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NOTICE OF PREPARATION DOCUMENTATION

DATE: December 6, 2012

PROJECT NAME: Soitec Solar Projects Programmatic Environmental Impact Report (LanWest, LanEast, Rugged and Tierra Del Sol)

PROJECT NUMBERS: 3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ), 3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002 (MUP)

PROJECT APPLICANT: Soitec Solar Development, LLC, 16550 Via Esprillo, San Diego, CA 92127

ENV. REVIEW NUMBER: 3910 120005 (ER)

PROJECT DESCRIPTION:

The project proposes the development of four solar energy projects, collectively referred to as the proposed project. The project site is located in the Mountain Empire Subregional Plan Area and the Boulevard Subregional Plan Area. The Regional Location Map shows the proposed project site's relationship within San Diego County. The Specific Location Map shows the individual projects that comprise the proposed project and conveys their relationship to the Mountain Empire Subregional Plan Area and Boulevard Subregional Plan Area.

Table 1-1, Project Overview, lists each solar project with the associated acreage, approximate number of associated Concentrated Photovoltaic (CPV) trackers and estimated electrical generation capacity. Two solar projects (Tierra Del Sol and Rugged) would be evaluated at a project-specific level and two solar projects (LanWest and LanEast) would be evaluated at a programmatic level because sufficient project-level information has yet to be developed.

Table 1			
Project Overview Name	Acres	CPV ₁ trackers, Approximate Number	Estimated Electrical Generation Capacity (MW ₂)
Tierra Del Sol	420	2,538	60
Rugged	765	3,588	80
LanEast	233	900	22
LanWest	55	264	6.5
TOTAL	1,473	7,290	168.5

1. CPV - Concentrating Photovoltaic Electric Generation Systems
2. MW – Megawatt

The proposed project would utilize similar solar generation technologies and would include common project components (i.e., control systems, backup power and storm positioning systems, maintenance and security lighting) at all four sites.

Tierra del Sol Solar Farm: As depicted in Table 1, the Tierra Del Sol solar farm would produce up to 60 MW of solar energy and would consist of approximately 2,538 CPV systems utilizing dual axis tracking located on 420 acres. In addition to the CPV trackers and DC to AC conversion equipment (i.e., inverter and transformer units), Tierra Del Sol would include the following primary components:

- A 1,000 volt direct current (DC) underground collection system and a 34.5 kV overhead and underground collection system linking the CPV Systems to the on-site project substation.
- A 4-acre O&M site including a 60' x125' (7,500 Square Feet) O&M building.
- A 3-acre on-site private collector substation site would encompass an area of approximately 7,500 sq ft (75' X 100'), have a maximum height of 35' feet, and includes 450 sq ft (15' X 30') of metal clad switchgear.
- A 138 kV overhead transmission line (gen-tie) connecting the on-site substation to SDG&E's proposed new Boulevard Substation.

Tierra De Sol is proposed to be constructed in two phases. Phase one would include the construction of approximately 1,919 CPV trackers for a 45 MW system on approximately 330 acres. Phase Two would consist of an additional 619 CPV trackers (15 MW) on approximately 90 acres. Construction of Tierra Del Sol would take approximately 12 months to complete and would require approximately 20 million gallons of water to construct. During peak periods of construction approximately 146 workers per day would be working on the project site.

Rugged Solar Farm: As depicted in Table 1, the Rugged solar project would produce up to 80 MW of AC generating capacity and would consist of approximately 3,588 CPV systems utilizing dual axis tracking. In addition to the CPV trackers and inverter transformer units, the Rugged solar project includes the following primary components:

- A collection system linking the CPV trackers to the on-site Project substation comprised of (i) 1,000 volt (V) direct current (DC) underground conductors leading to (ii) 34.5-kV underground and overhead alternating current (AC) conductors.
- A 7,500-square-feet (sf) (60' X 125' feet) O&M building.
- A 2-acre onsite private collector substation site with a pad area of 6,000 sf (60' X 100' feet) with maximum height of 35' feet and includes a 450-sf (15 feet by 30 feet) control house, and
- A 69-kV overhead gen-tie line connecting the on-site substation to SDG&E's proposed new Boulevard Substation.

Rugged would be developed in one phase with a construction period of up to 18 months spanning mobilization to the site through final project commissioning. Construction would require approximately 24 million gallons of water and during peak periods of construction, approximately 120 workers per day would be working on the project site.

LanEast Solar Farm: As depicted in Table 1, the 233-acre LanEast solar project would produce up to 22 MW of AC generating capacity and would consist of approximately 900 CPV trackers. In addition to CPV trackers, a collector substation, an onsite operations and maintenance annex, and an overhead gen-tie would be required to connect the on-site collector substation to SDG&E's new Boulevard Substation located approximately 1,000 feet southwest of the project boundary.

LanWest Solar Farm: As depicted in Table 1, the 55-acre LanWest solar farm would produce up to 6.5 MW of AC generating capacity and would consist of 264 CPV trackers. In addition to the CPV trackers and inverter transformer units, power generated at the LanWest site will be delivered to SDG&E's proposed new Boulevard Substation by means of a dedicated 12.5kV distribution line. The new Boulevard Substation is located approximately 0.75 mile from the southwest corner of the site, across Old Highway 80.

Permits/Approvals: The proposed project would require a Major Use Permits (MUP) to authorize the development of each of the four solar farms, which are classified as Major Impact Utilities, pursuant to Sections 1350, 2705, and 2926 of the Zoning Ordinance. The project would also require a Rezone to remove Special Area Designator "A" from select APNs (611-060-06, 611-090-04, 611-110-04, and 658-090-31), in order to ensure compliance with Section 5100 of the Zoning Ordinance. Additionally, the proposed project would require a General Plan Amendment (GPA 12-010) to modify the Boulevard Subregional Plan to allow renewable energy development projects through the Major Use Permit process, unless the proposed Wind Energy Ordinance Amendment (POD 10-007 SCH No. 2009-00-003) and associated GPA is approved in advance by the County. The proposed amendments to the Boulevard Subregional Plan

can be viewed online beginning on page 115 of the following document:
http://www.sdcounty.ca.gov/pds/advance/docs/Wind/8.0_Appendix_B.pdf

In addition, an Agricultural Preserve Disestablishment would be required specifically for the Tierra Del Sol solar farm. The Tierra Del Sol solar farm may also require compliance with the National Environmental Policy Act (NEPA) pending the finalized gen-tie alignment to the new Boulevard Substation.

PROJECT LOCATION:

The Tierra Del Sol solar farm project site is located south of I-8 within private lands located adjacent to the U.S./Mexico Border in eastern San Diego County. The project area is situated south of Tierra Del Sol Road and immediately north of the U.S./Mexico Border. The site is traversed by the 500-kilovolt (kV) Southwest Power Link. The site is comprised of approximately 420 acres and includes the following APNs: 658-090-31-00, 658-090-54-00, 658-090-55-00, 658-120-03-00, and 658-120-02-00.

The Rugged solar farm project site is located north of Interstate 8 (I-8) in the vicinity of Ribbonwood Road and McCain Valley Road. More specifically, the project is comprised of approximately 765 acres and includes the following Assessor's Parcel Numbers (APNs) located east of Ribbonwood Road: 611-060-04, 611-090-02, 611-090-04, 611-091-03, 611-091-07, 611-100-01, 611-100-02, 612-030-01, and 612-030-19; and, a property (APN 611-110-01) located adjacent to and east of McCain Valley Road.

The LanEast solar farm project site is bordered by I-8 to the north and Old Highway 80 to the south on approximately 233 acres. McCain Valley Road bisects the project site. LanWest solar farm is approximately 55 acres and is located immediately adjacent to the LanEast project site.

Thomas Brothers Coordinates for the project sites include: Rugged Solar - Page 1300 (Grids D1-3, E1-4, F2-4, G2-3, and H2-3); LanWest and LanEast – Page 1300 (Grids G6, H6, H7, and J7); Tierra Del Sol - Page 430 (Grids C10 and D10), Page 1319 (Grid J7), and Page 1320 (Grids A7 and B7).

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

PUBLIC SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on December 18, 2012 at the Boulevard Fire Training/Community Room, located at 39919 Ribbonwood Road at 6:00 p.m.

Attachments:

- Project Regional Location Map
- Project Specific Location Map
- Plot Plan Exhibits (Rugged and Tierra Del Sol)
- Environmental Initial Study