

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: November 12, 2025

FROM: PLANNING & DEVELOPMENT SERVICES DEPT. AGENDA TIME 9:00 AM/No.4

PROJECT TYPE: CUP #25-0011 (Temporary Construction Parking Yard) SUPERVISOR DIST: #5

LOCATION: 2640 E. Highway 98 APN: 059-250-022 & 023

Holtville, CA 92231 PARCEL SIZE: 2.77 Acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) NA

ZONE (existing) A-2 General Agriculture ZONE (proposed) NA

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 11/12/2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 09/11/2025

INITIAL STUDY: #25-0025

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐

EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐

NONE

☒

ATTACHED

AG / APCD

☐

NONE

☒

ATTACHED

E.H.S.

☐

NONE

☒

ATTACHED

FIRE / OES

☐

NONE

☒

ATTACHED

OTHER

Caltrans,

REQUESTED ACTION:

IT IS STAFF'S RECOMMENDATION THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL PROPONENTS AND OPPONENTS FOR THIS PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) ON SEPTEMBER 11, 2025; AND,
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED BY EEC ON SEPTEMBER 11, 2025, IN A PUBLIC HEARING THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH & WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND WILDLIFE CODES; AND,
3. APPROVE PLANNING COMMISSION RESOLUTION, WITH THE ATTACHED FINDINGS, FOR CONDITIONAL USE PERMIT #25-0011, SUBJECT TO ALL THE CONDITIONS AND AUTHORIZE THE PLANNING DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIVING THE SIGNED COPY FROM THE PERMITTEE.

STAFF REPORT
Planning Commission
November 12, 2025
Conditional Use Permit (CUP) #25-0011

Applicant/Owner: APEX Energy Solutions, LLC
604 Sutter Street, Suite 250,
Folsom, CA 95630

PROJECT NAME: ATLANTICA - Temporary Construction Parking Yard

Project Location:

The project site is located on two privately-owned parcels (Assessor Parcel Number 059-250-022 and -023) in the southernmost portion of Imperial County, California. The nearest cities include the City of Holtville, approximately 9 miles northwest, and the City of Calexico, approximately 11 miles west. The project site is located north of State Route 98 and east of Bonesteel Road. The CEDAR 1 (VEGA 4) Solar Project site is located approximately 0.70 miles south of the project site.

Project Summary:

The proposed project consists of a temporary construction parking yard to be used only during the construction of the nearby CEDAR 1 (VEGA 4) Solar Project. A temporary construction (parking) yard is allowed with the approval of a conditional use permit per Section 90203.01 and 90508.02 of the County's Land Use Ordinance. The temporary construction (parking) yard area will have a one-year time limit, which can be extended by the Planning Director if the construction phase of the Imperial CEDAR 1 (VEGA 4) Solar Project is longer than one year.

Land Use Analysis:

The proposed temporary construction parking yard project is located within an unincorporated area of the County. The existing General Plan land use designation is "Agriculture." The project site is currently zoned A-2 (General Agriculture).

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	A-2	Agriculture
North	Farmland	A-3	Agriculture
South	Farmland	A-2	Agriculture
East	Farmland	A-2	Agriculture
West	Farmland	A-3	Agriculture

Environmental Determination:

The Environmental Evaluation Committee (EEC) reviewed the project at a public hearing on September 11, 2025, and the Committee made a recommendation for a Negative Declaration (ND). Notice of Intent (NOI) was then published on September 16, 2025, for public review from 9-16-2025 through 10-21-2025. The Notice of Completion (NOC) was received and distributed to the State Clearinghouse (SCH #2025090913) for review from September 16, 2025, through October 21, 2025.

Staff Recommendation:

Staff recommends that the Planning Commission hold a public hearing and hear all proponents and opponents of the proposed project. Staff would then recommend that the Planning Commission take the following actions by resolution:

1. Adopt the Negative Declaration (SCH 2025090913) and that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on September 11, 2025; and,
2. Make the De Minimis Findings as recommended by EEC on September 11, 2025, in a public hearing that the project will not individually or cumulatively have an adverse effect on fish & wildlife resources, as defined in Section 711.2 of the Fish and Wildlife Codes; and,
3. Approve Planning Commission Resolution, with the attached Findings, for Conditional Use Permit (CUP #25-0011, subject to all the conditions and authorize the Planning Director to sign the CUP contract upon receiving the signed copy from the Permittee.

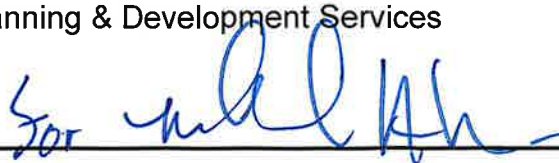
PREPARED BY: David Black, Project Planner
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director
Planning & Development Services



APPROVED BY: Jim Minnick, Director
Planning & Development Services



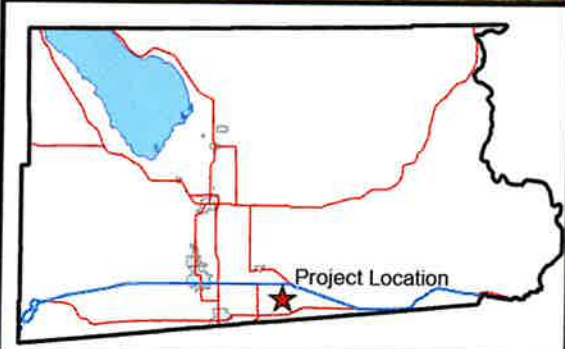
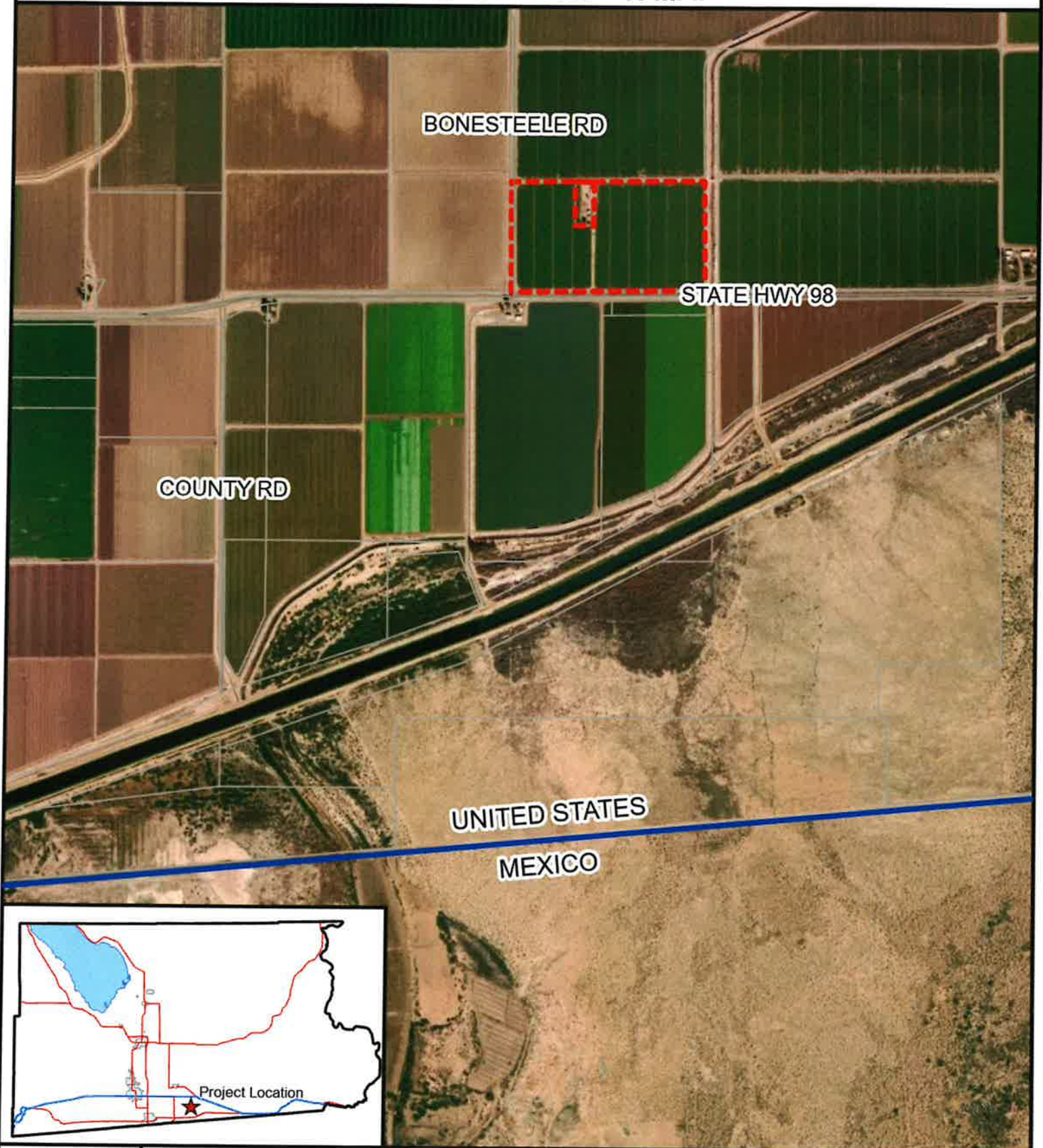
ATTACHMENTS:

- A. Location Maps
- B. CEQA Resolution
- C. PC Resolution for CUP #25-0011
- D. Comment letters
- E. EEC Packet

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ATTACHMENT “A”
LOCATION MAPS

PROJECT LOCATION MAP



EMPLOYEE TEMPORARY PARKING
CUP #25-0011
IS #25-0025
APNs: 059-250-022 & 059-250-023

-  Project Location
-  Parcels
-  Centerline



ATTACHMENT “B”
CEQA RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, TO ADOPT THE “NEGATIVE DECLARATION” (INITIAL STUDY #25-0025) FOR CONDITIONAL USE PERMIT CUP #25-0011.

WHEREAS a Public Notice was mailed to the surrounding property owners advising them of the Planning Commission hearing scheduled for November 12, 2025; and,

WHEREAS a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and,

WHEREAS, on September 11, 2025, the Environmental Evaluation Committee heard the project and recommended for the Planning Commission of the County of Imperial to adopt this Negative Declaration for Conditional Use Permit #25-0011; and,

WHEREAS, a Notice of Intent (NOI) was noticed on September 16, 2025, and the Negative Declaration was circulated to the State Clearinghouse from September 16, 2025, to October 21, 2025 (SCH #2025090913); and,

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #25-0011. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following Findings and Determinations:

1. That the recital set forth herein are true, correct and valid; and,
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Conditional Use Permit #25-0011, and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit #25-0011, and,
3. That the Negative Declaration (SCH 2025090913) reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit #25-0011.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on November 12, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick,
Director of Planning & Development Services, and
Secretary to the Imperial County Planning Commission**

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ATTACHMENT “C”

PC RESOLUTION

FOR CUP#25-0011

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “CONDITIONAL USE PERMIT #25-0011” TEMPORARY CONSTRUCTION (PARKING) YARD FOR THE CEDAR 1 (VEGA 4) SOLAR PROJECT.

WHEREAS, Atlantica, owner of CEDAR 1 (VEGA 4) Solar Project, has submitted an application for a Conditional Use Permit #25-0011 for a temporary construction (parking) area during the construction of this CEDAR 1 (VEGA 4) Solar development; and,

WHEREAS, a Negative Declaration (SCH #2025090913) has been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County’s “Rules and Regulations to Implement CEQA as Amended”; and,

WHEREAS, the Planning Commission of the County of Imperial has the authority to approve the project; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has based their decision on evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on November 12, 2025, and

WHEREAS, previously on September 11, 2025, the Environmental Evaluation Committee (EEC) review Initial Study #25-0025 and made a recommendation to the Planning Commission for a Negative Declaration; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** and approves the CUP #25-0011 with attached conditions of approval as follows:

SECTION 1. The Planning Commission has considered the proposed Conditional Use Permit #25-0011 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit is adequately prepared in accordance with the requirements of the Imperial County General Plan, the Imperial County Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for recommending approval of Conditional Use Permit #25-0011 have been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

Staff analysis: The County's General Plan designates the subject site as "Agriculture" An analysis of the project's consistency with the General Plan and zoning show this project is consistent with these policies.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

Staff analysis: The Project could be found consistent with the proposed use of this zone for temporary parking. The purpose of this project is for temporary employee parking yard during the construction of the CEDAR 1 (VEGA 4) Solar project site.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.00.

Staff analysis: the use of a temporary construction (parking) yard including employee parking is consistent with the Imperial County Land Use Ordinance and is allowed with an approved Conditional Use Permit.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

Staff analysis: The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00 and all applicable requirements for the Gateway of Americas Specific Plan.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

Staff analysis: the environmental review of proposed temporary construction (parking) yard showed significant impacts to the health, safety and welfare of the public or to the property and residents in the vicinity of parking area.

F. The proposed use does not violate any other law or ordinance.

Staff analysis: The proposed project Conditional Use Permit #25-0011 will be consistent with the Imperial County Title 9 Land Use Ordinance, and conditions of approval will be consistent with current Federal, State, and Local regulations.

G. The proposed use is not granting a special privilege.

Staff analysis: The Atlantica temporary construction (parking) yard is a permitted use subject to approval of a Conditional Use Permit by the Planning Commission and will not grant a special privilege.

NOW, THEREFORE, based on the above Findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #25-0011, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on November 12, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Secretary of Planning Commission

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When Recorded Return To:

Imperial County
Planning & Development Services
801 Main Street
El Centro, California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT #25-0011
Atlantica Temporary Construction Parking Yard
(APN's 059-250-022 & 023-000)

This Agreement is made and entered into on this ____ day of _____, by and Atlantica and, hereinafter referred to as the Permittee (Permittee), and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY") related to the temporary employee parking yard Project.

WHEREAS, Permittees are the owners in certain land in Imperial County located at 2640 East Highway 98, along of State Route 98, and legally identified as "POR SW1/4 OF S1/2 SEC 2 17-16, 2.23AC & PAR A OF LLA#238 ALSO BEING POR PAR 2 OF PM 2227 of the County Recorder, County of Imperial, State of California" APN (059-250-022 & 023-000); and,

WHEREAS, Permittees have applied to the County of Imperial for a Conditional Use Permit #25-0011 (the Project) to operate a temporary construction parking yard. The area will be approximately (2.67)+/- acres in size. Hours of operation will be from eight (10) hours per day, Monday through Saturday, with drivers working generally during daylight hours. The Parking area will be used only for employee parking for the Imperial Sun Solar construction for solar and battery storage systems; and,

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #25-0011 to Permittees, and/or their successors-in-interest subject to the following conditions; and,

General Conditions:

G-1 GENERAL LAW:

The Permittee shall comply with all local, state and/or federal laws, rules, regulations, ordinances, and/or standards (LORS) as they may pertain to the Project, whether specified herein or not. The Project shall be constructed and operated as described in the Conditional Use Permit, applications, A violation of any such LORS or conditions, applications shall be a violation of this CUP.

G-2 PERMITS/LICENSES:

The Permittee shall obtain all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not

be limited to, local requirements by the Imperial County EHS/Health Department, Planning and Development Services Department, Imperial County Air Pollution Control District (ICAPCD), Imperial Irrigation District (IID), Imperial County Public Works Department, Imperial County Sheriff/Coroner's office, Imperial County Fire Protection/Office of Emergency Services, Caltrans and among others. Permittee shall likewise comply with all such permit requirements. Additionally, Permittee shall submit a copy of such additional permit and/or licenses to the Planning and Development Services Department within thirty (30) days of receipt, including amendments or alternatives thereto, when requested.

G-3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, this permit shall be deemed null and void. Recording is an action of notice and does not convey any rights to Permittee.

G-4 INDEMNIFICATION:

In addition to any other indemnifications provided for the Project, and as a condition of this permit, Permittee shall defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the entitlements, any permits, approvals or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees for counsel chosen by County, or expert witness fees that may be asserted by any person or entity, including the Permittee, arising out of or in connection with the approval of this permit, whether there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees. This indemnification shall include Permittee's actions or failure to act involved in grading, construction, operation or abandonment of the permitted activities. Permittee further agrees to comply with the terms of the indemnification agreement incorporated by this reference. Failure to provide payment of any fees or other costs for this indemnification shall cause Permittee to be in non-compliance with this permit. Upon notification of non-compliance, County may, at its sole discretion, cease processing, defending any lawsuit or paying for costs associated with this project.

G-5 INSURANCE:

For the term of the CUP and any period thereafter for decommissioning and reclamation, the Permittee and/or Permittee's prime contractor assigned site control during construction, shall secure and maintain liability in tort and property damage, commercial liability and all risk builders' insurance at a minimum of **\$1,000,000 each, combined single limit property damage and personal injury**, to protect persons or property from injury or damage caused in any way by construction and/or operation of permitted facilities. Such insurance shall be endorsed to name the County, its officers, agents, and employees as additional insureds and shall be in a form and from a company acceptable to County. The Permittee shall require that proper Workers' Compensation insurance cover all laborers working on such facilities as required by the State of California. The Permittee and/or

Permittee's prime contractor assigned site control during construction, shall also secure liability insurance and such other insurance as may be required by the State and/or Federal Law. Evidence of such insurance shall be provided to the County prior to commencement of any activities authorized by this permit, e.g. an endorsed Certificate of Insurance is to be provided to the Imperial County Planning and Development Services Department by the insurance carrier and said insurance and certificate shall be kept current for the life of the permitted Project. Certificate(s) of Insurance shall be sent directly to the Imperial County Planning and Development Services Department by the insurance carrier and shall be endorsed to name the Department as a recipient of both renewal and cancellation notices.

G-6 INSPECTION AND RIGHT OF ENTRY:

The County reserves the right to enter the premises to make appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. The owner or operator shall allow an authorized County representative access into the site upon the presentation of credentials and other documents as may be required by law to:

- (a) Enter at reasonable times upon the owner's or operator's premises where a permitted facility or activity is located or conducted, or where records must be kept under the conditions of the permit.
- (b) Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit.
- (c) Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under the permit.
- (d) Sample or monitor, at reasonable times, for the purpose of assuring permit compliance or, otherwise authorized by law, any substances or parameters at any location.

G-7 SEVERABILITY:

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G-8 PROVISION TO RUN WITH THE LAND/PROJECT:

The provisions of this Permit are to run with the land/project and shall bind the current and future owner(s), successor(s)-in-interest, assignee(s) and/or transferee(s) of said Project pursuant to the recordation required by Condition G-3. Permittee shall not without prior notification to the Imperial County Planning and Development Services Department assign, sell or transfer, or grant control of Project or any right or privilege therein granted by this permit. The Permittee shall provide a minimum of thirty (30) days written notice prior to any proposed transfer becoming effective. The permitted use identified herein is limited for use upon the permitted properties described herein and may not be transferred to any another other parcel(s) without prior approval.

G-9 TIME LIMIT:

Unless otherwise specified within the project's specific conditions **this permit shall be limited to a maximum of one (1) year from the recordation of the CUP.** The CUP may be extended for successive (1) year periods by the Planning Director upon a finding by the Planning & Development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. If an extension is necessary or requested beyond one (1) year, Permittees shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. **An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.**

G-10 COST:

The Permittee shall pay any and all amounts determined by the County Planning and Development Services Department to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. All County Departments, directly involved in the monitoring/enforcement of this Project may bill Permittee under this provision, however said billing shall only be through and with the approval of the Planning and Development Services Department. All County staff time will be billed on a "Time and Materials" basis. Failure of Permittee to provide any payment required of Permittee to the County in the CUP shall cause Permittee to be in non-compliance of the CUP. Upon Permittee being in such non-compliance, County may, at its sole discretion, cease processing, defending any lawsuit or paying for costs associated with this project.

G-11 REPORTS/INFORMATION:

If requested by the Planning Director, Permittee shall provide any such documentation/report as necessary to ascertain compliance with the Conditional Use Permit, e.g. annual compliance reports. The format, content and supporting documentation shall be as required by the Planning Director.

G-12 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s), phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time.

G-13 MINOR AMENDMENTS:

The Planning Director may approve minor changes or modification(s) to the design, construction, and/or operation of the Project provided said changes are necessary for the Project to meet other laws, regulations, codes, or conditions of the CUP and provided

further, that such changes will not result in any additional environmental impacts. All amendments shall be done in the manner set forth in the Imperial County Ordinances.

G-14 SPECIFICITY:

The issuance of this permit provides a temporary use right on the project property within the requirements set out here and does not authorize the Permittee to construct or operate the Project in violation of any LORS or beyond the duration, term or specified boundaries of the Project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and or modifications to the Project.

G-15 NON-COMPLIANCE (ENFORCEMENT & TERMINATION):

Should the Permittee violate any condition herein, the County shall give written notice of such violation and actions required of Permittee to correct such violation. If Permittee does not act to correct the identified violation within forty-five (45) days after written notice, County may revoke the CUP. If Permittee pursues correction of such violation with reasonable diligence, the County may extend the cure period. Upon such revocation, County may, at its sole discretion, cease processing, defending any lawsuit or paying for costs associated with the Project. County may include in such notice of violation and subsequent process default and/or termination of the Public Benefit Agreement along with violation or revocation of the CUP, and the procedures set out here shall govern.

G-16 GENERAL WELFARE:

All construction and operations of the temporary employee auto parking yard shall be conducted with consistency with all laws, conditions, adopted County policies, plans, mitigation measures and the permit application so that the Project will be in harmony with the area and not conflict with the public health, safety, comfort, convenience, and general welfare of those residing in the area.

G-17 PERMITS OF OTHER AGENCIES INCORPORATED:

Permits granted by other governmental agencies in connection with the Project are incorporated herein by reference. The County reserves the right to apply conditions of those permits, as the County deems appropriate; provided, however, that enforcement of a permit granted by another governmental agency shall require concurrence by the respective agency. Permittee shall provide to the County, upon request, copies and amendments of all such permits.

G-18 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of permitted activities, the measures imposed by the County Health Officer shall not prohibit the Permittee from requesting a special Planning Commission meeting, provided the Permittee bears all related costs.

G-19 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:

Permittee acceptance of this permit shall be deemed to constitute agreement with the terms and conditions contained herein. Where a requirement is imposed in this permit that Permittee conduct a monitoring program, and where the County has reserved the right to impose or modify conditions with which the Permittee must comply based on data obtained therefrom, or where the Permittee is required to prepare specific plans for County approval and disagreement arises, the Permittee, operator and/or agent, the Planning and Development Services Director or other affected party, to be determined by the Planning and Development Services Director, may request that a hearing be conducted before the Imperial County Planning Commission whereby they may state the requirements which will implement the applicable conditions as intended herein. Upon receipt of a request, the Planning Commission shall conduct a hearing and make a written determination. The Planning Commission may request support and advice from a technical advisory committee. Failure to take any action shall constitute endorsement of staff's determination with respect to implementation.

G-20 RESTORATION SURETY:

The Permittee shall restore the site upon which the project is located back to its original condition or better. To ensure that restoration is completed, the Permittee shall provide a security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount not exceeding \$25,000. The security shall remain in effect until the project is completely removed, and the site has been fully restored to its original condition or better.

(TOTAL "G" CONDITIONS are 20)

PROJECT SPECIFIC CONDITIONS:

S-1 PROJECT DESCRIPTION:

The project site area is for temporary employee parking for the nearby CEDAR 1/Imperial Sun Solar construction site. Project is approximately 2.67+/- acres in size. The hours of operation shall be ten (10) hours per day, Monday through Saturday.

The proposed project consists of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The parking

area would be used for temporary designated parking and access. The following describes the project components.

The temporary construction parking area would include the following:

- 1 - 8x40 Connex
- 1 Dumpster
- 52 - 10'x20' Parking Spaces (10'x20')
- 2 - Silt Tracking Prevention Device (at north and south entrances)

S-2 ACCESS TO SITE:

All access to and from this parking area will be from Bonesteele Road. No access from parking area will be allowed from private driveway south of this proposed parking area to Hwy 98.

S-3 TEMPORARY ON-SITE/PARKING: All on-site traffic & parking areas shall be hard surfaced to provide all weather access for emergency/ fire protection vehicles. Entrance improvements if required, i.e. commercial driveways, shall meet the appropriate agency's standards, requirements and/or approval.

S-4 FIRE PROTECTION: All small parking areas may need to meet the turning radius required by the Fire Department.

S-5 PUBLIC WORKS CONDITIONS:

- 1) The applicant shall provide an Irrevocable Offer of Dedication or dedicate the required portion for sufficient right of way for future development of Bonesteele Road, being classified as Minor Collector- Local Collector- two lanes, requiring seventy feet of right of way, being thirty-five feet from the existing centerline be provided to meet this road classification.
- 2) Each Parcel created or affected by this project shall abut a maintained and or have legal and physical to a public road before the project documents are recorded.
- 3) Any activity and or work within Imperial County Right of way shall be completed under permit issued by Public Works.
- 4) The applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall include prevention of sedimentation of damage to off site properties.

S-6 DUST CONTROL/AIR QUALITY:

- 1) Construction and use of temporary parking areas for construction workers for the Imperial Sun Solar project must adhere to Regulation VIII, particularly Rule 801 Construction and Earthmoving activities
- 2) A Construction Dust Control Plan will be required and approved by APCD, and a Construction Notification is required to be submitted at least 10 days prior to the start of earthmoving.

- 3) An Operational Dust Control Plan approval by Air Pollution Control District (APCD) prior to final approval Certificate of Occupancy for operation of facility.
- 4) A construction Notification is required to be submitted at least 10 days prior to the start of earthmoving.

S-7 CALTRANS:

- 1) Require a Caltrans Encroachment Permit; and,
- 2) An approved environmental document.

S-8 BUILDING PERMITS: Permittees shall secure all necessary building permits and other required permits from the Planning & Development Services Department and other applicable Departments/Agencies for utilities and other construction related activities.

S-9 PERMIT TERMINATION: This permit shall be null and void if any information submitted by the Permittees is found false.

NOW THEREFORE, County hereby issues Conditional Use Permit #25-0011, and Permittee hereby accepts the terms and conditions set forth herein.

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: _____
James A. Minnick, Director
Planning & Development Services

_____ Date

PERMITTEE NOTARIZATION

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.

Dated _____

STATE OF CALIFORNIA

COUNTY OF _____ } S.S.

On _____ before me,
_____ a Notary Public in and for
said _____ County and State, 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 _____

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 _____

Dated _____

COUNTY NOTARIZATION

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.

Dated _____

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On _____ before me,
_____ a Notary Public in and for
said _____ County and _____ State, _____ 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 _____

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

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Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

S:\APN\059\250\022\cup25 0011\pccup conditions of approval.docx

ATTACHMENT “D”
COMMENT LETTERS

AIR POLLUTION CONTROL DISTRICT



August 18, 2025

Jim Minnick, Director
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 10:22 am, Aug 18, 2025

SUBJECT: CUP 25-0011 and CUP 25-0013 Imperial Sun Solar Parking Lot

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 25-0011 (also identified as Initial Study (IS) 25-0025) and CUP 25-0013 (also identified as Initial Study (IS) 25-0030). The two CUPs will allow the construction and use of two separate temporary parking areas for construction workers that will be constructing the Imperial Sun Solar Cedar 1 (Vega 4) solar project. The associated Assessor's Parcel Numbers are 059-300-008 (approximately 2 acres) and 059-250-002 and 059-250-023 (collectively approximately 2.23 acres).

Construction of the two parking lots must adhere to **Regulation VIII**, particularly Rule 801-Construction and Earthmoving Activities. The project as proposed is just under 5 acres. It is not clear how much vehicular traffic will occur once the parking lots are completed. However, given the historical time required for construction of solar facilities, the Air District will require both a **Construction Dust Control Plan** and an **Operational Dust Control Plan**. Additionally, a **Construction Notification** is required to be submitted at least 10 days prior to the start of earthmoving.

Air District Rules and Regulations can be accessed at [www. https://apcd.imperialcounty.org](https://apcd.imperialcounty.org).
Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator II

Reviewed by:

Monica Soucier
APC Division Manager

AIR POLLUTION CONTROL DISTRICT



October 22, 2025

Jim Minnick, Director
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

By PLANNING AND DEVELOPMENT SERVICES at 1:55 pm, Oct 23, 2025

SUBJECT: Notice of Intent for a Negative Declaration for Initial Study 25-0025 for CUP 25-0011
Imperial Sun Solar Parking Lot

Dear Mr. Minnick:

Since originally commenting on this project on August 18, 2025, the Air District understands that Conditional Use Permit (CUP) 25-0013 for a temporary parking lot at 2605 E. Highway 98 has been withdrawn by the applicant.

As for the proposed parking lot at 2640 E. Highway 98 to be permitted by CUP 25-0011, the Air District has the following comments. To ensure that the project remains less than significant the Air District would like the following placed as conditions in the CUP.

- The project must adhere to **Regulation VIII** at all times.
- A **Construction Dust Control Plan** will be required.
- A **Construction Notification** (CN) is required to be submitted at least 10 days prior to the start of earthmoving.

The Air District requests a **draft copy of the CUP prior to recording**. Air District Rules and Regulations can be accessed at [www. https://apcd.imperialcounty.org](https://apcd.imperialcounty.org). Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,


Curtis Blondell

APC Environmental Coordinator II


Reviewed by:
Monica Soucier
APC Division Manager



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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ImperialCountyDPW/](https://www.facebook.com/ImperialCountyDPW/)



[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)

Public Works works for the Public



September 11, 2025

RECEIVED

SEP 11 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Mr. Jim Minnick, Director
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

Attention: David Black, Planner IV

SUBJECT: CUP 25-0011 & CUP 25-0013 /IS 25-0025 & IS 25-0030.
Imperial Sun Solar Project.
Located at 2605 Highway 98, Holtville, CA 92250.
APN's 059-300-008, 059-250-022 & 059-250-023.

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on August 6, 2025, for the above-mentioned project. The applicant proposes two separate temporary parking areas for construction workers of Imperial Sun Solar – Cedar 1 (VEGA 4).

The following comments shall be addressed prior to the issuance of any building permit:

- The proposed offsite-parking lot on APN 059-300-008 appears to be encroaching onto the adjacent property. Please confirm if APN 059-300-019 should be added to the application and if the property owner needs to be notified.
- The proposed off-site parking lot on APN 059-250-023 proposes access through an unnamed route on the north side of the parcel. Please confirm that the parcel has legal access along said road.

Department staff have reviewed the package information, and **all the following comments shall be Conditions of Approval as described:**

1. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **BONESTEELE ROAD**, being classified as **Minor Collector – Local Collector - two (2) lanes**, requiring **seventy (70)** feet of right of way, being **thirty-five (35)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
2. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded. If access to the site be provided from Imperial County roads, **street improvements shall be required per Section 12.10.020 - Street Improvement Requirements** of Imperial County Ordinance. Off site improvements may be

required along frontage. All **on-site traffic area shall be hard surfaced** to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (Per Imperial County Code of ordinances, Chapter 12.10.020 A).

3. Any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (**encroachment permit**) as per Chapter 12.12 - Excavations on or Near a Public Road of the Imperial County Ordinance. Encroachment Permit will be required for driveways, temporary traffic control devices, and any activities within County of Imperial Right-of-Way.
4. The Applicant shall furnish a **Drainage and Grading Plan/Study** to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. Employment of the appropriate Best Management Practices (BMP's) should be included. Said plan shall be completed per the Engineering Design Guidelines Manual and comply with the State's MS4 guidelines.
5. At time of development, if required, by section 8762(b) of the Professional Land Surveyors' Act, a record of survey shall be filed with the County Recorder of Imperial County.

INFORMATIVE

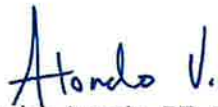
- **NPDES Permit:** The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to county approval of the on-site grading plan.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

California Department of Transportation

DSAFDISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

**RECEIVED**

By Imperial County Planning & Development Services at 1:57 pm, Sep 09, 2025

September 9, 2025

11-IMP-98

PM 43.84

Initial Study 25-0025

Temporary Parking 2640 East Highway 98

Mr. David Black
Imperial County Planning
801 Main St,
El Centro, CA 92243

Dear Mr. Black:

Thank you for including the California Department of Transportation (Caltrans) in the development review process for the proposed temporary parking at 2640 East Highway State Route (SR-98). Caltrans's mission is to improve lives and communities through transportation. Caltrans reviews land use projects and plans to ensure consistency with our mission and State transportation planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We strive for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety of the transportation network. These pursuits are ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans has the following comments:

Traffic Analysis

A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

Mr. David Black
September 9, 2025
Page 2

The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

The Draft Environmental Impact Report needs to include a safety review that follows the Caltrans "Local Development Review (LDR) Safety Review Practitioner's Guidance" <https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/202402-ldr-safety-review-practitioners-guidance-all.pdf>.

Standard private and commercial road approaches in rural areas with unimproved frontage on conventional State highways shall conform to requirements shown in Appendix J of the Caltrans Encroachment Permits Manual.

<https://dot.ca.gov/programs/traffic-operations/ep/ep-manual>

This is not a permitted access to SR-98. See image below.



Hydrology

For project related work on State Right of Way, please show drainage configurations and patterns.

Provide drainage plans and details. Please include detention basin details of inlets/outlets.

Mr. David Black
September 9, 2025
Page 3

Please provide a contour grading plan with legible callouts and minimal building data and show drainage patterns.

For all plans, please show Caltrans' R/W.

Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increased runoff to State facilities will not be allowed.

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit
- have completed the Caltrans Local Development Review (LDR) process
- have an approved environmental document

Documents must be submitted for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Roger Sanchez, LDR Coordinator, by phone (619) 987-1043 or by e-mail at roger.sanchez-rangel@dot.ca.gov.

Sincerely,

Kimberly Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

Attachments: Appendix J – Road Connections and Driveways

RECEIVED

By Imperial County Planning & Development Services at 1:57 pm, Sep 09, 2025

Appendix J – Road Connections and Driveways

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Design Guidelines for Typical Rural Driveways in State Right of Way.

REFERENCES:

Please always refer to the latest Highway Design Manual (HDM) for most up to date guidelines. The HDM indexes referenced in the guidelines below can be accessed online from the following link:

<https://dot.ca.gov/programs/design/manual-highway-design-manual-hdm>

Initial Driveway Design Considerations:

1. **Location of the driveway shall be designed to maximize corner sight distance.** For corner sight distance, see HDM Index 405.1 (2) (c). Driveway proposals that do not meet sight distance requirements will not be permitted. The minimum corner sight distance shall be equal to the stopping sight distance as given in HDM Table 201.1. HDM Table 101.2 shows appropriate ranges of design speeds that shall be used for the various types of facilities, place types, and conditions listed. (See HDM Table 101.2 Vehicular Design Speed; Table 201.1 Sight Distance Standards; Index 205.4 Driveways on Frontage roads and in Rural Areas; Index 405.1 (2) Corner Sight Distance)
2. **Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder** or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge. Where larger design vehicles are using the driveway (e.g., dump trucks, flatbed trucks, moving vans, etc.), extend paving so the drive wheels will be on a paved surface when accelerating onto the roadway (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

Driveway Design Details: Once considerations 1 and 2 above are met, driveway shall be designed per the following requirements:

3. Where County or City Regulations differ from the State's, it may be desirable to follow their regulations (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

OR

4. Design details are shown on HDM Figure 205.1. This detail, without the recess, may be used on conventional highways (See HDM Figure 205.1 Access Openings on Expressways, Note 2).
5. Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Approach and departure tapers are not required where the existing paved shoulder is at least 8 feet wide (See HDM Figure 205.1 Access Openings on Expressways).

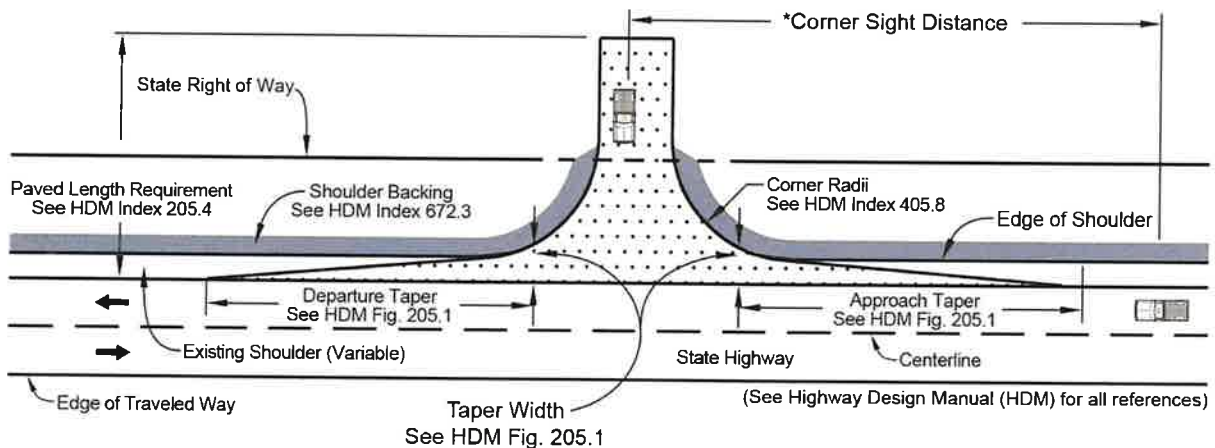
Structural Section Design Details: Driveways structural section has to meet the following requirements:

6. Approach and departure tapers should have structural sections matching the existing State highway shoulders. An alternate shoulder design is allowed. See HDM Figure 613.4B for details. For asphalt driveway the structural section should be equal to or greater than edge of shoulder or approach and departure tapers. Minimum thickness of surface course is 0.35 foot. Aggregate base depth should match State highway shoulders. Details (cross section, etc.) for concrete driveways are shown on Standard Plan A87A. Minimum thickness at driveway shall be 4 inches for residential and 6 inches for commercial. (See HDM 613. 4 (2) Shoulders; Standard Plan A87A Curb and Driveways; Standard Plans are available at:

7. Place shoulder backing from the edge of pavement (EP) to the hinge point (HP). Shoulder backing should be placed on a width of at least 2 feet from EP. For placement of shoulder backing thickness greater than 0.5 foot for slope repair; shoulder backing behind dikes; and where longitudinal drainage are present; see HDM for details. (see HDM Index 672 Shoulder Backing and HDM Figures 672.3 A through E)

The Figure below is provided to assist driveway design for rural areas and to clarify terminologies used in the above guidance. This figure is provided for general illustration purposes and is not used for design details. It should not be used as a drawing in the encroachment permit application for the driveway.

Driveway Design Requirements for Rural Areas with Unimproved Frontage on Conventional State Highways



*Corner Sight Distance shall be calculated from all directions of approach. See HDM Index 405.1(2) & Figure 405.7 for set back and sight distance calculations.

Purpose: The above excerpts from the Department's HDM are shown for reference. The design standards used for any project should equal or exceed the minimum given in the manual to the maximum extent feasible. They do not replace engineering knowledge, experience, and judgment in the design of driveways.

8. Special situations may call for variation from policies and procedures, subject to the appropriate approval. This is not intended to, nor does it establish a legal standard or any other standard of conduct or duty toward the public.

ATTACHMENT “E”
EEC PACKETS



Final Initial Study

CUP# 25-0011, Temporary Construction Parking
Area (North Site) for CEDAR 1/Imperial Sun
Solar Project

Initial Study #25-0025

Conditional Use Permit #25-0011

Imperial County, CA

October 2025

Reviewed by:

County of Imperial

Planning & Development
Services Department

801 Main Street

El Centro, CA 92243

Prepared by:

HDR Engineering, Inc.

591 Camino de la Reina,
Suite 300

San Diego, CA 92108

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Introduction

A. Purpose

This document is a ☐ policy-level; ☒ project-level Initial Study for evaluation of potential environmental impacts resulting with the proposed CUP # 25-0011, Temporary Construction Parking Area (North Site) for CEDAR 1/Imperial Sun Solar Project.

B. CEQA Requirements and the Imperial County's Rules and Regulations for Implementing CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's Rules and Regulations for Implementing CEQA, an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

- ☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:
 - The proposal has the potential to substantially degrade quality of the environment.
 - The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
 - The proposal has possible environmental effects that are individually limited but cumulatively considerable.
 - The proposal could cause direct or indirect adverse effects on human beings.
- ☐ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.
- ☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed CUP # 25-0011, Temporary Construction Parking Area (North Site) for CEDAR 1/Imperial Sun Solar Project will not result in potentially significant environmental impacts; therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance for the proposed approvals under review in this Initial Study.

This Initial Study is prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); the State CEQA Guidelines & County of Imperial's CEQA Regulations, Guidelines for the Implementation of CEQA; applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial's CEQA Regulations, Guidelines for the Implementation of CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. Intended Uses of Initial Study

This Initial Study is an informational document which is intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study prepared for the project will be circulated for a period of no less than 35 days for public and agency review and comments.

D. Contents of Initial Study

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed CUP # 25-0011, Temporary Construction Parking Area (North Site) for CEDAR 1/Imperial Sun Solar Project and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project, necessary entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

E. Scope of Environmental Analysis

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed project.
2. **Less Than Significant Impact:** The proposed project will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."
4. **Potentially Significant Impact:** The proposed project could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. Policy-Level or Project-Level Environmental Analysis

This Initial Study will be conducted under a ☐ policy-level, ☒ project-level analysis.

Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed project and associated entitlement applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures, and therefore, will not be identified in this document.

G. Tiered Documents and Incorporation by Reference

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development

projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.”

Further, Section 15152(d) of the CEQA Guidelines states:

“Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.”

2. Incorporation by Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]).

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR is available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243, Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]).

Environmental Checklist Form

1. **Project Title:** CUP # 25-0011, Temporary Construction Parking Area (North Site) for CEDAR 1/Imperial Sun Solar Project
2. **Lead Agency Name and Address:** Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA 92243
3. **Contact Person and Phone Number:** David Black, Planner IV, (442) 265-1736
4. **Project Location:** The project site is located on two privately-owned parcels (Assessor Parcel Number [APN] 059-250-022 and -023) in the southernmost portion of Imperial County, California. The nearest cities include the City of Holtville, approximately 9 miles northwest, and the City of Calexico, approximately 11 miles west. The project site is located north of State Route 98 and east of Bonesteel Road. The CEDAR 1/Imperial Sun Solar Project site is located approximately 0.70 miles south of the project site.
5. **Project Sponsor's Name and Address:** Atlantica, 1553 W. Todd Dr. Suite 204, Tempe, AZ 85283
6. **General Plan Designation:** Agriculture
7. **Zoning:** General Agriculture (A-2)
8. **Description of Project:** The proposed project consists of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The parking area would be used for temporary designated parking and access. The following describes the project components.

The proposed parking area would encompass a total of 0.83 acres, and would include the following:

- 1 - 8x40 Connex
- 1 Dumpster
- 52 - 10'x20' Parking Spaces (10'x20')
- 2 - Silt Tracking Prevention Device (at north and south entrances)

Access to the parking area would be provided via an existing private access road off of SR-98. The existing access road is located on APN 059-250-023, and directly connects to APN 059-250-022.

9. **Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**

The project site is located on two privately-owned parcels and is surrounded by active agricultural uses. The project site is zoned A-2. The parcels immediately surrounding the project site are zoned A-2 and Heavy Agriculture (A-3).

10. **(Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

- Imperial County Air Pollution Control District
- Imperial County Public Works Department

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, the County sent a Notifications of Consultation Opportunity pursuant to Public Resources Code Section 21080.3.1(d) to the Fort Yuma Quechan Indian Tribe and Agua Caliente Band of Cahuilla Indians on August 5, 2025. On August 5, 2025, the Fort Yuma Quechan Indian Tribe responded via e-mail that they do not wish to comment on the project. On August 13, 2025, the Agua Caliente Band of Cahuilla Indians responded via letter that the project area is not located within the Tribe's Traditional Use Area. Neither tribe requested tribal consultation.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

Environmental Evaluation Committee Determination

After Review of the Initial Study, the Environmental Evaluation Committee (EEC) has:

- ☒ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EEC ORIGINAL PKG

EEC VOTES

YES

NO

ABSENT

PUBLIC WORKS

☐☐☒

ENVIRONMENTAL HEALTH

☒☐☐

OFFICE EMERGENCY SERVICES

☒☐☐

APCD

☒☐☐

AG

☒☐☐

SHERIFF DEPARTMENT

☐☐☒

ICPDS

☒☐☐

For 

Jim Minnick, Director of Planning/EEC Chairman

9-16-2025

Date:

EEC ORIGINAL PKG



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Project Summary

Background

The project applicant, Atlantica, is seeking approval of a conditional use permit (CUP) for the development and use of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project (previously known as VEGA SES 4 Solar Energy Project) that is located between the U.S./Mexico international border and the All-American Canal, on the California side.

The environmental impacts of the VEGA SES 4 Solar Energy Project were analyzed in an Environmental Impact Report (EIR) (State Clearinghouse #2021050018). The EIR analyzed the following components of the VEGA SES 4 Solar Energy Project:

- solar energy generation equipment and associated facilities including a substation and access roads (solar energy facility)
- battery energy storage system
- gen-tie line that would connect the proposed on-site substation to the point of interconnection at the existing Imperial Irrigation District's (IID) 92-kV "P" line
- heavy construction equipment/vehicle access route to the project via Gordon Wells Road or Gray Wells Road
- construction worker access

The Final EIR was certified by the Imperial County Board of Supervisors on October 24, 2023.

The location of the temporary construction parking area for construction workers was unknown at the time the Final EIR was certified. Therefore, the purpose of this Initial Study is to analyze the potential environmental impacts of the proposed temporary construction parking area for the CEDAR 1/Imperial Sun Solar Project (proposed project).

Project Location

As shown in Figure 1, the project site is located on two privately-owned parcels (Assessor Parcel Numbers [APN] 059-250-022 and -023) in the southernmost portion of Imperial County, California. The nearest cities include the City of Holtville, approximately 9 miles northwest, and the City of Calexico, approximately 11 miles west. As shown in Figure 2, the project site is located north of SR-98 and east of Bonesteel Road. The CEDAR 1/Imperial Sun Solar Project site is located approximately 0.70 miles south of the project site.

Project Components

The proposed project consists of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The parking area would include designated parking and access. The following describes the project components.

As shown in Figure 3, the proposed parking area would encompass a total of 0.83 acres, and would include the following:

- 1 - 8x40 Connex

- 1 Dumpster
- 52 - 10'x20' Parking Spaces (10'x20')
- 2 - Silt Tracking Prevention Device (at north and south entrances)

Access to the parking area would be provided via an existing private access road off of SR-98. The existing access road is located on APN 059-250-023, and directly connects to APN 059-250-022.

Construction Worker Access to CEDAR 1/Imperial Sun Solar Project Site

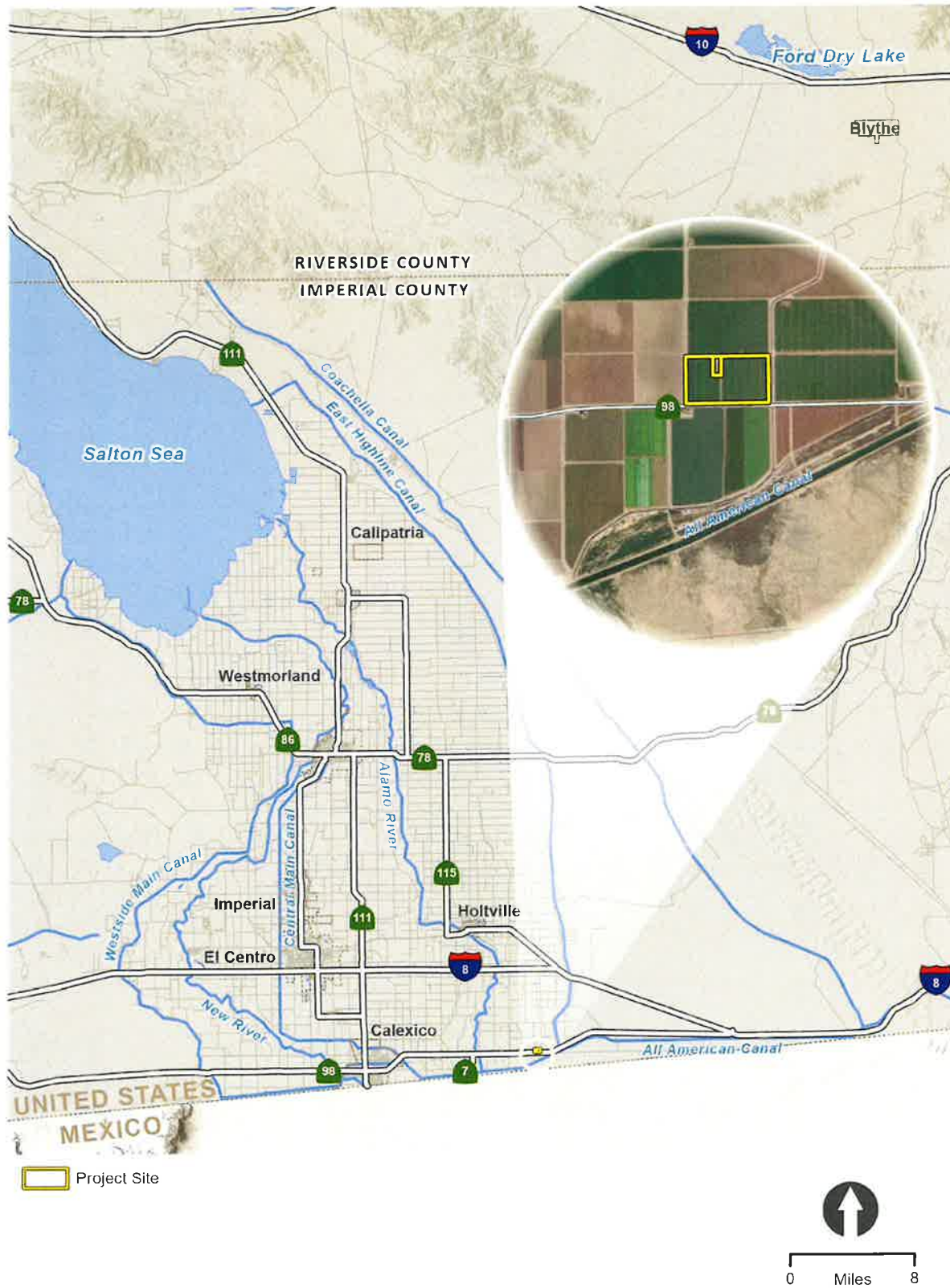
To access the CEDAR 1/Imperial Sun Solar Project site, construction workers would be picked up at a designated shuttle pick-up area from the parking area and dropped off at an existing driveway off SR-98. As shown in Figure 4, the construction workers would then walk across the All-American Canal at an existing crossing. No vehicles or construction vehicles are allowed to travel across this existing crossing. Designated shuttles would pick up workers at the south end of the crossing, and then travel west for approximately one mile along an existing dirt road to the CEDAR 1/Imperial Sun Solar Project site.

The environmental impacts associated with construction worker access to the CEDAR 1/Imperial Sun Solar Project site have been analyzed in the previously-certified VEGA SES 4 Solar Energy Project.

Environmental Setting

The project site is located on two privately-owned parcels and is surrounded by active agricultural uses. The project site is zoned A-2. The parcels immediately surrounding the project site are zoned A-2 and Heavy Agriculture (A-3).

Figure 1. Regional Location





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Figure 2. Local Vicinity

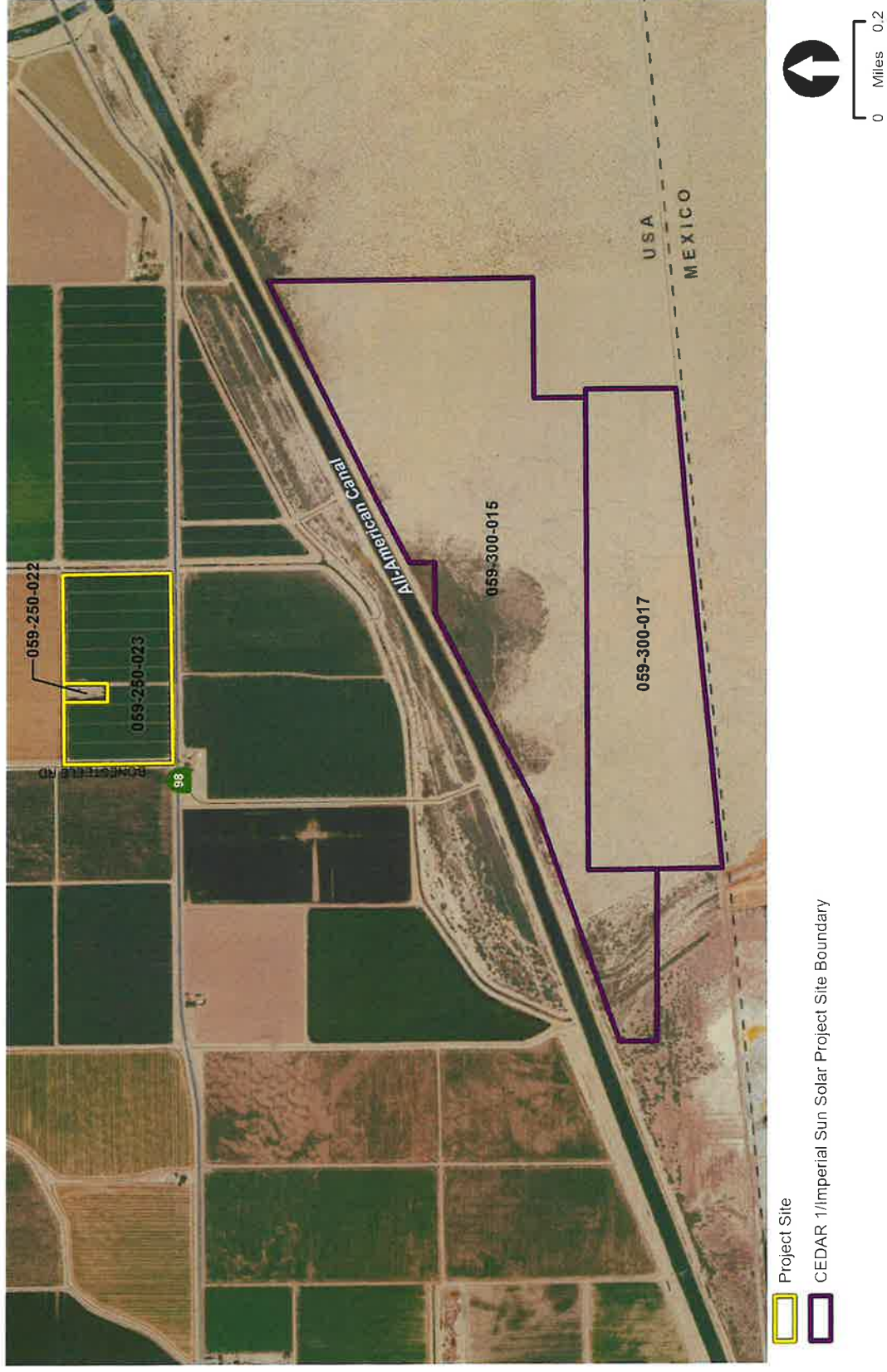


Figure 3. Site Plan

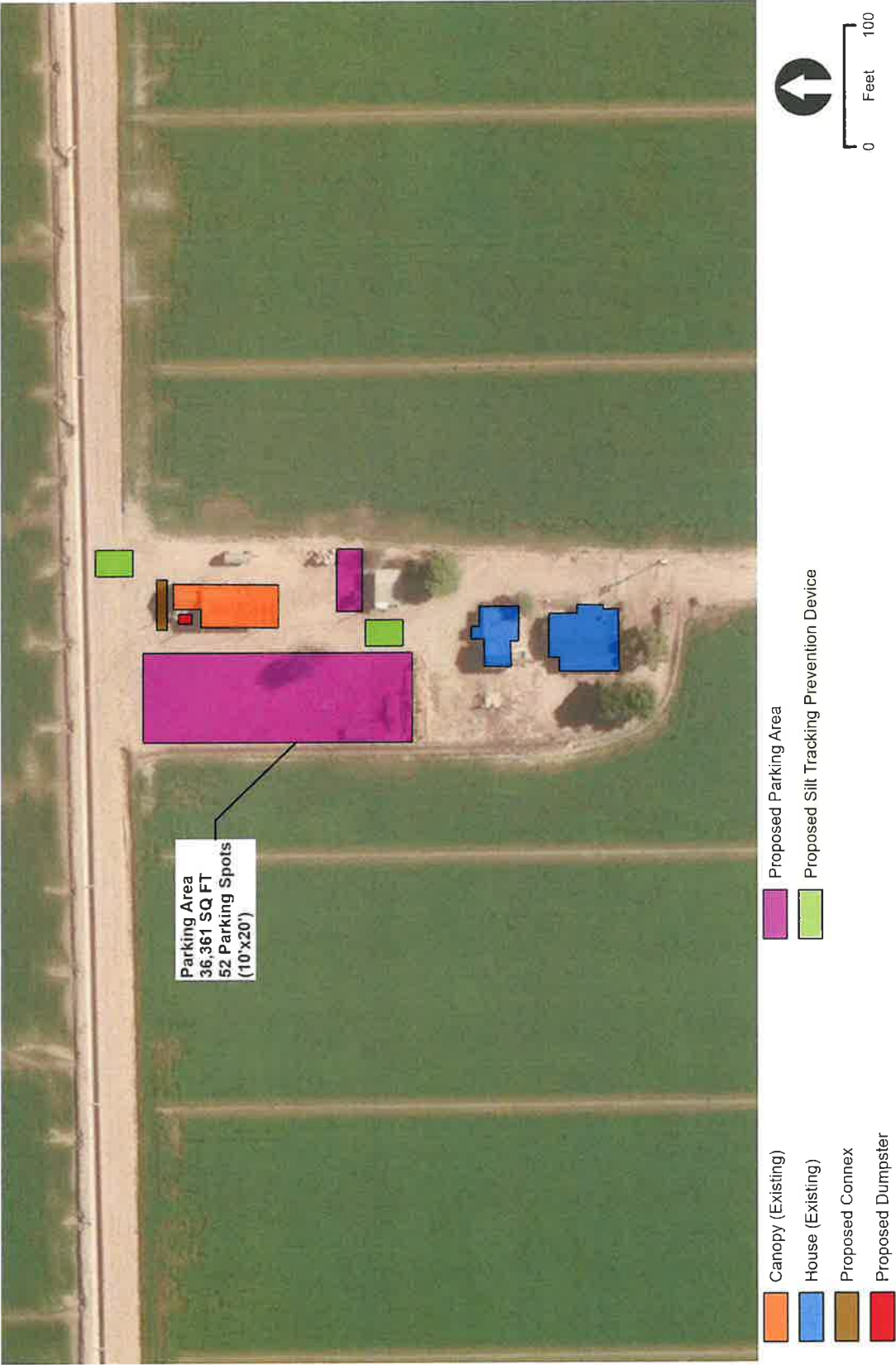
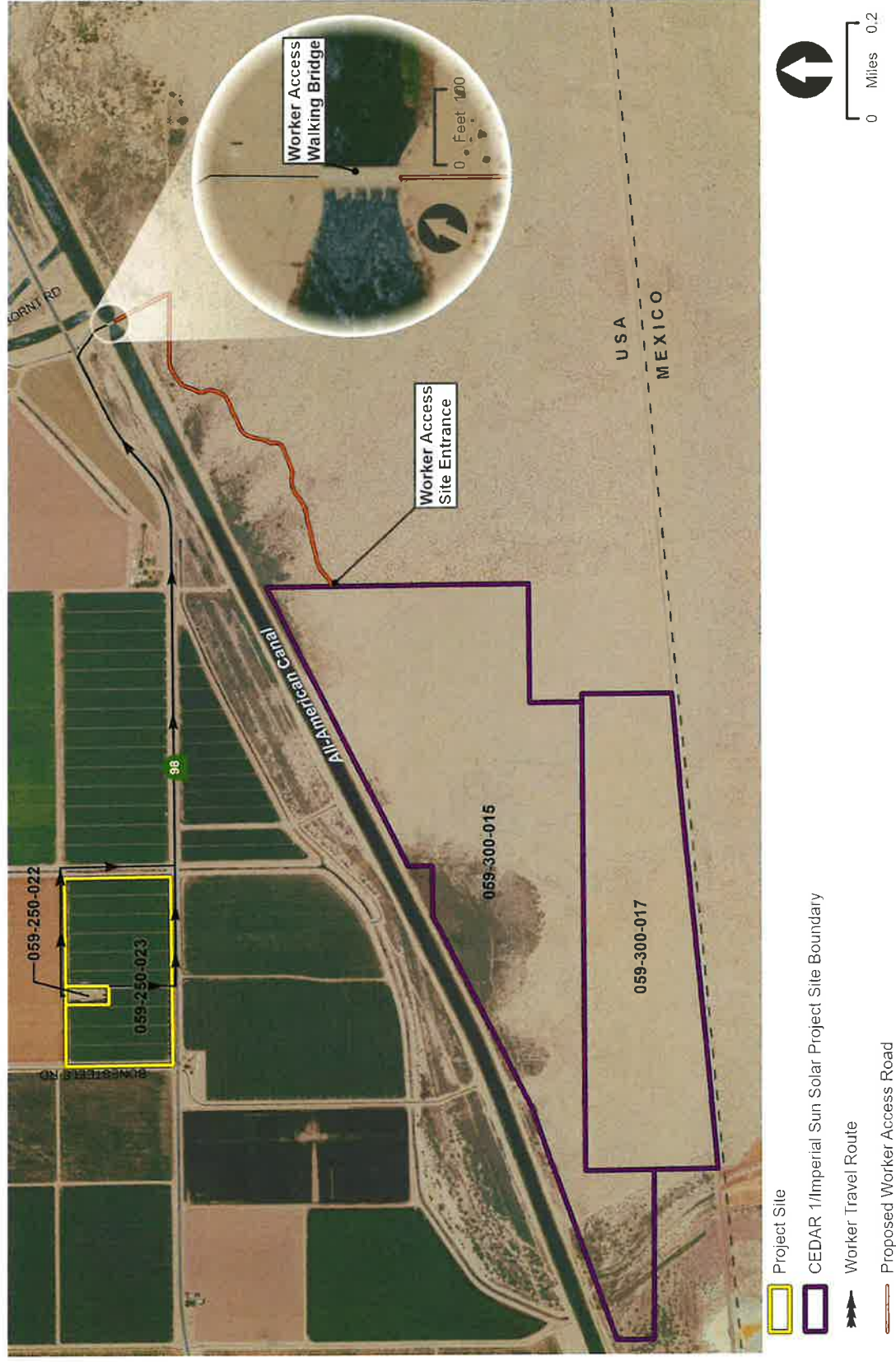


Figure 4. Construction Worker Access to CEDAR 1/Imperial Sun Solar Project Site





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Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

I. Aesthetics

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Analysis

- a) **No Impact.** The project site is not located within an area containing a scenic vista designated by the County's General Plan (County of Imperial 2016). Therefore, the proposed project would not have a substantial adverse effect on a scenic vista and no impact is identified.
- b) **No Impact.** According to the Conservation and Open Space Element, no State scenic highways have been designated in Imperial County (County of Imperial 2016). The project site is not located within a state scenic highway corridor, nor are there any state scenic highways located in proximity to the project site. The nearest road segment considered eligible for a State scenic highway designation is Interstate 8, located over 40 miles northwest of the project site. The project site would not be visible from a state scenic highway. No impacts to scenic resources within any state scenic highways would occur.
- c) **Less than Significant Impact.** The project site is located on two privately-owned parcels and viewers would be limited to property owners and employees servicing/maintaining IID facilities. The parking area would include designated parking and access. The presence of construction employee vehicles within the project site would temporarily alter views of the area from undeveloped land to a construction parking area. However, following the completion of construction of the CEDAR 1/Imperial Sun Solar Project, there would no longer be construction employee vehicles on the project site. Therefore, the proposed project would result in a less than significant impact to the existing visual character or quality of the site and its surroundings.

- 
- d) **Less than Significant Impact.** The proposed project does not include the addition of substantial lighting or glare producing components. Temporary lighting would be used for illuminating the construction parking area while construction workers are on site. Following the completion of construction, any construction lighting would be removed from the site. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. This impact is considered less than significant.

II. Agriculture and Forestry Resources

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Impact Analysis

- a) **No Impact.** According to the California Department of Conservation's (DOC) California Important Farmland Finder, the project parcels are located on Prime Farmland and Farmland of Statewide Importance (DOC 2020). The proposed project involves the development and use of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use, and not being actively

farmed. Furthermore, following the completion of construction of the CEDAR 1/Imperial Sun Solar Project, there would no longer be construction employee vehicles on the project site. Based on these considerations, the proposed project would not convert Important Farmland to non-agricultural use and no impact would occur.

- b) **Less than Significant Impact.** The project site is currently zoned General Agriculture (A-2). Pursuant to Title 9, Division 5, Chapter 8, the following use is permitted within the A-2 zone subject to approval of a CUP from Imperial County:

- Temporary Construction/Office Yard

Therefore, with approval of the CUP, the proposed project would not conflict with existing zoning for agricultural use. This is considered a less than significant impact.

As of December 31, 2019, all Williamson Act contracts in Imperial County have been terminated. The project site is not located on Williamson Act contracted land. Therefore, the proposed project would not conflict with a Williamson Act contract and no impact is identified.

- c) **No Impact.** The project site is not located on forest land as defined in PRC Section 1220 (g). There are no existing forest lands, timberlands, or timberland zoned Timberland Production either on-site or in the immediate vicinity; therefore, the project would not conflict with existing zoning of forest land or cause rezoning of any forest land. Additionally, the site is not zoned as forest, timberland or for Timberland Production. Therefore, no impact is identified for this issue area.
- d) **No Impact.** There are no existing forest lands either on site or in the immediate vicinity of the project site. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is identified for this issue area.
- e) **Less than Significant Impact.** As discussed in Response II. a) above, the project would not permanently convert farmland to non-agriculture use. As discussed in Response II. d) above, there are no existing forest lands either on site or in the immediate vicinity of the project site. Therefore, the proposed project would not result in the conversion of forest land to non-forest use. Thus, no impact is identified for this issue area.

III. Air Quality

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis

- a) **Less than Significant Impact.** The proposed project is located within the jurisdiction of the Imperial County Air Pollution Control District (ICAPCD). Because there would be no ground-disturbing activities such as excavation or grading that would occur on the project site, the project is not anticipated to generate substantial emissions that would exceed ICAPCD's significance thresholds. The proposed project's emissions would be limited to short-term exhaust and fugitive dust emissions from on-road vehicles (trips by construction workers). As shown in Figure 3, the project would install two silt tracking prevention devices to minimize sediments being tracked onto public roads and waterways. The locations of the proposed silt tracking prevention devices are conceptual at this time. Final locations would be determined as part of the Site Plan. Furthermore, the proposed project would be required to comply with ICAPCD's rules and regulations. Pursuant to ICAPCD, all construction sites, regardless of size, must comply with the requirements contained within Regulation VIII – Fugitive Dust Control Measures. Based on these considerations, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan and this is considered a less than significant impact.
- b) **Less than Significant Impact.** Refer to Response III. a) above.
- c) **Less than Significant Impact.** The nearest sensitive receptor is a residence located on the project site. The proposed project's emissions would be limited to short-term exhaust and fugitive dust emissions from on-road vehicles (trips by construction workers). As shown in Figure 3, the project would install two silt tracking prevention devices to minimize sediments being tracked onto public roads and waterways. The locations of the proposed silt tracking prevention devices are conceptual at this time. Final locations would be determined as part of the Site Plan. Furthermore, the proposed project would be required to comply with ICAPCD's rules and regulations. Pursuant to ICAPCD, all construction sites, regardless of size, must comply with the requirements contained within Regulation VIII – Fugitive Dust

Control Measures. Due to the limited amount of criteria pollutants that would be generated, and compliance with ICAPCD's rules and regulations, the project would not expose sensitive receptors to substantial pollutant concentrations. This is considered a less than significant impact.

- d) **Less than Significant Impact.** During construction, the proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust from on-road vehicles (construction employee vehicles) in the immediate vicinity of the site. However, these emissions are short-term and temporary in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the project area. Therefore, odors generated during construction would not adversely affect a substantial number of people to odor emissions.

IV. Biological Resources

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Impact Analysis

- a) **Less than Significant Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past agricultural use and use as an operations yard. As shown in Figure 3, the area proposed for parking consists of mostly bare ground that is subjected to continued disturbance,

preventing establishment of substantial vegetation cover, and surrounded by existing residential structures and a few trees. The proposed project would not involve ground-disturbing activities such as grading and excavation, vegetation removal, or tree removal. Based on the level of previous disturbance, and that no ground-disturbing activities would occur on the project site, the proposed project would not have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. This is considered a less than significant impact.

- b) **No Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past agricultural use and use as an operations yard. The area consists of mostly bare ground that is subjected to continued disturbance, preventing establishment of substantial vegetation cover. There are no sensitive habitats adjacent or in proximity to the site (the site is surrounded by agricultural lands). The project site does not support any riparian habitat or designated sensitive natural communities. Therefore, the proposed project would have no impact on riparian habitat or sensitive natural communities.
- c) **No Impact.** According to the National Wetlands Inventory Wetlands Mapper, the project site does not contain wetlands (U.S Fish and Wildlife Service 2025). Therefore, implementation of the proposed project would not have a substantial adverse effect on federally protected wetlands or waters as defined by Section 404 of the Clean Water Act. No impact is identified for this issue area.
- d) **No Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past agricultural use and use as an operations yard. The project site lies adjacent to a large expanse of agricultural land, which isolates the project site from undisturbed desert habitats. While the project site functions as part of general habitat that provides for local movement of terrestrial wildlife, it does not serve as a corridor between native desert habitat. No impact would occur.
- e) **No Impact.** As described in Responses IV. a) through d), the proposed project would not result in a substantial adverse effect on special-status species, sensitive vegetation communities, wetlands, or wildlife corridors. The proposed project would not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.
- f) **No Impact.** The project site is not located in a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Implementation of the proposed project would result in no impact associated with the potential to conflict with local conservation plans.

V. Cultural Resources

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past agricultural use and use as an operations yard. The proposed project does not involve the demolition of any built structures on the project site. Therefore, the proposed project would have no impact on historical resources.
- b) **No Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past agricultural use and use as an operations yard. These uses have likely disturbed the surface and subsurface of the project area, destroying any intact potential archeological resources. Furthermore, the proposed project would not involve ground-disturbing activities such as grading and excavation, which could otherwise have a potential to encounter buried archaeological resources. Therefore, the proposed project would have no impact on archaeological resources.
- c) **No Impact.** The proposed project would not involve ground-disturbing activities such as grading and excavation. Therefore, there is no potential to encounter human remains and no impact would occur.

VI. Energy

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Impact Analysis

- a) **Less than Significant Impact.** The proposed project involves the development and use of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The proposed project's energy consumption would be limited to fuel for employees' personal vehicles. . The proposed project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This is considered a less than significant impact.
- b) **Less than Significant Impact.** Refer to Response VI. a) above. The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This is considered a less than significant impact.

VII. Geology and Soils

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Impact Analysis

- ai) **No Impact.** According to the DOC's California Earthquake Hazards Zone Application (EQ Zapp), the project site is not located within or adjacent to any earthquake fault zone as delineated on the most recent Alquist-Priolo Earthquake Zoning Map (California DOC n.d.). Furthermore, the proposed project would not result in the construction of any structure intended for human occupancy. The proposed project would not exacerbate the potential for fault rupture to occur. Therefore, the proposed project would result in no impact associated with the rupture of a known earthquake fault.
- a ii) **Less than Significant Impact.** Southern California is a seismically active region, therefore it is highly likely that regional earthquakes would occur that could affect the proposed project. However, as previously mentioned above, no active faults are underlying or adjacent to the project site. Furthermore, the proposed project would not result in the construction of any structure intended for human occupancy. The proposed project would not exacerbate the potential for strong seismic ground shaking to occur. A less than significant impact is identified for this issue area.
- a iii) **No Impact.** The project site is not located in an area susceptible to liquefaction hazards (California DOC n.d.). The proposed project would not result in the construction of any structure intended for human occupancy, and would not exacerbate the potential for liquefaction to occur. Therefore, no impact would occur.
- a iv) **No Impact.** The project site is located in a relatively flat portion of Imperial County and is not identified as an area at risk of landslide (County of Imperial 2022). Therefore, no impact would occur.

- b) **Less than Significant Impact.** The proposed project would not involve ground-disturbing activities such as grading and excavation. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil. A less than significant impact is identified for this issue area.
- c) **No Impact.** As described in Responses VII. a) above, the project site is not in a seismic or geologic hazard area subject to landslides or liquefaction. Lateral spreading involves the lateral movement of a liquefied soil layer (and overlying layers) toward a free face and caused by seismic shaking. Therefore, as the project area is not in a liquefaction hazard area, the risk of lateral spreading is also low.

Subsidence is the sinking of the Earth's surface in response to geologic or man-induced causes. Subsidence is primarily caused by groundwater extraction, aquifer-system compaction, drainage of organic soils, underground mining, hydro-compaction (i.e., shallow soil subsidence from adding water), natural compaction, sinkholes, and thawing permafrost. None of these causes of subsidence apply to the project site, and the project is not expected to result in on- or off-site subsidence. The proposed temporary construction parking area is surficial in nature and does not have the potential to become unstable resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Project activities would not exacerbate geologic unit or soil stability conditions. Therefore, no impact would occur.

- d) **No Impact.** The proposed temporary construction parking area is surficial in nature and does not have the potential to become unstable due to soil expansion, creating a substantial risk to life or property. Project activities would not exacerbate expansive soil conditions, and no impact would occur.
- e) **No Impact.** The proposed project would not require the use of septic systems or alternative wastewater systems to accommodate wastewater needs. Therefore, no impact is identified for this issue area.
- f) **No Impact.** The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. This area has been previously disturbed from past

agricultural use and use as an operations yard. These uses have likely disturbed the surface and subsurface of the project area, destroying any intact potential archeological resources. Furthermore, the proposed project would not involve ground-disturbing activities such as grading and excavation, which could otherwise have a potential to encounter buried paleontological resources. Therefore, the proposed project would have no impact on paleontological resources.

VIII. Greenhouse Gas Emissions

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Impact Analysis

- a) **Less than Significant Impact.** The proposed project would generate GHG emissions from on-road vehicles (trips by construction workers. Due to the short-term and temporary nature of the project (temporary construction parking area), GHG emissions would be minimal. Implementation of the proposed project would result in a less than significant impact associated with the generation of GHG emissions.
- b) **Less than Significant Impact.** The proposed project would not conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing GHG emissions. As discussed above in Response VIII. a), due to the short-term and temporary nature of the project (temporary construction parking area), GHG emissions would be minimal. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs and a less than significant impact would occur.

IX. Hazards and Hazardous Materials

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** The proposed project involves the development and use of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The project would not involve the routine transport, use, or disposal of hazardous materials. No impact is identified for this issue area.
- b) **No Impact.** As described in Response IX. a) above, the project would not involve the routine transport, use, or disposal of hazardous materials. The project would not create a significant

hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Therefore, no impact is identified for this issue area.

- c) **No Impact.** The project site is not located within 0.25 mile of any existing or proposed schools. Therefore, the proposed project would not pose a risk to nearby schools and no impact would occur.
- d) **No Impact.** The project site is not identified as being located on a hazardous materials site pursuant to Government Code Section 65962.5. Implementation of the proposed project would result in no impact related to the project site being located on a listed hazardous materials site.
- e) **No Impact.** The project site is not located within 2 miles of a public airport. The nearest airports to the project site are the Calexico International Airport located approximately 10 miles west of the project site and Holtville Airport located approximately 10 miles north of the project site. According to the Imperial County Airports Department, the Holtville Airport is currently closed. Therefore, implementation of the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area and no impact would occur.
- f) **No Impact.** The proposed project does not include any alteration to the existing public road network and would not involve blocking or restricting any access routes. Therefore, the proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. No impact is identified for this issue area.
- g) **No Impact.** The project site is located in the unincorporated area of Imperial County. According to the Seismic and Public Safety Element of the General Plan (County of Imperial 2022), the potential for a major fire in the unincorporated areas of the County is generally low. Based on a review of the California Department of Forestry and Fire Protection's fire hazard severity zone map, the project site is not located within a fire hazard severity zone (California Department of Forestry and Fire Protection 2024). The proposed project would not introduce features that directly or indirectly increase the risk of wildfire on the project site. No impact is identified for this issue area.

X. Hydrology and Water Quality

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Impact Analysis

- a) **Less than Significant Impact.** Sedimentation and erosion can occur because of tracking from on-road vehicles (construction employee vehicles), or erosion and subsequent runoff of soil. As shown in Figure 3, the project would install two silt tracking prevention devices (at north and south entrances) to minimize sediments being tracked onto public roads and waterways. Based on these considerations, the proposed project would not violate any water

- quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. This is considered a less than significant impact.
- b) **No Impact.** The proposed project would not involve the use of groundwater. Water to be used during project-related construction activities will be limited to the amount necessary to conduct dust control activities. During construction, construction water would be brought to the site for dust suppression. Therefore, the proposed project would not impede groundwater recharge and no impact would occur.
 - ci) **Less than Significant Impact.** As discussed in Response X. a) above, sedimentation and erosion can occur because of tracking from on-road vehicles (construction employee vehicles), or erosion and subsequent runoff of soil. As shown in Figure 3, the project would install two silt tracking prevention devices (at north and south entrances) to minimize sediments being tracked onto public roads and waterways. This is considered a less than significant impact.
 - cii) **Less than Significant Impact.** The proposed project would not involve the construction of impervious surfaces that would increase the rate of run-off. Project activities would be localized to the project site boundary and the surrounding pervious surface would remain similar to pre-project conditions. Water will continue to percolate through the ground, as the surfaces on the project site will remain pervious. In this context, the proposed project would not result in substantial increases in run-off. This is considered a less than significant impact.
 - ciii) **Less than Significant Impact.** Water will continue to percolate through the ground, as the surfaces on the project site will remain pervious. The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provided substantial additional sources of polluted runoff. This is considered a less than significant impact.
 - civ) **No Impact.** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Map Number 06025C2125C), the project site is located within Zone X, which is an area determined to be outside of the 0.2 percent annual chance of a flood (FEMA 2024).
 - d) **No Impact.** The project site is within Zone X, which is an area determined to be outside of the 0.2 percent annual chance of a flood. The project site is not located near any large bodies of water. The Salton Sea is located approximately 38 miles northwest of the project site. Because of the distance, the Salton Sea does not pose a particularly significant danger of inundation from seiche or tsunami as related to the project site. Furthermore, the project site is over 100 miles inland from the Pacific Ocean. In addition, the project site is relatively flat. Therefore, there is no potential for the project site to be inundated by seiches or tsunamis. No impact would occur.
 - e) **No Impact.** The proposed project would not involve the use of groundwater. Water to be used during project-related construction activities will be limited to the amount necessary to conduct dust control activities. During construction, construction water would be brought to the site for dust suppression. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

XI. Land Use and Planning

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** The project site is located in a sparsely populated portion of Imperial County. There are no established residential communities located within or in the vicinity of the project site. The nearest established residential communities are located in the City of Holtville and City of Calexico, approximately 9 and 10 miles from the project site, respectively. Therefore, implementation of the proposed project would not divide an established community and no impact would occur.
- b) **No Impact.** Implementation of the project would require the approval of CUP by the County to allow for the development and use of a temporary parking area for construction workers. The project parcels are currently zoned A-2. Pursuant to Title 9, Division 5, Chapter 8, the following use is permitted in the A-2 zone subject to approval of a CUP from Imperial County:
- Temporary Construction Office/Yard

Therefore, with approval of the CUP, the proposed project would not conflict with the County of Imperial Land Ordinance and no impact would occur.

XII. Mineral Resources

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** Construction of the proposed project would not result in any impacts to known mineral resources or mineral resource recovery sites. The nearest active mines for mineral resources to the project site are construction sand and gravel (County of Imperial 2016). The project does not propose any extraction and thus loss of availability of these mineral resources. Additionally, the proposed project would not preclude future mineral resource exploration throughout the project site. No impact would occur.
- b) **No Impact.** As noted in Response XII. a), implementation of the proposed project would not result in any impacts to known mineral resources or mineral resource recovery sites. Additionally, the proposed project would not preclude future mineral resource exploration throughout the project site. No impact would occur.

XIII. Noise

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Impact Analysis

- a) **Less than Significant Impact.** The proposed project involves the development and use of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The portion of the project site that would be utilized for the temporary construction parking area would be sited on the property owner's farm equipment and operations yard that is no longer in use. As shown in Figure 3, there are existing residential structures on the project site. Noise levels would temporarily increase due to construction worker traffic. Because there would be no ground-disturbing activities such as excavation or grading that would occur on the project site, the project is not anticipated to generate a substantial increase in ambient noise levels. The project's noise impact would be less than significant.
- b) **No Impact.** No ground-disturbing activities such as excavation or grading that would occur on the project site. The proposed project does not involve activities that would generate groundborne vibration such as blasting or use of pile drivers. Therefore, no impact would occur.
- c) **No Impact.** The project site is not located within 2 miles of a public airport or a public use airport. The nearest airports to the project site are the Calexico International Airport located approximately 10 miles west of the project site and Holtville Airport located approximately 10 miles north of the project site. According to the Imperial County Airports Department, the Holtville Airport is currently closed. The Imperial County Airport Land Use Commission has established a set of land use compatibility criteria for lands surrounding the airports in Imperial County in the Imperial County Airport Land Use Compatibility Plan (ALUCP) (County of Imperial 1996). The project site is outside of the noise contours of the Calexico International Airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels and no impact would occur.

XIV. Population and Housing

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** The proposed project involves the development and use of a temporary construction parking area for construction workers. Development of new housing or businesses is not proposed as part of the project. Furthermore, no development of new roads or infrastructure is proposed that would introduce new populations to the project site. After construction is complete, the temporary construction parking area would no longer be needed and the project site would be restored to pre-project conditions. No impact would occur.
- b) **No Impact.** There are residential structures located on APN 059-250-022. The project would not displace existing people or housing on the project site, necessitating the construction of replacement housing elsewhere. Therefore, no impact would occur.

XV. Public Services

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire Protection?	☐	☐	☒	☐
ii. Police Protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Impact Analysis

- ai) **Less Than Significant Impact.** Fire protection and emergency medical services in the project area are provided by the Imperial County Fire Department. The proposed project does not include the development of new occupiable buildings or other buildings that would increase demand on the Imperial County Fire Department, nor would it require a need for increased fire protection services or new fire protection infrastructure. Therefore, a less than significant impact would occur.
- a ii) **Less Than Significant Impact.** Police protection services in the project area is provided by the Imperial County Sheriff's Department. The proposed project would not require police services beyond routine patrols and response. The proposed project would not induce growth in the project area that would result in the permanent, and increased need of police protection services. Therefore, a less than significant impact would occur.
- a iii) **No Impact.** The proposed project does not include the development of any residential land uses that would result in an increase in population or student generation. Construction activities are not expected to require a substantial number of workers. The proposed project would not result in an increase in student population within the Imperial County's School District since it is anticipated that construction workers would commute during construction operations. The proposed project would not result in an increase in student population within the Imperial County's School District. Therefore, the proposed project would have no impact on Imperial County schools.
- a iv) **No Impact.** Construction activities are not expected to require a substantial number of workers. Furthermore, no full-time employees are required to operate the project. Substantial permanent increases in population that would adversely affect local parks is not anticipated. Therefore, the proposed project would have no impact on parks.

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- av) **No Impact.** Construction activities are not expected to require a substantial number of workers. Substantial permanent increases in population that would adversely affect libraries and other public facilities (such as post offices) is not anticipated. Therefore, the proposed project would have no impact on other public facilities such as post offices and libraries.

XVI. Recreation

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** The proposed project would not increase the use of existing neighborhood parks and regional parks or other recreational facilities. The proposed project would not induce new populations that would result in the substantial physical deterioration of recreational facilities. No impact would occur.
- b) **No Impact.** The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities. The proposed project would not induce new populations that would require new recreational facilities. No impact would occur.

XVII. Transportation

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Impact Analysis

- a) **No Impact.** Implementation of the proposed project would not require any public road widening to accommodate vehicular trips associated with the proposed project. There is no regular bus service to the general area and project-related activities would not impact mass transit. The proposed project would not interfere with bicycle facilities because the proposed project is located in a rural portion of the County with no existing or potential future designated bike routes in the area. Therefore, the proposed project would not result in any significant impacts to any roadway segments or transportation related facilities/infrastructure within the project area ; and would not conflict with a program plan, ordinance, or policy as it relates to traffic and transportation. No impact would occur.
- b) **Less than Significant Impact.** The proposed project consists of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. Given the nature of the project, traffic volumes generated by the project would be minor, limited to construction employee trips and delivery trucks. Therefore, the proposed project would result in a less than significant VMT impact.
- c) **No Impact.** The proposed project does not include any alteration to the existing public road network. The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). The project applicant will be required to comply with recommendations for safety within the Caltrans ROW. Therefore, no impact would occur.
- d) **No Impact.** The proposed project does not include any alteration to the existing public road network and would not involve blocking or restricting any access routes. Therefore, the proposed project would not result in inadequate emergency access and no impact would occur.

XVIII. Tribal Cultural Resources

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒

Impact Analysis

- a-b) **No Impact.** Assembly Bill (AB) 52 was passed in 2014 and took effect July 1, 2015. It established a new category of environmental resources that must be considered under CEQA called tribal cultural resources (Public Resources Code 21074) and established a process for consulting with Native American tribes and groups regarding those resources. Assembly Bill 52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.

In accordance with AB 52, the County sent a Notifications of Consultation Opportunity pursuant to Public Resources Code Section 21080.3.1(d) to the Fort Yuma Quechan Indian Tribe and Agua Caliente Band of Cahuilla Indians on August 5, 2025. On August 5, 2025, the Fort Yuma Quechan Indian Tribe responded via e-mail that they do not wish to comment on the project. On August 13, 2025, the Agua Caliente Band of Cahuilla Indians responded via letter that the project area is not located within the Tribe's Traditional Use Area. No requests for consultation have been received. The project is not anticipated to cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1, and, per the criteria set forth in Section 5024.1, considering the significance of the resource to a California Native American tribe. Therefore, no impact would occur.

XIX. Utilities and Service Systems

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Impact Analysis

- No Impact.** The proposed project consists of a temporary construction parking area for construction workers that will be constructing the CEDAR 1/Imperial Sun Solar Project. The project would not include new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Therefore, the project would not require or result in the relocation or construction of new or expanded utilities or service systems and would not impact water supplies or wastewater treatment providers.
- Less than Significant Impact.** The project's water use would be limited to dust control during the construction phase. Due to the nature and short-term duration of the project and minimal water demand needed, there would be sufficient water supplies available to serve the project. Therefore, this impact is considered less than significant.
- No Impact.** The proposed project would not generate wastewater that would need to be treated by a wastewater treatment facility. Onsite wastewater needs will be accommodated

by the use of portable toilets that would be removed from the project site once construction is complete. No impact would occur.

- d) **Less than Significant Impact.** Solid waste generation would be minor for the proposed project. There are several solid waste facilities within Imperial County and solid waste will be disposed of using a locally-licensed waste hauling service, most likely Allied Waste. Trash would likely be hauled to the Calexico Solid Waste Site (13-AA-0004) located in Calexico. The Calexico Solid Waste Site has approximately 1,561,235 cubic yards of remaining capacity and is estimated to remain in operation through 2179. (CalRecycle 2024). Therefore, there is ample landfill capacity in the County to receive the minor amount of solid waste generated by construction and operation of the proposed project. A less than significant impact is identified for this issue area.
- e) **Less than Significant Impact.** The proposed project would comply with all applicable statutes and regulations related to solid waste. As discussed in Response XIX. d) above, solid waste generated by the proposed well is expected to be minimal. This impact is considered less than significant.

XX. Wildfire

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Impact Analysis

- a) – d) **No Impact.** According to the Fire Hazard Severity Zone Viewer provided by the California Department of Forestry and Fire Protection, the project site is not located in or near state responsibility areas or lands classified as very high hazard severity zones (California Department of Forestry and Fire Protection 2024). Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan; expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; exacerbate fire risk; or, expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact is identified for wildfire.

XXI. Mandatory Findings of Significance

Environmental Issue Area:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Analysis

- Less than Significant Impact.** Based on the analysis contained in this Initial Study, the proposed project would not result in significant impacts to biological resources or cultural resources. Therefore, a finding of less than significant is identified for this issue area.
- Less than Significant Impact.** Based on the analysis contained in this Initial Study, the proposed project would not result in significant impacts to any resource area. The proposed project would incrementally contribute to cumulative impacts for projects occurring within the vicinity of the project. However, the incremental accumulation of effects would not be cumulatively considerable. Therefore, a finding of less than significant is identified for this issue area.
- Less than Significant Impact.** Based on the analysis contained in this Initial Study, the proposed project would not cause substantial adverse effects on human beings, either directly or indirectly. Any effects related to construction of the project would be temporary and short-term and would not result in any long-term or permanent effects on human beings. This is considered a less than significant impact.

References

- California Department of Conservation (DOC). 2022. California Important Farmland Finder. Available on-line at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed on August 21, 2025.
- n.d. California Earthquake Hazards Zone Application. Accessed on August 21, 2025.
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>.
- California Department of Forestry and Fire Protection. 2024. Fire Hazard Severity Zones in State Responsibility Area. Available on-line at: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>. Accessed on August 21, 2025.
- California Department of Resources and Recycling and Recovery (CalRecycle). 2024. SWIS Facility/Site Summary: Calexico Solid Waste Site (13-AA-0004). Available on-line at: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/591>. Accessed on August 21, 2025.
- California Department of Transportation. 2018. California State Scenic Highway System Map. Available on-line at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. August 21, 2025.
- County of Imperial. 2016. Imperial County General Plan. Conservation and Open Space Element.
- 2022. Imperial County General Plan. Seismic and Public Safety Element.
- Federal Emergency Management Agency (FEMA). 2024. Flood Insurance Rate Map, Map Number 06025C1700C). Available on-line at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Accessed on August 21, 2025.
- United States Fish and Wildlife Service. 2025. National Wetlands Inventory Wetlands Mapper. Available online at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed on August 21, 2025.

List of Preparers

This Initial Study was prepared for the Imperial County Planning and Development Services Department by HDR. The following professionals participated in its preparation:

Imperial County Planning and Development Services Department

David Black, Planner IV

HDR

Tim Gnibus, Principal

Sharyn Hidalgo, Project Manager

Madison Gallagher, Environmental Planner

Trent Lundberg, Geographic Information Systems Analyst

Katherine Turner, Document Production Administrator

Findings

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:



The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.



The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

9-16-2025

Date of Determination

For Will Minnick

Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.


Applicant Signature

JOSE ALVARADO SANDOVAL,
PROJECT MANAGER

9/16/2025
Date

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME S & L Land Co	EMAIL ADDRESS lucjurgheuneroan@gmail.com	
2. MAILING ADDRESS (Street / P.O. Box, City, State) 2640 E. HWY 98, Holtville, Ca	ZIP CODE 92250	PHONE NUMBER 650-760-996-0313
3. APPLICANT'S NAME Atlantica	EMAIL ADDRESS Josealberto.scavetrai@atlantica.co	
4. MAILING ADDRESS (Street / P.O. Box, City, State) 1553 W. Todd Dr. Ste 204, Tempe, AZ	ZIP CODE 85283	PHONE NUMBER 480-910-9049
4. ENGINEER'S NAME N.A.	CA. LICENSE NO N.A.	EMAIL ADDRESS N.A.
5. MAILING ADDRESS (Street / P.O. Box, City, State) N.A.	ZIP CODE N.A.	PHONE NUMBER N.A.
6. ASSESSOR'S PARCEL NO 059-250-022 and 023	SIZE OF PROPERTY (in acres or square foot) 2.23 AC	ZONING (existing) A-2
7. PROPERTY (site) ADDRESS TBD by ICPDS (Property is shown as 2640 E Hwy 98)		
8. GENERAL LOCATION (i.e. city, town, cross street) east of Bonestele Rd., north of HWY 98 east of Calexico.		
9. LEGAL DESCRIPTION See attached Preliminary Title Report Por. SW 1/4 of S 1.2 Sec. 2, T 17 S, R 16 E		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Develop a temporary parking area for construction workers that will be constructing the Cedar 1 (Veggie 4) Solar project located south of the All American Canal. See project description for detailed information and Site Plan.	
11. DESCRIBE CURRENT USE OF PROPERTY Farm Equipment and operations yard for property owner no longer used	
12. DESCRIBE PROPOSED SEWER SYSTEM N.A. (see project description)	
13. DESCRIBE PROPOSED WATER SYSTEM N.A.	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM N.A.	
15. IS PROPOSED USE A BUSINESS? ☐ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? N.A.

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

Frederick Redell 06/20/2025
Print Name Date
Signature
Print Name Date
Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required

- ☐ P W
- ☐ E H S
- ☐ A P C D
- ☐ O E S
- ☐
- ☐

CUP #

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Legend

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WWW.DIEPCOMPONENT.COM

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(100MWac)
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IMPERIAL
CA, USA

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