MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
solarRFP@mrca.ca.gov'

Questions and Answers

Regarding Request for Proposals to Plan, Permit, Construct, and Operate Solar Energy Facility on Property Owned by the Mountains Recreation and Conservation Authority in Los Angeles County

Updated October 20, 2011

1. ***Is there a single line diagram available for the substation as well as a topographic survey of the site?***

No. The MRCA does not have a single line diagram available for the Wilsona substation. A topographic survey has not been conducted. USGS Topo maps are the best available topographic information. The MRCA will obtain 2006 Lariac ortho tiles in JPG format with two-foot contour data. Both JPG and shape files will be posted on the project site by October 24th.

2. ***Is there a mandatory pre-bid meeting?***

No. A pre-bid meeting will not be conducted. Questions are highly encouraged and will be answered online at: http://www.mrca.ca.gov/projectlisting.html

3. ***Have any electrical interconnection applications been submitted to Southern California Edison for this particular location? If so – what is the status of the application and has the amount of power the adjacent circuit(s) can accept without circuit/substation upgrades been determined?***

No applications have been submitted. The power capacity of the adjacent circuits has not been determined. The SCE Wilsona Substation is directly across Palmdale Blvd from the project site. The substation's fenced enclosure has ample room for additional equipment.

4. ***We assume that this is not a net-metering project and that instead the power will be sold to a utility company, is that correct? Who do you expect the offtaker of the electricity to be? Have there been any early conversations with the utility about the project?***

Correct, this is a power generation project, not a net-metering project as there are no existing uses on site requiring electricity. SCE's Wilsona Substation is in close

proximity to the project site, as are existing transmission lines along both Palmdale Blvd and 230th Street East. As mentioned above, no applications to the utility have been submitted at this time. Photos showing the location of both the substation and transmission lines are attached.

5. ***Will the outcome of the Spring 2011 flora/fauna studies be provided to prospective bidders?***

Yes. Biological surveys were conducted over the entire 80-acre property in the spring of 2011 by TeraCor An abbreviated site analysis has been posted at http://www.mrca.ca.gov/DRAFT%20Abbreviated%20Bio%20Assessment%2010-10-2011.pdf on October 11, 2011.

6. ***Should the bidder expect to budget for off-site mitigation costs in the proposed bid price, and if so does MRCA have any idea in what range the mitigation fees might be?***

Yes. There are no known habitat types on site that are expected to require more than a 1:1 habitat replacement ratio. The current replacement ratio for larger Antelope Valley solar projects has not yet approached this threshold. With a maximum 1:1 ratio and assumed 70-acre impact, the theoretical maximum mitigation cost would be $350,000 (70 acres at $5,000 per acre). This is an upper limit for mitigation expenses, permitting agencies probably would not require this ratio.

7. ***Do you have an approximate project size that you are seeking (in kW or MW)? How much of the available acreage are you looking to cover?***

Utilizing approximately 70 acres of the project site, the MRCA expects to generate approximately 10 MW. Within reasonable ecological constraints, proposals that increase generation capacity (and thus net revenue) will be viewed favorably.

8. ***You mention you will consider a variety of funding sources; are Power Purchase Agreements included in that bundle? Also, what is the likelihood of having bonds issued for this development?***

Yes, Power Purchase Agreements are expected to be a primary funding source, although all funding proposals will be considered. Government Code Section 6546 authorizes joint powers entities such as the MRCA to sell revenue bonds for the acquisition and construction of electrical energy generation facilities. The MRCA will consider all options for funding this Project, including the sale of revenue bonds. All proposals, including those relying on the sale of bonds to finance the construction of the

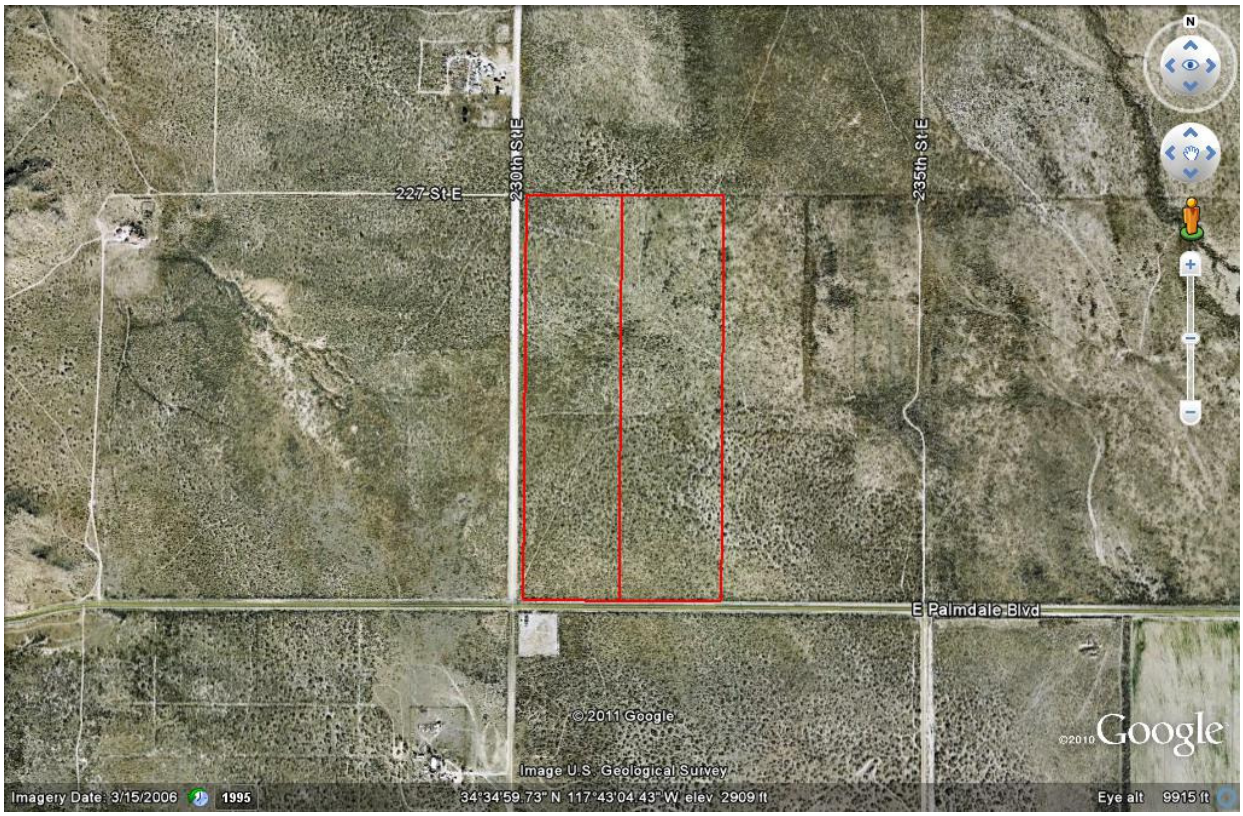
Project, will be subject to the approval of the MRCA Governing Board. The MRCA encourages bidders to propose a range of financing and revenue options.

SCE Wilsona Substation at corner of Palmdale Blvd and 230th Street East

Transmission lines along 230th Street East

Transmission lines along Palmdale Boulevard

Site Vicinity



Site Aerial