



PBJL ENERGY CORPORATION

**#1423 Calle Salud, P. O. Box 9009, Ponce, PR 00732-9009
9 Landport, Newport Beach, California, 92660**

February 18, 2015

**OFICINA DEL GOBERNADOR
JUNTA DE PLANIFICACIÓN**
San Juan, Puerto Rico

Sent via email: comentariosput@jp.pr.gov

Re: MEMORIAL DEL PLAN DE USO DE TERRENOS
Subject: Guías de Ordenación del Territorio
Montalva Solar Farm

Dear Planning Board:

PBJL Energy Corporation (“**PBJL**”), a Puerto Rican corporation in good standing, has been developing a 100 MW solar photovoltaic electricity generating station (the “**Montalva Solar Farm**”) under a Master Renewable Power Purchase and Operating Agreement with PREPA (“**PPOA**”) in an area currently classified as AG near the city of Guanica in the municipalities of Guanica and Lajas. The project location is shown in Figure 1. The approximate size of the Montalva Solar Farm is 900 cuerdas as further described below. PBJL has been developing this project since mid-2013 and filed its project proposal with PREPA in September 2013 and filed a permit application and Environmental Impact Statement for the project with OGPe in December 2013. This project is active with construction planned for Fall 2015 and is awaiting a site PPOA to be issued by PREPA under its Master Agreement.

The land to be used for the Montalva Solar Farm project is currently and historically been used for cattle grazing. In reviewing the Planning Board’s current proposed Land Use Plan, however, it is seen that the land identified for the Montalva Solar Farm project is included in an area to be classified as “**Rural Land Especially Protected – Ecological.**”

In accordance with the Environmental Impact Statement prepared for the Montalva Solar Farm, site and ecological studies have been performed at this location and support the development of a solar generating station. Copies of these studies are attached. Conversely, these studies do not support the classification of this land as “**Rural Land Especially Protected – Ecological.**” Based on these studies and the advanced planning of the Montalva Solar Farm as further described below, PBJL hereby requests that the land under development and identified for the Montalva Solar Farm be classified as “**Rural Land**” or “**Land for Development**” under the Planning Board’s Land Use Plan being adopted.



PBJL ENERGY CORPORATION

**#1423 Calle Salud, P. O. Box 9009, Ponce, PR 00732-9009
9 Landport, Newport Beach, California, 92660**

The Montalva Solar Farm project site and location are presented in the attached Figure 1, Montalva Solar Farm Site Location and Figure 2, Boundary Map of Montalva Solar Project and Land Parcels. The project site, shown in red crosshatch in Figure 2, is located south of Highway 116 between Highway 116 and Highway 324 (aka Calle La Montalva) starting at approximately Highway 116 marker Km 17.0 west of Guanica and consists of two halves each approximately 450 cuerdas with the eastern half in the municipality of Guanica and the western half in the municipality of Lajas. The two halves are separated by a wooded buffer area bordering and south of Highway 116 which will be preserved.

The site location for the proposed Montalva Solar Farm is an excellent location and outside any agriculture reserve and not classified as AR. The land area to be utilized is flat in topography, has no wetlands and excellent site drainage. This location also has among the highest if not the highest solar irradiance and annual insolation levels in Puerto Rico (see attached Figure 3) and has an existing high voltage 115 kV PREPA transmission line traversing the site which could provide a direct tap and connection to the PREPA electrical system. Preliminary geotechnical study have been conducted on the site and borings of the subsurface indicate excellent soil types for structure and foundation integrity.

As referenced above, environmental studies have been completed for the site and the proposed project. In this regard, attached are copies of these studies. These studies provide supporting documentation for the continued designation of the project site as currently classified and as “Rural Land” or “Land for Development.” These studies are (i) the report **“Estudio de Flora y Fauna Con Entasis en la Mariquita (Agelaius xanthomus), Montalva Solar Farm, Guanica y Lajas, P.R.”** dated October 2013 and (ii) the report **“Informe De Evaluacion Arqueologica, Fase 1A, Montalva Solar Farm”** dated September-October 2013. Both of these studies support the current and continued designation of the land for the proposed Montalva Solar Farm and as “Rural Land” or “Land for Development” and not the classification as proposed in the Land Use Plan as **“Rural Land Especially Protected – Ecological.”**

In addition, I am attaching for reference the Montalva Solar Farm project proposal submitted to PREPA on September 5, 2013, and the recent construction plans prepared by Blattner Energy as well as letters of support for the project from the mayors of Guanica and Lajas. PBJL can also provide on request the complete Environmental Impact Statement (“EIS”) prepared and filed for the Montalva Solar Farm with OGPe and ALTA surveys of the project boundary.

We appreciate the Puerto Rico Planning Board’s consideration of our request. The Montalva Solar Farm project is of vital importance to the citizens of Puerto Rico not only for energy independence, but will bring badly needed investment and employment to this area of Puerto Rico. We look forward to a favorable response and if we can be of any further assistance, please do not hesitate to contact me. We would also make ourselves available to meet with the Planning Board at your convenience.



PBJL ENERGY CORPORATION

**#1423 Calle Salud, P. O. Box 9009, Ponce, PR 00732-9009
9 Landport, Newport Beach, California, 92660**

Saludos and best of regards,

Cliff M Webb, PE
President
Greenbriar Capital Corp.
On behalf of PBJL Energy Corporation
cwebb@greenbriarcapitalcorp.com
cliff.m.webb@gmail.com
[951-316-0028 \(cell\)](tel:951-316-0028)
[951-277-9245 \(office\)](tel:951-277-9245)

Attachments:

- a) Figure 1, Montalva Solar Farm Site Location
- b) Figure 2, Boundary Map of Montalva Solar Project and Land Parcels
- c) Figure 3, Annual Solar Radiation Levels in Puerto Rico
- d) Report titled "Estudio de Flora y Fauna Con Entasis en la Mariquita (Agelaius xanthomus), Montalva Solar Farm, Guanica y Lajas, P.R." dated October 2013
- e) Report titled "Informe De Evaluacion Arqueologica, Fase 1A, Montalva Solar Farm" dated September-October 2013
- f) Montalva Solar Farm project submittal to PREPA, September 2013.
- g) Blattner Energy - Montalva Solar Farm Construction Plans
- h) Montalva Solar Farm Letter of Support – Mayor Guanica
- i) Montalva Solar Farm Letter of Support – Mayor Lajas