



**Jim Minnick**  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

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January 6, 2021

**Subject: Request for Proposals - Vikings Energy Solar Farm, LLC.  
Conditional Use Permit #20-0025/IS#20-0035  
APN 050-070-018-000**

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of a comprehensive Environmental Impact Report (EIR) for the Vikings Solar Energy and Storage Project ("Project"), which includes a Conditional Use Permit (CUP) and an Initial Study (IS). **The Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the EIR pursuant to the California Environmental Quality Act (CEQA). The successful consultant will work directly for the County Planning & Development Services Director in the preparation of the Draft and Final EIR.

**The Vikings Solar Energy and Storage Project includes:**

- 1. One (1) Conditional Use Permit to allow for the construction and operation of a 100-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and 100 MW/450 megawatt hour (MWh) battery storage project. The Project is to be located on approximately 603.61 acres.**

Attached is a copy of the application package.

- I. The County hereby requests the following information; for each item (as appropriate) the hourly rate and estimated total hours for the specific task must be documented.**
  - a. Identified milestones representing specific tangible work products (tasks) to which payments by the County would be linked and become part of the legal contract. (Please note that all subsequent bills/invoices will be required to include both the identified milestones and percent completed).
  - b. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
  - c. An estimated "not to exceed cost" to prepare the Drafts (DEIR) and Final Environmental (FEIR) documents;
  - d. Review the attached proposed application and make findings of consistency with the *Imperial County General Plan Renewable and Transmission Element*; and
  - e. An electronic version (i.e. thumb drive or CD) of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

The only exception to the "not to exceed" cost shall be the response to public comments received as a result of the joint environmental document's circulation. If the County receives excessive comments on the draft document, then the costs will be determined on a "negotiated basis" when the draft document and comments on the project become available. Excessive comments are generally considered to be more than twenty (20) commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted."

The proposal must incorporate the cost estimate for the printing of five (5) hard copies of the Administrative Draft EIR, five (5) hard copies of the Draft EIR and five (5) hard copies of the Final EIR, along with the creation of 5 CD's of the aforementioned environmental documents, as determined. Also, the proposal must provide a cost estimate for each additional hard copy and/or CD, if additional copies are needed.

The proposal must provide that prior to any cost overruns; the consultant shall discuss first and then seek written approval from the County Planning and Development Services Director, Jim Minnick before such costs are incurred. Failure to get prior written approval may result in such costs being disallowed.

**II. We request that you provide within your cost estimate for the EIR, including the hourly rate and total estimated hours, a preparation of the following studies and analysis.**

- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- SB18/AB-52 Tribal Cultural Resources
- Utilities and Service Systems
- Energy
- Noise
- Green House Emissions
- Wildfire
- Hydrology and Water Quality
- Water Supply Assessment
- Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)

**Based on the application package received, it is expected that the applicant will be submitting the following documentation for review; we request that you provide within your estimate for the EIR the cost for the peer-review of this work and these studies, prepared by the applicant and their consultants.**

- Biological Resources
- Aquatic Resources Delineation
- Archaeological Resources
- Air Quality
- Visual Resources
- Solar Glare Analysis
- LESA Modeling
- Transportation Study and Traffic Counts

- Paleontological Resources
- Geotechnical Report
- Drainage Study
- Grading Plan
- Phase 1 ESA
- SWPPP

**At the very least, you will be expected to review such outside studies as a third-party review and determine whether or not they are adequate, need to be revised, updated or, in fact, be reproduced. However, at this time, the applicant will not be submitting any studies.**

**III. The following format should be used in preparing the proposal, additional information/items may be used to further bolster your proposal:**

One page cover letter introducing your firm.

**1. Project Understanding**

**2. Project Team**

- Identify all company and consultant team personnel who will work on the project and short description of their education and work experience.
- Resumes of the prime and technical consultants should be included and can be attached to the proposal as an appendix.
- Organization Charts-Elaborate organization charts are not necessary.

**3. Scope of Work**

- Describe the proposed tasks to accomplish the scope of work.
- Include deliverables, when applicable, for each task.
- Include all applicable site visits, scoping meetings, staff meetings and public hearings.
- Be specific regarding your approach to complete the CEQA noticing requirements.

**4. The tasks should be presented as follows:**

a. Project Initiation

Include research, site visit, data collection, CEQA notices, scoping meetings, etc;

b. Administrative Draft EIR

Include mandatory CEQA sections, required and technical studies, peer review of applicant-prepared technical studies, number of revisions, meetings and coordination with County Staff;

c. Public Review Draft EIR

Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;

d. Final EIR

Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;

e. Mitigation, Monitoring and Reporting Program

Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;

f. CEQA Findings and Notice of Determination

Include the preparation per CEQA requirements;

g. Assumptions

Please provide a specific section for assumptions. Include your assumptions regarding travel time, mileage, public noticing, or anything else that needs clarification; and

h. Meetings

The number of meetings and hearings that are included in your proposal should be detailed under each task.

**5. Proposed Schedule**

Provide the number of weeks for each task in tabular form from project initiation to public hearings, Planning Commission, and Board of Supervisors.

**6. Cost Estimate/Milestones**

- Provide a discussion of the proposed cost and any optional costs.
- Include a spread sheet that details your personnel, any subcontractors to be used, their estimated hours, and associated costs per task (can be attached as an appendix).
- A table of project milestones should be included in the Cost Estimate discussion.

**7. Consultant Selection Criteria**

- a) **Understanding of the project:** the proposer should demonstrate understanding of key elements of the project and, accordingly, provide the names of personnel and their expertise.
- b) **Approach to the project:** The selection process will evaluate the extent to which the proposer has recognized and identified special circumstances on the project and whether the proposer has provided logical approach to tasks and issues of the project.
- c) **Professional qualifications necessary for satisfactory performance:** The project manager and key team members should be qualified to perform the work categories on the project; and the proposer's knowledge of standards and procedures will be examined.
- d) **Specialized experience and technical competence in the type of work required:** The proposer should provide information about comparable projects they have been involved with and/or successfully accomplished; past performance on contracts with government agencies and private industry will be considered together with past performance evaluations; and the capacity to accomplish the work in the required time will also be evaluated.

III. **It is requested that you disclose any conflict or potential conflict that you may have if you are submitting a proposal. The conflict by the County envisions, at the very minimum, current/ongoing or previous contracts (within the past year) with the applicant(s); this also includes current technical studies that either are or have been prepared for the applicant(s) within the last year.**

IV. **Not providing the extent of information (including hourly rate and total estimated hours per task) may negatively impact the evaluation of your proposal.**

If you are interested in submitting a proposal, please submit it to the Director at Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA, 92243, **no later than January 25, 2021 at 5:00 p.m.** This must be postmarked or sent via facsimile on or before this date and time.

Please note that it is **not necessary to present us with voluminous references or individualized background data** on persons or personnel within your organization. We may require this at a later date. We look forward to receiving your RFP submittal.

**Please submit a total of 5 hard copies and a CD.**

Should you have any questions or comments, please contact the assigned Planner for this project, Diana Robinson, Planner III (442) 265-1736, extension 1751, or via-email at [dianarobinson@co.imperial.ca.us](mailto:dianarobinson@co.imperial.ca.us).

Sincerely,

  
JIM MINNICK, Director  
Planning & Development Services Department

Attachments: CUP20-0025 Vikings Solar Energy and Storage Application Package

cc: Tony Rouhotas, County Executive Officer  
Adam Crook, Deputy County Counsel  
Jim Minnick, Director of Planning and Development Services  
Michael Abraham, AICP, Asst. Director of Planning & Development Services  
Jurg Heuberger [jurgheuberger@gmail.com](mailto:jurgheuberger@gmail.com)  
Project File: CUP20-0025  
APN 050-070-018-000, et. al.  
Files: 10.101, 10.102, 10.105, 10.109, 10.110, 10.130, 10.133, 10.104

DRIMS\SI\AIUsers\APN\050\070\018\CUP20-0025 RFP VIKINGS Solar Energy and Storage Project 01-04-21.docx

## Letter of Transmittal:

December 7, 2020

TO: Director Jim Minnick, ICPDS  
FROM: Jurg Heubenger on behalf of the VIKING SOLAR PROJECT  
RE: Application for a Solar Project known as the Viking project  
Jim:

Attached please find an application for a new solar project located east of the Highline Canal, along Nelson Pit Road.

This application includes the County form (Application), Owners Affidavit for one parcel, Project Description and fee in the amount of \$11,000.00. It does not include the technical studies which are still being completed.

The application is being submitted in this manner to allow your staff to start preparing and RFP for the selection of an EIR Consultant. Also attached is a preliminary schedule to show you when those studies should be done and in your office.

Given this schedule and the amount of time it takes your office to be able to have a consultant under contract we believe you would have the full application with all supporting documents at about the same time or before you sign the contract.

With this memo therefore I am requesting the following:

- Please provide me the Planner's name assigned so that I can communicate with them directly as need and avoid having to bother you as much, not that I won't keep you in the loop.
- Please have your Planner begin the RFP for an EIR Consultant immediately to shorten the overall time frame.
- Please ask your staff to direct all comments, questions, requests etc. to me as I will be the only point of contact for the applicant.
- As in the other projects we have asked our consultants to not bother your staff or Public Works with calls and questions realizing that this takes away time from your staff that you currently may not have.
- Last but not least, as previously discussed with you, if you feel that hiring outside staff to handle this project would help expedite and assure timelines can be met, please let me know along with an idea of estimated costs.

One last note, please observe that this application includes some land owned by the County of Imperial. We have been and are currently working with Tony Rouhotas and Andrea Gonzales in the CEO's office to either purchase or lease the land. We had some last-minute issue show on the title which we are checking out with the help of Precision Engineering and hope to have done this week. Once that is finished, the CEO's office will have all information they asked for and can then proceed to the BOS for a final decision.

## **Letter of Transmittal:**

As always, if you or staff have questions, please call me at 760-996-0313 or via email or text.

Thanks once again for your assistance.

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES -- Please type or print -

1. PROPERTY OWNER'S NAME ARB Inc., RL&R Strahm and the County of Imperial		EMAIL ADDRESS	
2. MAILING ADDRESS (Street / P O Box, City, State) See Attached Property Owner Exhibit		ZIP CODE	PHONE NUMBER
3. APPLICANT'S NAME Vikings Energy Farm, LLC		EMAIL ADDRESS ziad@zgloal.biz	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA		ZIP CODE 95630	PHONE NUMBER 916-985-9461
4. ENGINEER'S NAME To be determined	CA. LICENSE NO.	EMAIL ADDRESS To be determined	
5. MAILING ADDRESS (Street / P O Box, City, State) To be determined		ZIP CODE To be determined	PHONE NUMBER To be determined
6. ASSESSOR'S PARCEL NO. 050-070-018, 050-070-019 and 050-070-021		SIZE OF PROPERTY (in acres or square foot) Approximately 603.61 acres	ZONING (existing) A-2-RE and GS-RE
7. PROPERTY (site) ADDRESS 3000 Nelsons Pit Rd, Holtville, CA 92250 and 2910 Nelsons Pit Rd, Holtville, CA 92250			
8. GENERAL LOCATION (i.e. city, town, cross street) On the intersection of Nelsons Pit Rd and Graeser Rd. Approximately 5.5 miles east of the City of Holtville			
9. LEGAL DESCRIPTION See attached Property Owner Exhibit for detailed legal descriptions. (also see Attachment 1 [Project Description]) for Additional detail.			

## PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)		Develop the Vikings Solar Energy Generation & Storage, a nominal 100-megawatt (MW) alternating current (AC) solar photovoltaic energy generation and 450 megawatt hour (MWh) battery energy storage project (See Attachment 1 [Project Description])
11. DESCRIBE CURRENT USE OF PROPERTY		Idle land and Agriculture (see Attachment 1)
12. DESCRIBE PROPOSED SEWER SYSTEM		See Attachment 1
13. DESCRIBE PROPOSED WATER SYSTEM		See Attachment 1
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM		See Attachment 1
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 0 (See Attachment 1)	

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY  
CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN  
IS TRUE AND CORRECT.

See attached owners affidavit

Print Name  
Applicant: Vikings Energy Farm, LLC

Date

Signature  
MOHAMMED S. ALRAI

12/7/2020

Print Name  
Signature

Date

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

DATE: \_\_\_\_\_

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE: \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

☐ P. W.

☐ F. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐

☐

CUP #



## OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to Vikings Energy Farm, LLC. to apply for this  
(Lessee, Tenant, Contractor-Specify)

Conditional Use Permit (Land Use) on the described property located at address  
(State permit type clearly i.e. building, land used)

3000 E. Nelsons Pit Rd, Holtville, CA 92250 Further identified by Assessor's Parcel Number

(APN) 050-070-018-00 is hereby granted.

*Roy Strahm*  
OWNER (SIGNATURE)

R.L & R Strahm  
OWNER (TYPED OR PRINT)

2605 N. Holt Rd Holtville, ca 92250  
OWNER'S ADDRESS

12-2-2020  
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

### STATE OF CALIFORNIA

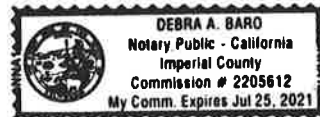
COUNTY OF Imperial } S.S.

On December 2, 2020 before me,  
Debra A. Baro, Notary Public personally appeared  
Roy Strahm, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debra A Baro (Seal)



**ATTENTION NOTARY:** Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

## OWNER'S AFFIDAVIT

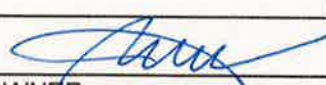
In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to Vikings Energy Farm, LLC to apply for this  
(Lessee, Tenant, Contractor-Specify)

Conditional Use Permit (Land Use) on the described property located at address  
(State permit type clearly i.e. building, land used)

2910 Nelsons Pit Road, Holtville, CA 92250 Further identified by Assessor's Parcel Number

(APN) 050-070-019-000 is hereby granted.

  
OWNER (SIGNATURE)

John M. Perisich  
OWNER (TYPED OR PRINT)

26000 Commercial Dr., Lake Forest CA 92630  
OWNER'S ADDRESS

12/2/2020  
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

*Please see attached California Acknowledgement*

### STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.

On \_\_\_\_\_ before me,  
\_\_\_\_\_, personally appeared  
\_\_\_\_\_, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and  
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

**ATTENTION NOTARY:** Although the information requested below is OPTIONAL, it could prevent  
fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

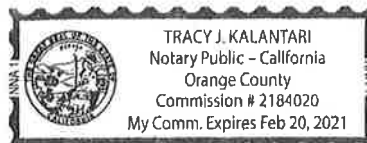
State of California  
County of Orange

On December 2, 2020 before me, Tracy J. Kalantari  
(insert name and title of the officer)

personally appeared John M. Perisich,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature T. Kalantari (Seal)

1.	PROPERTY OWNER'S NAME ARB Inc.	EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 9201 Campo Road, San Diego, CA	ZIP CODE 91977	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. 050-070-019	SIZE OF PROPERTY (in acres of square foot) 80.00 acres	ZONING (Existing) A-2-RE
7.	PROPERTY (site) ADDRESS 2910 Nelsons Pit Road, Holtville, CA 92250		
8.	GENERAL LOCATION (i.e. city, town, cross street) At the intersection of Nelsons Pit Rd. and Graeser Rd. Approximately five (5) miles east of Holtville, CA.		
9.	LEGAL DESCRIPTION THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION THRITY-SIX (36), TOWNSHIP FIFTEEN (15) SOUTH, RANGE SIXTEEN (16) EAST, S.B.M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT PLAT OF RESURVEY APPROVED NOVEMBER 4, 1908 AND ON FILE IN THE UNITED STATES LAND OFFICE AT LOS ANGELES, CALIFORNIA.  APN: 050-070-19-00  APN: 050-070-019		

1.	PROPERTY OWNER'S NAME RL&R Strahm, a California general partnership	EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 2605 N Holt, Holtville, CA	ZIP CODE 92250	PHONE NUMBER 760-356-5253
2B.	MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. 050-070-018	SIZE OF PROPERTY (in acres of square foot) 480 acres	ZONING (Existing) A-2-RE
7.	PROPERTY (site) ADDRESS 3000 E Nelsons Pit Rd, Holtville, CA 92250		
8.	GENERAL LOCATION (i.e. city, town, cross street) A quarter mile east of the intersection of Nelsons Pit Rd. and Graeser Rd. Approximately five (5) miles east of Holtville, CA.		
9.	LEGAL DESCRIPTION <u>PARCEL1:</u> THE EAST HALF, AND THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF		

IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF SURVEY APPROVED AND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM, AN UNDIVIDED 50% INTEREST OF ALL MINERAL AND GEOTHERMAL RIGHTS NOW HELD BY THE GRANTOR APPURTENANT TO THE PROPERTY, BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR ANY PORTION THEREOF, AS RESERVED BY THE NUSSBAUM FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, IN DEED RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 08-9138 OF OFFICIAL RECORDS.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT PLAT OF SURVEY APPROVED AND ON FILE IN THE DISTRICT LAND OFFICE;

EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS AS RESERVED BY J. LILLIAN CALLANDER IN DEED RECORDED DECEMBER 4, 1951 AS INSTRUMENT NO. 22 IN BOOK 827, PAGE(S) 354 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM, AN UNDIVIDED 50% INTEREST OF ALL MINERAL AND GEOTHERMAL RIGHTS NOW HELD BY THE GRANTOR APPURTENANT TO THE PROPERTY, BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR ANY PORTION THEREOF WITHIN 500 FEET VERTICAL DISTANCE BELOW THE SURFACE THEREOF, AS RESERVED BY THE NUSSBAUM FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, IN DEED RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 08-9138 OF OFFICIAL RECORDS.

APN: 050-070-018

PARCEL 3:

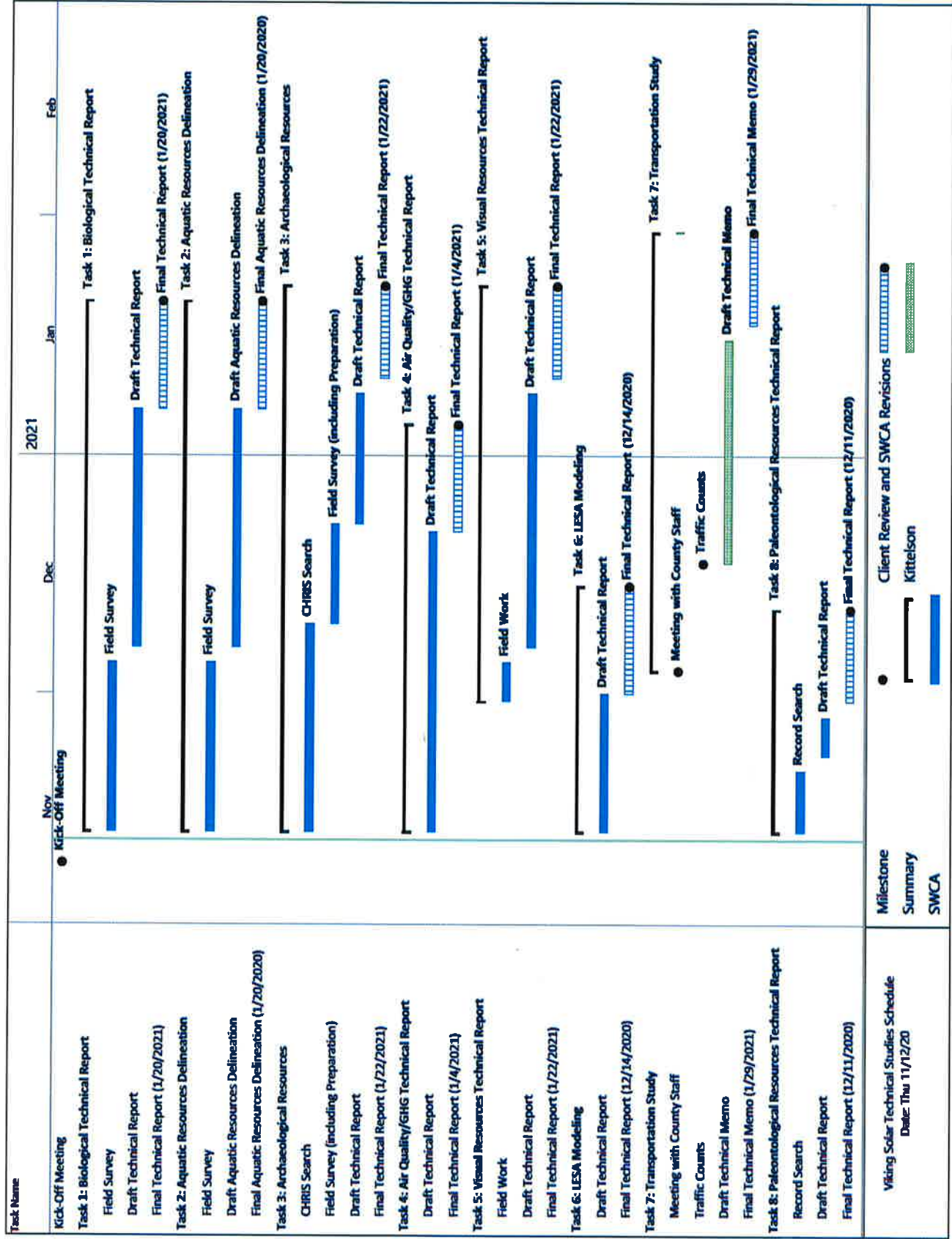
A RIGHT OF WAY FOR AN UNDERGROUND TILE LINE ACROSS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF SURVEY APPROVED AND ON FILE IN THE DISTRICT LAND OFFICE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1,262.25 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 76°22'00" WEST, 1,185 FEET TO A POINT IN THE EAST BANK OF THE EAST HIGHLINE CANAL, AS NOW CONSTRUCTED ACROSS SAID PROPERTY.

APN: 050-070-018

1.	PROPERTY OWNER'S NAME <b>County of Imperial</b>	EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. <b>050-070-021</b>	SIZE OF PROPERTY (in acres of square foot) <b>43.61 acres</b>	ZONING (Existing) <b>GS-RE</b>
7.	PROPERTY (site) ADDRESS <b>None available</b>		
8.	GENERAL LOCATION (i.e. city, town, cross street) <b>On the intersection of Nelsons Pit Rd. and Graeser Rd. Approximately five (5) miles east of Holtville, CA.</b>		
9.	LEGAL DESCRIPTION		







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# VIKINGS SOLAR ENERGY GENERATION & STORAGE PROJECT DESCRIPTION

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November 2020

Submitted to:

County of Imperial  
Planning and Development Services Department  
801 Main Street  
El Centro, CA 92243-2811

Submitted by:

VIKINGS ENERGY FARM, LLC.  
750 W. Main Street  
El Centro, CA 92243

VIKINGS  
SOLAR AND STORAGE PROJECT DESCRIPTION

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## VIKINGS

### SOLAR AND STORAGE PROJECT DESCRIPTION

#### Introduction

Vikings Energy Farm LLC. is proposing to develop the Vikings Solar Energy Generation & Storage (Project), a nominal 100-megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 100 MW/450MWh battery storage project on approximately 603.61 acres of land in the County of Imperial, California. This acreage includes and assumes the acquisition of site control for a parcel that is currently owned by Imperial County. Should site control for the County owned parcel not be acquired, the total approximate project acreage would decrease to 560 acres. The Project would be located on the intersection of Nelson Pit Rd. and Graeser Rd. It is approximately 5.5 miles east of the City of Holtville in Section 36 all within Township 15 South, and Range 16 East of the San Bernardino Base and Meridian (SBB&M) of the "Holtville East" topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005). The electrical energy produced by the Project would be conducted through the proposed 230 kilovolt (kV) switching station and delivered to the Imperial Irrigation District ("IID") 230 kV "KN & KS" line.

#### Property Description

The Project would be located on Imperial County Assessor's Parcel Numbers (APNs) 050-070-018-000 (approximately 480.00 acres), 050-070-019 (approximately 80.00 acres) and 050-070-021 (approximately 43.61 acres, assuming site control is acquired), owned by RL&R Strahm, ARB Inc., and the County of Imperial, respectively.

Two of the Project area parcels are designated as "Agriculture" in the Imperial County General Plan and are zoned A-2-RE (General Agriculture with a Renewable Energy Overlay-areas that are suitable and intended primarily for agricultural uses [limited] and agricultural related compatible uses). The third Project area parcel is designated as "Recreation/Open Space" and is zoned GS-RE (Government/Special Public Zone- areas that allow for the construction, development and operation of governmental facilities and special public facilities, primarily this zone allows for all types of government owned and/or government operated facilities, be they office or other uses. It also allows for special public uses such as security facilities, jails, solid and/or hazardous wastes facilities and other similar special public benefit uses). Pursuant to Section 91703.02 (CONDITIONAL USE PERMITS) of the Imperial County Land Use Ordinance, Renewable Energy Projects must be located within the Renewable Energy Overlay Zone and may be permitted only through the issuance of a Conditional Use Permit (CUP) as approved by the Approving Authority unless otherwise allowed by applicable law. At present, the project is located within the Renewable Energy Zone. This Project Description is intended to support Vikings Energy Farm

LLC's requested approval of a Conditional Use Permit for the Vikings Project. Representative photographs of the Project areas will be provided.

## **Solar Technology**

The Project proposes to utilize either thin film or crystalline solar photovoltaic (PV) technology modules mounted either on fixed frames or horizontal single-axis tracker (HSAT) systems. The fixed frame PV module arrays would be mounted on racks that would be supported by driven piles. The depth of the piles would be dependent on the recommendations of the geotechnical report prepared for the Project. The fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal facing a southerly direction. Current Project designs would have individual PV modules, mounted two high on a fixed frame, providing a two-foot ground clearance and resulting in the tops of the panels at approximately 7.5 feet above the ground. The fixed PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays would be separated from each other and the perimeter security fence by up to 30-foot wide interior roads. If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine (9) feet above the ground, depending on the final design) at both sunrise and sunset, when the HSAT is rotated to point the modules at the rising or setting sun. At noon, or when stowed during high winds, when the HSAT system is rotated so that the PV modules are horizontal, the nominal height would be about six (6) feet above the ground, depending on the final design. The individual PV systems would be arranged in large arrays by placing them in columns spaced approximately ten feet apart to maximize operational performance and to allow access for panel cleaning and maintenance. Current Project designs would have individual HSAT PV modules, each approximately two feet wide by four feet long (depending on the specific PV technology selected), mounted on a frame which is attached to an HSAT system. These HSAT arrays would be separated from each other and the perimeter security fence by up to 30-foot wide roads, consistent with agency emergency access requirements.

## **Project Facilities**

Electrical Power System: Electricity generated by the PV modules would be collected by a direct current (DC) collection system routed underground in trenches. This DC power would be delivered to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would convert the DC power to three-phase alternating current (AC). The inverters could be connected to AC interconnection facilities which, if needed, would raise the voltage to 34.5 kV, or the interconnection voltage selected by the Projects. Underground or overhead collection lines (up to 34.5 kV) would transmit the electricity to the new Project substations.

### Interconnection Facilities:

A new Project substation would be constructed on the southern boundary of APN 050-070-019 (See Figure 3). This substation would take the delivery of the up to 34.5 kV power from the Project and increase the voltage of the electricity to 230 kV, where it would feed into the interconnection switching station for metering and delivery to the IID 230 kV “KN & KS” Line. The substation would include a transformer, circuit breakers, meters, disconnect switches, and microwave or other communication facilities.

A new interconnection switching station would be constructed at the southern boundary of APN 050-070-019, immediately adjacent to the Project substation. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and an electrical control building. This station would operate at 230 kV and be equipped with two circuit breakers, allowing for looping in of the IID 230 kV “KN & KS” Transmission line as well as connection to the Project Substation. The Project substation and interconnection switching station would be connected via a single overhead 230 kV line, tie line. The interconnection switching station would be enclosed within its own fence.

To connect to the Projects’ interconnection facilities, the medium voltage power produced by the Project would be conveyed underground, or above ground where necessary, to cross over any sensitive site features. The Projects’ interconnection facilities design would meet all necessary utility standards and requirements. As required, surge arrestors would be used to protect facilities and auxiliary equipment from lightning strikes or other disturbances. Distribution from the site would be via an overhead connection.

Security: Six-foot high security fencing would be installed around the perimeter of each of the Project sites at the commencement of construction and site access would be limited to authorized site workers. In addition, a motion detection system and closed-circuit camera system may also be installed. The site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds may be made by the security team monitoring the site security.

Battery System: The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to, and on the same parcels as the project solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC and fire suppression systems as necessary, depending on the final selection of battery technology. Inside the housing the batteries will be placed on racks, the orientation of which depends on the type of housing. Underground trenches with conduits will be used to connect the batteries to the control and monitoring systems, and inverters to convert the PV produced DC power to AC power.

## Site Access

The Project site would include one primary access driveway, currently contemplated on E. Nelson Rd., bisecting the Project area and a secondary access driveway (if required) with a to be determined location (see Figure 3). This driveway would be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Internal to the Project site up to 30-foot wide roads would be provided between the PV arrays, as well as around the perimeter of each Project site inside the perimeter security fence to provide access to all areas of each site for maintenance and emergency vehicles.

## Site Construction

Construction Activities: Construction activities would primarily involve demolition and grubbing; grading of the Project area to establish access roads and pads for electrical equipment (inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of solar equipment and security fencing. Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Imperial County Air Pollution Control District (ICAPCD) or the California Air Resources Board (CARB). A temporary, portable construction supply container would be located at the Project sites at the beginning of construction and removed at the end of construction. The number of on-site construction workers for the solar project facilities is not expected to exceed 150 workers at any one time. The number of on-site construction workers for the battery storage facility and the substation is not expected to exceed 100 workers at any one time. If the two components (Solar PV and BESS) were constructed at the same time, the on-site construction workers is not expected to exceed 250 workers at any one time. Onsite parking would be provided for all construction workers.

Traffic: The construction worker traffic is expected to travel to the site from either Highway 115 east or Highway 8 east, to north on Miller Rd and east on Nelson Pit Rd to the project site.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two trucks would arrive at the Project sites each day during the first few weeks of construction of the solar generating facility.

Storm Water: Areas of the solar energy storage facilities where small amounts of contaminants could be released, such as the paved areas surrounding the containers, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas, where required) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All applicable local RWQCB discharge requirements and County of Imperial’s water quality regulations would be adhered to in the development and maintenance of the project sites. A drainage study and

preliminary grading plan for the project will be prepared by a local civil engineering firm to address the potential environmental impacts of site drainage and stormwater.

## Site Operations

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project sites. Primary security-related monitoring would be done remotely. Security personnel may conduct unscheduled security rounds, and would be dispatched to the site in response to a fence breach or other alarm. Site maintenance workers may access the Project site periodically to clean the panels and maintain the equipment and Project area. The public would not have access to the facility. Access to the Project site would be infrequent and limited to authorized personnel.

Periodic washing of the PV modules is not expected to be necessary but could be needed to remove dust in order to maintain power generation efficiency. The amount of water needed for this purpose is conservatively estimated at 5 acre-feet per washing, with up to two washings per year, or a total of up to 10 acre-feet per year. This water would be water purchased from the IID. Each washing is expected to take one to two weeks to complete. Vegetation growing on the site would periodically (approximately every three months) be removed manually and/or treated with herbicides.

## Water Resource Requirements

Water for Construction: Water for construction (primarily dust control) would be obtained from local IID irrigation canals or laterals in conformance with IID construction water acquisition requirements. Water would be picked up from a nearby lateral canal and delivered to the construction location by a water truck which would be capable of carrying approximately 4,000 gallons per load. It is estimated that up to 275 acre-feet of water would be needed for site grading and dust control over the expected Project construction period.

Water for Operations: Water for washing the PV modules, if required, would be purchased from the IID and delivered to the Project site by water trucks. The volume of water to be used for PV module washing and dust control, if needed, is estimated at up to 10 acre-feet per year.

## Waste

Relatively small amounts of trash would be generated during construction from packaging materials delivered to the site. Construction related waste would be transported to a local landfill authorized to receive this waste for disposal. Portable toilets would be located on-site during construction and sanitary waste would be removed from the site by a local contractor.

No general waste is expected to be generated during normal operations. Sanitary waste generated during Project maintenance operations would be handled by bringing portable toilets to the Project sites, with waste removed periodically by a local contractor.

No hazardous waste is expected to be generated from the Project during either construction or normal Project operations.

## Permit Requirements

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permits (Imperial County Planning & Development Services Department)
- Building Permits (Imperial County Planning & Development Services Department)
- Dust Control Plan (Imperial County Air Pollution Control District)
- Rule 310 Exemption (Imperial County Air Pollution Control District)
- Encroachment Permits (Imperial County Public Works Department)
- Encroachment Permits (Imperial Irrigation District)
- Right-of-Way Permit (Imperial Irrigation District)
- Water Supply Agreement (Imperial Irrigation District)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)
- Consultation for Sensitive Species (California Department of Fish and Wildlife)
- Consultation for Bird and Bat Conservation Strategy (U.S. Fish and Wildlife Service)

## Environmental Protection Measures and Baseline Information

All Project construction and contractor personnel would be informed of Vikings Energy Farm LLC's policy regarding undue degradation of the environment. These measures are intended to prevent all unacceptable impacts from occurring as a result of the proposed construction and ongoing operations.

### Aesthetics:

*Visibility:* Project lighting for security purposes would be directed on-site and would incorporate shielding as necessary to minimize illumination of the night sky and potential impacts to surrounding viewers. The solar panels would be constructed to absorb light and minimize any potential glare. There are no panoramic scenic views from the Project area. Visual simulations of the proposed Project will be provided.

*Glare Effects:* The Project PV modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are decisively lower than the glare and reflectance by standard glass and other common reflective surfaces, and the selected modules have anti-glare and anti-reflective features incorporated. A solar glare analysis will be prepared to determine the potential for glare from the Project.

*Odors:* No malodorous chemicals or substances would be used or generated during Project construction or operations.

**Agricultural Land:** The current agricultural map for Imperial County prepared by the California Farmland Mapping and Monitoring Program will be used to determine the amount of the Project lands that have been mapped in each of the eight mapping categories.

The California Department of Conservation (CDOC) Land Evaluation Site Assessment (LESA) model will be used to evaluate the potential for impacts from conversion of Project area agricultural land to solar use.

There are no Williamson Act lands within or adjacent to the Project area.

**Air Quality:** Fugitive dust would be controlled during construction and operations as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. A Dust Control Plan would be prepared in conformance with ICAPCD requirements to address construction and earthmoving activities, track-out, open areas and unpaved roads. It would include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where unpaved and/or access points join paved public access roads. There would be no air pollutant emissions from stationary sources from the Project during solar power generation operations.

Air pollutant emissions would be estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both Project construction and operation activities.

**Biological Resources:** A biological resources survey of the Project area and a 500-foot buffer (the "Biological Survey Area," or BSA) will be conducted to identify plant associations and animals present; identify dominant tree, shrub and herbaceous flora; and identifying potential habitat for "sensitive" or "special status" species (or documenting the lack thereof).

Focused breeding season surveys of the BSA for burrowing owl may also be conducted in accordance with the methodologies provided in the California Department of Fish and Wildlife's (CDFW's) "2012 Staff Report on Burrowing Owl Mitigation."

Cultural Resources: A baseline cultural resources survey of the Project area will be conducted.

Flood Hazard: According to the applicable Federal Emergency Management Agency (FEMA) flood hazard map (06025C1775C, effective 09/26/2008), the Project area is not located within a special flood hazard area.

Geology, Soils and Mineral Resources:

- *Geologic Hazards:* The Project is not located in a seismically active area. No other potential geologic hazards are known within the Project area, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Soils:* Soils within the Project area will be evaluated, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Mineral Resources:* There are no known developed or potential mineral resources within or adjacent to the Project area.

Hazardous Materials: The Project would not use nor store any hazardous chemicals on site during normal operations. Fuel that may be used on site during construction would be stored in secondary containment. A Phase I Environmental Site Assessment will be conducted to evaluate the potential for hazardous substance or petroleum hydrocarbon contamination at the site.

Hydrology and Water Quality: A drainage study will be prepared for the Project area which will be used to complete the preliminary grading plan in conformance with Imperial County Public Works Department (ICPWD) requirements. A Notice of Intent to comply with the general permit for construction activities would be filed with the State Water Resources Control Board, and the required Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented consistent with the requirements of the State Water Resources Control Board general permit.

Noise: The Project would not generate any appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic.

Traffic: An analysis of the potential traffic-related impacts associated with the construction and day-to-day operations of the proposed Project will be prepared and provided.

Public Services: The following Project measures would minimize the potential need for public fire and police services.

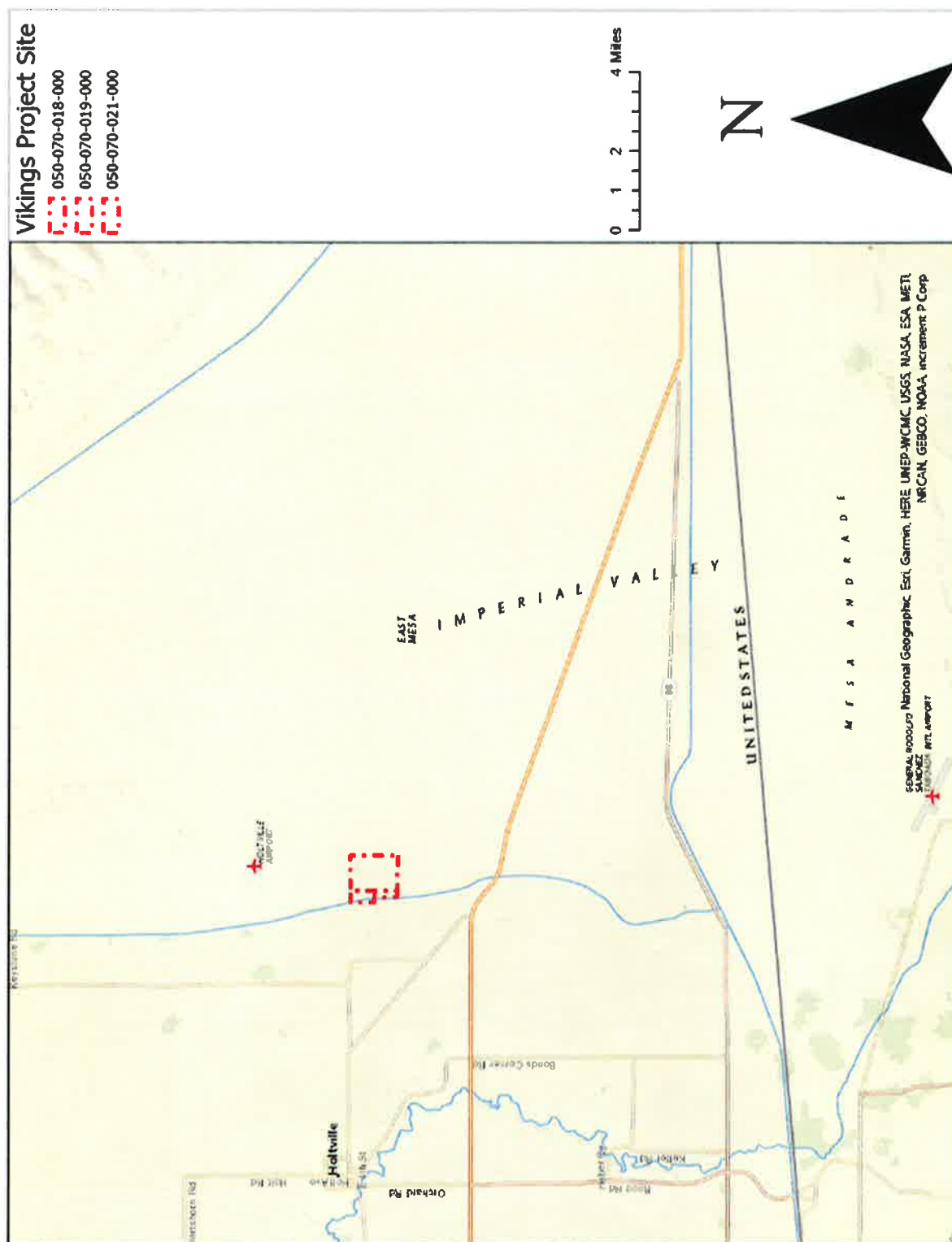
- *Fire Prevention:* The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three 10,000-gallon fire water tanks would be constructed across the Project sites and kept filled during operations to fight potential fires. Water that is used for

construction would also be available for firefighting. Personnel would be allowed to smoke only in designated areas.

- *Emergency Services:* The Project preliminary site plans have been prepared to accommodate the requirements of emergency services which may need to respond to an emergency at the Project. The Project site would be accessible from both a primary and secondary (if required) access driveway. These driveways would each be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Nominal 20-foot wide roads would be provided between the PV arrays, as well as around the perimeter of the Project site inside the perimeter security fence, to provide access for operational and emergency vehicles.
- *Security:* The entirety of each Project site would be enclosed within a gated security fence. Each site may also be monitored by a motion detection system and closed-circuit camera system.

Site Restoration: The Project areas are zoned A-2-RE and GS-RE, which are intended to provide areas for agricultural uses and government/special public facilities, respectively. At the end of the Project life, all facilities would be removed, and the Project sites restored to a condition for future agricultural and public and government uses. A proposed Project site restoration plan will be prepared and provided.

Utilities and Service Systems: Electricity for site security facilities when the panels are not generating power would be provided by the IID through interconnection with the existing IID distribution lines.



**Figure 1 Project Location Map**

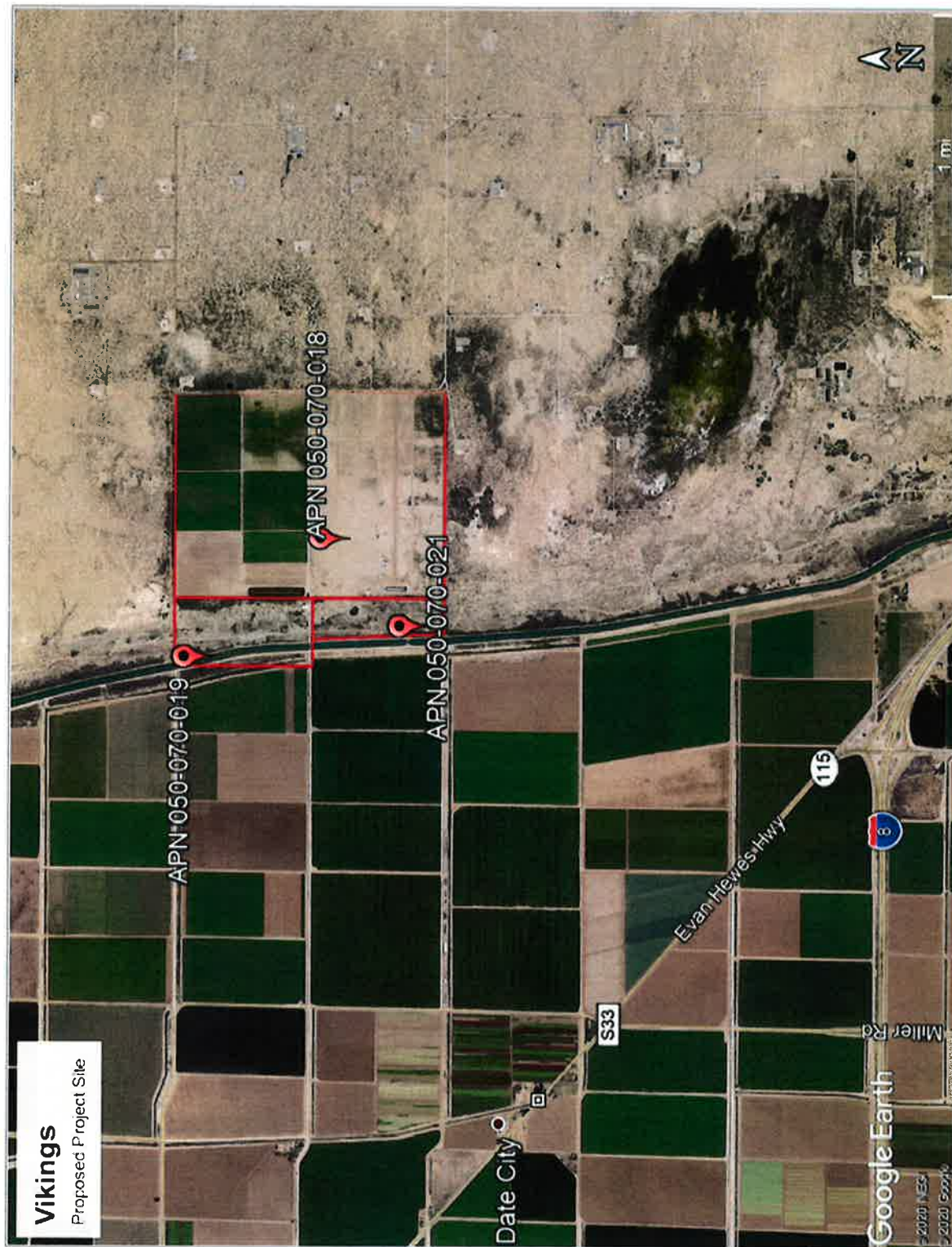


Figure 2 Project Vicinity Map



Figure 3 Project Site Map

