Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

TO: Commissioner Mike Goodsell
Commissioner Eddie Cedeno
Commissioner Dennis Logue
Commissioner Sylvia Chavez
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT: Public Hearing for the consideration of a proposed 120-foot tall gen-tie line (Conditional Use Permit #20-0025 Vikings Solar Energy Generation and Storage Project) located at 2910 & 3000 E. Nelsons Pit Rd., Holtville, CA 92250 (APN 050-070-018, -019 & -021) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP) [Diana Robinson, Planner III] (**ALUC 07-21)**

DATE OF REPORT: August 18, 2021

AGENDA ITEM NO: 2

HEARING DATE: August 18, 2021

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administration Center
Board of Supervisors Chambers
940 Main Street
El Centro, CA 92243

STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission finds the proposed Conditional Use Permit #20-0025 Vikings Solar Energy Generation and Storage Project be consistent with the 1996 Airport Land Use Compatibility Plan.

SECRETARY'S REPORT

Project Location:

The proposed project would be located on approximately 604 acres of private and Imperial County-owned land located at the intersection of Nelson Pit Road and Graeser Road in the western part of unincorporated Imperial County. It is approximately 5.5 miles east of the City of Holtville in Section 36 within Township 15 S, and Range 16 E of the San Bernardino Base and Meridian (SBB&M) of the "Holtville East" topographic quadrangles 7.5-minute. Assessor's Parcel Numbers [APNs]) 050-070-018, 050-070-019 and 050-070-021.

Project Description:

The Project proposes to develop a 150-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated, not to exceed 300MW battery storage component. The electrical energy produced would be conducted through the proposed 230 kilovolt (kV) switching station and delivered to the Imperial Irrigation District's (IID) 230 kV KN/KS transmission line via a 120-foot high gen-tie line. The solar energy generation facility, battery storage system, substation switching station and gen-tie are collectively referred to as the "Proposed Project" or "Project."

The project is being presented for the Imperial County Airport Land Use Commission (ALUC)'s review and their determination of consistency with its 1996 Compatibility Plan because of the gen-tie line being proposed at the maximum height limit of the A-2 (General Agriculture) zone. Pursuant to § 90508.07 HEIGHT C, ALUC requirements need to be met.

The project is approximately 1.45 miles south of the existing Holtville Airport. The coordinates for the project site is broken down per parcel as follows:

- APN 050-070-018
  LAT: 32° 48' 12.063"
  LONG: -115° 16' 11.8092"

- APN: 050-070-019
  LAT: 32° 48' 24.7386"
  LONG: -115° 16' 42.7362"

- APN 050-070-021
  LAT: 32° 47' 58.8912"
  LONG: -115° 16' 39.2844"

General Plan/ALUCP Analysis:

Two parcels within the project site area are designated as Agriculture by the Imperial County General Plan Land Use Element, and one is designated as Recreation/Open Space. Two parcels are zoned A-2-RE (General Agriculture with Renewable Energy

Overlay) and the other is G/S-RE (Government/Special with Renewable Energy Overlay).

The project is subject to the Airport Land Use Commission's review to determine their consistency with the 1996 ALUC Plan and policies as stated below.

ALUC Plan Part 1, Chapter 2, Policies, Section 3.3. "Other Project Review" by the Commission, which shall include:

h) Any other proposed land use action, as determined by their local planning agency, involving a question of compatibility with airport activities.

It is staff's recommendation that the proposed project (CUP#20-0025) including proposed 120-foot high gen-tie line, be considered consistent with the Airport Land Use Compatibility Plan (ALUCP).

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Attachment A.

CUP#20-0025 Vikings Solar Application

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME ARB Inc., RL&R Strahm and the County of Imperial	EMAIL ADDRESS	
2. MAILING ADDRESS (Street / P O Box, City, State) See Attached Property Owner Exhibit	ZIP CODE See Attached Property Owner Exhibit	PHONE NUMBER
3. APPLICANT'S NAME Vikings Energy Farm, LLC	EMAIL ADDRESS ziad@zglobal.biz	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER 916-985-9461
4. ENGINEER'S NAME CA. LICENSE NO. To be determined	EMAIL ADDRESS To be determined	
5. MAILING ADDRESS (Street / P O Box, City, State) To be determined	ZIP CODE To be determined	PHONE NUMBER To be determined

6. ASSESSOR'S PARCEL NO. 050-070-018, 050-070-019 and 050-070-021	SIZE OF PROPERTY (In acres or square foot) Approximately 603.61 acres	ZONING (existing) A-2-RE and GS-RE
7. PROPERTY (site) ADDRESS 3000 Nelsons Pit Rd, Holtville, CA 92250 and 2910 Nelsons Pit Rd, Holtville, CA 92250		
8. GENERAL LOCATION (i.e. city, town, cross street) On the intersection of Nelsons Pit Rd and Graeser Rd. Approximately 5.5 miles east of the City of Holtville		
9. LEGAL DESCRIPTION See attached Property Owner Exhibit for detailed legal descriptions. (also see Attachment 1 [Project Description]) for Additional detail.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Develop the Vikings Solar Energy Generation & Storage, a nominal 100-megawatt (MW) alternating current (AC) solar photovoltaic energy generation ~~and 450 megawatt hour (MWh)~~ battery energy storage project (See Attachment 1 [Project Description]) 4 ~~150~~ MW PART NOT TO BE BILLED

11. DESCRIBE CURRENT USE OF PROPERTY Idle land and Agriculture (see Attachment 1) 300 MW PART.

12. DESCRIBE PROPOSED SEWER SYSTEM See Attachment 1

13. DESCRIBE PROPOSED WATER SYSTEM See Attachment 1 5/12/21 6/2/21

14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM See Attachment 1

15. IS PROPOSED USE A BUSINESS? ☑ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 0 (See Attachment 1)

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

See attached owners affidavit

Print Name Date

Applicant: Vikings Energy Farm, LLC

Signature

MOHAMMED S. ALRAI 12/7/2020

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:	DR	DATE	02/17/21
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

REVIEW / APPROVAL BY OTHER DEPT'S required.
- ☐ P. W.
- ☐ E. H. S.
- ☐ A. P. C. D.
- ☐ O. E. S.
- ☐
- ☐

CUP # 20-0025

VIKINGS SOLAR ENERGY GENERATION & STORAGE PROJECT DESCRIPTION

November 2020

Submitted to:

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

Submitted by:

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

VIKINGS

SOLAR AND STORAGE PROJECT DESCRIPTION

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VIKINGS

SOLAR AND STORAGE PROJECT DESCRIPTION

Introduction

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

Property Description

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

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

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

Solar Technology

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

Project Facilities

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

Interconnection Facilities:

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

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

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

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

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

Site Access

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

Site Construction

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

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

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

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

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

Site Operations

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

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

Water Resource Requirements

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

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

Waste

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

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

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

Permit Requirements

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

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

Environmental Protection Measures and Baseline Information

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

<u>Aesthetics:</u>

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

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

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

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

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

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

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

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

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

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

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

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

Geology, Soils and Mineral Resources:

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

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

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

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

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

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

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

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

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

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

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

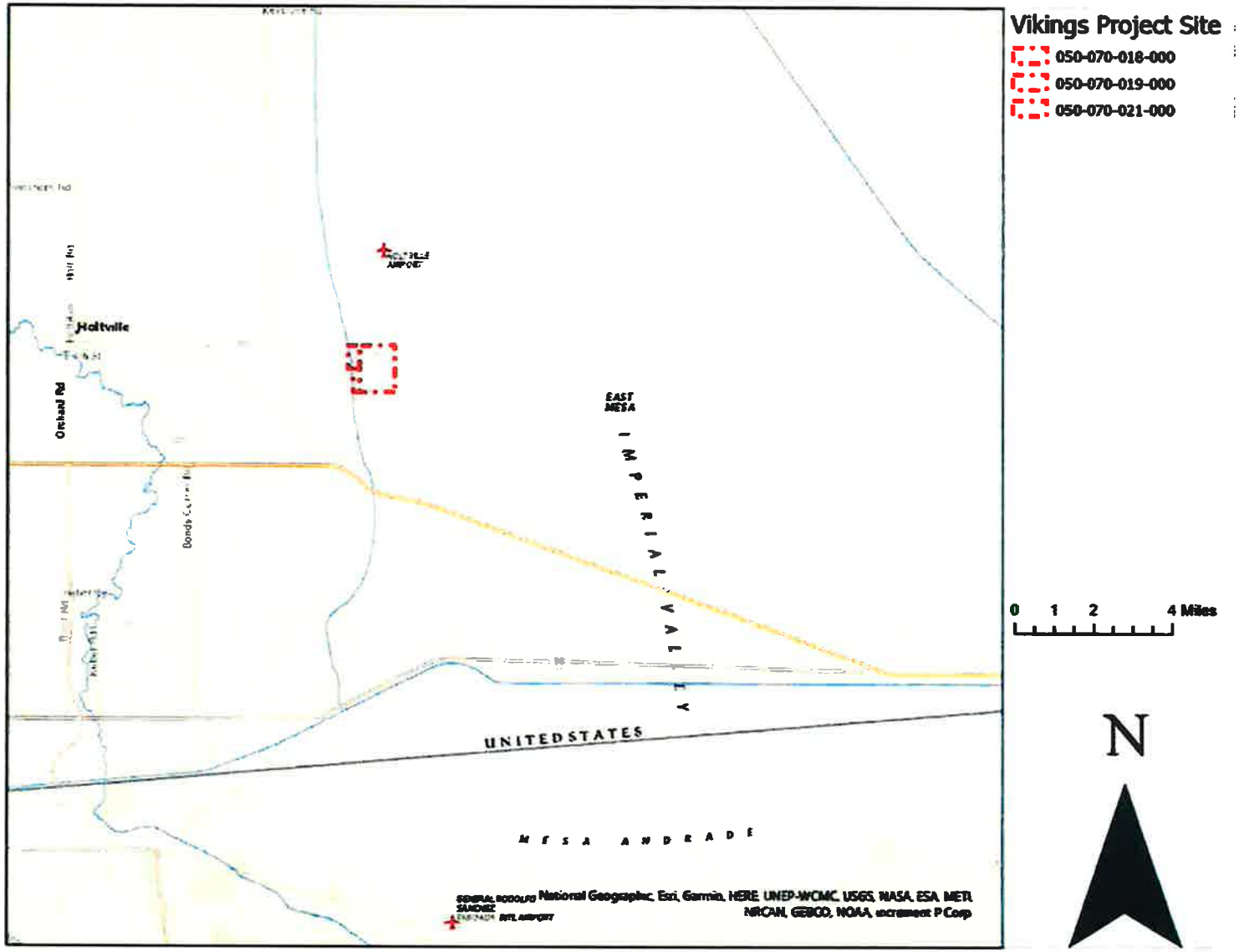

Figure 1 Project Location Map

Figure 2 Project Vicinity Map

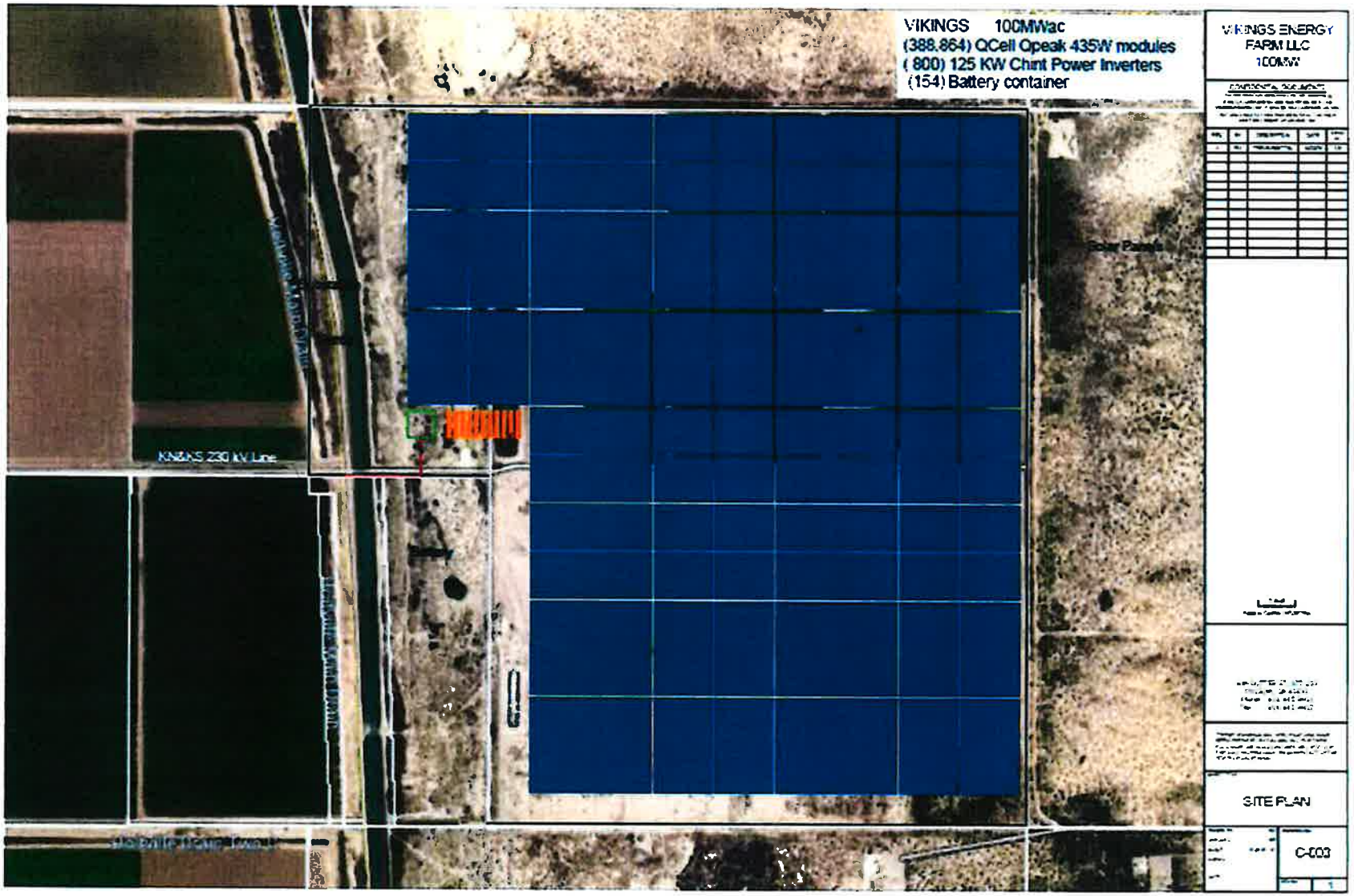

Figure 3 Project Site Map

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

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

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

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

PARCEL 2:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT PLAT OF SURVEY APPROVED AND ON FILE IN THE DISTRICT LAND OFFICE;

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

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

APN: 050-070-018

PARCEL 3:
A RIGHT OF WAY FOR AN UNDERGROUND TILE LINE ACROSS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT OFFICIAL PLAT OF SURVEY APPROVED AND ON FILE IN NTHE DISTRICT LAND OFFICE, THER CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

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

APN: 050-070-018

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

Attachment B.

ALUC Plan Chapter 2

2

Policies

1.SCOPE OF REVIEW

1. Geographic Area of Concern

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.

   (a) Brawley Municipal Airport.

   (b) Calexico International Airport.

   (c) Calipatria Municipal Airport.

   (d) Holtville Airport.

   (e) Imperial County Airport.

   (f) Salton Sea Airport.

   (g) Naval Air Facility El Centro.

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.

3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

3. Types of Actions Reviewed

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).

2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

(a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).

(b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).

(c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).

(d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

a) Any proposed expansion of a city's sphere of influence within an airport's planning area.

b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.

c) Any request for variance from a local agency's height limitation ordinance.

d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.

f) Proposed land acquisition by a government entity (especially, acquisition of a school site).

g) Building permit applications for projects having a valuation greater than $500,000.

h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

4. **Review Process**

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.

2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.