Final PEIR. We now have about a six-week preparation period to get to the Planning Commission. Assuming the GPA application remains part of your proposal or your project is appealed, we also need approximately 8 weeks to proceed to the Board of Supervisors. Preparation for hearings is another area where our schedules diverge.

In summary, I believe a commitment from the County that includes all involved Departments and County Counsel to prioritize your project is needed if there any possibility of meeting the milestones in your proposed schedule.

Please let us know how you would revise your schedule based on this information.

Project Objectives

Objective 1: Will you be able to demonstrate you are developing California RPS-qualified solar generation?

Objective 2: What is meant by the phrase "improve reliability" and how will this be demonstrated?

Objectives 5 and 6 are related to AB900 certification. How will the EIR disclose whether the project or alternatives meet these objectives?

Objective 7: Policy COS-6.5 (applicable to agricultural operations) does not appear to be at all related to the proposed project. I recommend removing this item from this objective. COS-14.7 is related to Goal COS-14 – Sustainable Land Development. Please explain your rationale for including this Policy. COS-18.1 includes the phrase "...located and designed to maintain the character of their setting." And Goal COS-18 includes the phrase "...while minimizing impacts to natural resources and communities." I believe it will be difficult to demonstrate meeting this goal and policy. Similarly, I note that Policy COS-18.3 was not included.

Robert Hingtgen, Planner III

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From: Asha Bleier [mailto:ableier@dudek.com]
Sent: Wednesday, January 09, 2013 3:41 PM
To: Slovic, Mark; Hingtgen, Robert J; Gungle, Ashley
Cc: Patrick BROWN (Patrick.BROWN@soitec.com)
Subject: Soitec Solar - Meeting Minutes Dec 20 2012

Hi Mark, Rob and Ashley,

It was a pleasure meeting with you regarding the Soitec Solar Development Program EIR last month. Please find attached a draft of the meeting minutes, project schedule and project objectives for your review. We look forward to hearing your comments and feedback. Please note that some of the action items listed in the meeting minutes are still forthcoming.

Thanks,

Asha R. Bleier, AICP, LEED AP BD+C

Senior Planner

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