



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

August 31, 2022

**SUBJECT: REQUEST FOR PROPOSAL – MONITORING & COMPLIANCE**  
**PROJECT: Vikings Solar Energy Generation and Storage**  
**CUP # 20-0025**

Ladies and Gentlemen:

The Imperial County Planning & Development Services Department (ICPDS) is soliciting proposals for the third party monitoring and compliance on the Vikings Solar Energy Generation and Storage Project. **Proposals will be accepted from August 31, 2022 thru September 21, 2022; any proposals received after September 21, 2022 will not be considered.**

ICPDS will act as the "Lead Agency" during all phases including the Laydown, Move On, pre-construction, construction phase, and operational phase of these projects. The successful consultant will work directly for ICPDS on the following phases:

1. The Laydown Phase which will allow for solar equipment to be delivered within the development area;
2. The initial Move On Phase where construction trailers and equipment will be used for construction;
3. The Pre-Construction Phase including all reports;
4. The Full Development Phase for the installation of the solar panels, & substations, and
5. The ongoing Operational Monitoring Phase, as required in the Conditional Use Permits and Mitigation Monitoring Reporting Programs. **(Please include as optional task).**

ICPDS is requesting a Statement of Interest consisting of a Statement of Qualifications and a Schedule of Charges from personnel & organizations, which are included in the environmental compliance services proposal.

The TPEI consultant will coordinate with the Vikings Solar Energy Generation and Storage project Owner, staff, and Imperial County agencies regarding environmental construction compliance and monitoring activities.

Assist the developers/project owners with preparation and/or review of plans to support construction and operation of the Project (e.g. Pest Management Plan, Raven Control Plan, Hazardous Materials Management Plan, etc.) in fulfillment of the requirements of the Mitigation Monitoring and Reporting Program and the conditions as identified in the Conditional Use Permit for the Project. Provide compliance management/mitigation monitoring as a comprehensive service to assist public agencies and private developers with carrying out the intent of the California Environmental Quality Act (CEQA) as it applies to environmental mitigation.

Additionally, the TPEI to coordinate with the owner of the Vikings Solar Energy Generation and Storage owner, contractors, County staff and regulatory agencies (e.g. Imperial County Air Pollution Control District, California Department of Fish and Game [CDFW], etc.) during construction of the Project. The monitoring efforts will focus on the conditions and mitigation measures included in CUP #20-0025. Responsibilities as the TPEI will include ensuring that the requirements of the CUPs are implemented and complied with as specified. TPEI will fulfill these duties by inspecting the site for non-compliance issues; monitoring construction activities; protecting/avoiding biological and cultural resources; and verifying implementation of approved Conditions of Approval and mitigation measures as required in the MMRP.

Attached hereto is a copy of the Conditional Use Permit (CUP's) agreements and the Mitigation, Monitoring and Reporting Programs (MM&RP) for the Vikings Solar Energy Generation and Storage project.

ICPDS hereby requests the project scope and cost associated with all of the following Phases & Tasks:

1. **Laydown phase-** *Delivery and staging of solar equipment within the development area. This phase is limited to a specific area of the project site that will be used to store materials and solar components in advance of construction. TPEI involvement for this phase includes having a biologist doing a sweep of the area ensure there are no birds, burrowing owls or other wildlife present prior to staging materials followed by a pre-construction survey before disturbance of the Project site. If species are present, the appropriate actions will be implemented to avoid or relocate the affected species in consultation with CDFW and in accordance with required protocols. The TPEI will also ensure that staged materials are properly covered/capped to prevent birds and wildlife from nesting in these areas. Monitoring costs on the biological as needed per surveys, including the monitoring of potential passive re-locations, if needed. Please include the hourly rate for monitoring, as well as the total estimated hours.*
2. **Move-On phase-** *Mobilizing of job trailers and equipment in advance of construction. This phase involves placement of mobile units that serve as offices for the contractors during construction, placement of port-a-potties, and staging of equipment including the J-stand for filling water trucks. Light grading is also involved so the Dust Control Plan needs to be in place. Likewise, pre-construction surveys need to be conducted prior to the move-on as this phase serves to assemble the necessary infrastructure and equipment to commence construction. TPEI involvement for this phase includes oversight of the mobilization process and establishing parameters for operation of the area. This involves ensuring that containment is in place beneath equipment; confirming that port-a-potties are secured with containment beneath; checking for drips/pooling water from the J-stand; covering gaps beneath trailers to inhibit birds and wildlife from occupying these areas; and directing that garbage cans be covered to avoid blowing trash and attracting wildlife.*
3. **Pre-construction phase (Tasks & Costs) -** *Preparation of all required reports and plans as specified in the Conditions of Approval and/or MMRP. A multitude of reports and plans must be prepared prior to the start of construction. These include, but are not limited to:*
  - *A dust control plan,*
  - *Pest Management Plan,*
  - *Storm-water Pollution Prevention Plan (SWPPP),*
  - *Hazardous Materials Business Plan, etc.*
  - *Surveys for nesting birds and burrowing owls.*
  - *Biological surveys and written reports for the construction area.*
  - *The County will need the costs for these surveys on project areas and the off-site areas as required.*
4. **Costs for monitoring the Developer's construction crews** *including, but not limited to the EPC contractor, electrical contractors, and subcontractors including the grading for each site. Please include the hourly rate and the total estimated hours for monitoring;*
5. **Costs for paleontological, culture, and archeological work** *required by the MMR&P's and CUP conditions and or as requested by the Imperial County Planning & Development Services Department; please include the hourly rate and the total estimated hours.*
6. **Costs for writing compliance reports** *for the Vikings Solar Energy Generation and Storage ; please include the hourly rate and the cost for the weekly compliance report.*
7. **Costs for conducting onsite monitoring and documenting** *whether the Project complies with the conditions of the County permits; please provide the hourly rate.*
8. **Costs for attending meetings with the Contractor, State Agencies, or Local Agencies** *on site or via phone conference as well as writing reports documenting these meetings; please provide the hourly rate and the total estimated hours.*

**9. Costs for training and maintaining a Workers Environmental Awareness Program (WEAP) training for all workers and contractors working on site during Pre-construction & construction activities.**

The Statement of Interest must also include resumes for the proposed cultural resource, paleontological resource, and biological resource specialists. State Agency approval may be required.

The proposed hourly/daily billing rate, travel billing rate, mileage billing rate, proposed per diem (if any), and expected round-trip miles to be billed for visits to the Vikings Solar Energy Generation and Storage development site.

The estimated project construction completion is one (1) year. The construction is scheduled to begin in the fall months of 2022; however, the duration of requested service to carry out the Scope of Work may vary. The laydown area may start to receive truck deliveries in 2022.

**The DEIR and FEIR for the Vikings Solar Energy Generation and Storage project can be reviewed on the Imperial County's Planning & Development Services website. (ICPDS.COM)**

If you have any questions, you may contact David Black, Planner IV, by phone at (442) 265-1736, extension 1746 or by email at [davidblack@co.imperial.ca.us](mailto:davidblack@co.imperial.ca.us).

Sincerely,

Jim Minnick, Director  
Planning & Development Services

By:   
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David Black  
Planner IV

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