



BOARD AGENDA FACT SHEET

CLERK USE ONLY
BOS ACTION

Planning & Development Services Dept.
Department /Agency

April 06, 2021
Requested Board Date

1. Request:

Board Approval	<input checked="" type="checkbox"/>	Information Only/Presentation	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	Schedule Hearing Time: _____	<input type="checkbox"/>

2. Requested Action: *Type requested action below*

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors to:

1. Consider and Award contract to McIntyre Environmental, LLC to prepare an Environmental Impact Report for the Vikings Solar Energy and Storage Project (CUP #20-0025); and,
2. Authorize the Chairman to sign the agreement between McIntyre Environmental, LLC and the County of Imperial in the amount of **\$123,259.39.**

3. Cost \$ \$ 123,259.39 Source: 7004000-301000

4. If approval of Contract, reviewed/approved by County Counsel on: 03-05-2021

By: Faye Winkler Action Request # 21-0085
Assigned by County Counsel's Office

5. If approval of position allocation change, approved by Human Resources on: N/A

By: N/A

6. Electronic copy submittal date: 03/18/2021 By: Rosa A. Soto, Office Supervisor II



Department Head/Agency Representative

INSTRUCTIONS: *Back-up must be submitted 11 BUSINESS days prior to requested date. Back-up submitted must contain an Original and 6 copies. Copies must be submitted double sided and three (3) hole punched. Back-up must be submitted in a PDF format to cobstaff@co.imperial.ca.us.*

CEO/CLERK USE ONLY:

DATE STAMP

BOARD DATE: _____

Action _____ Filing _____

Consent _____ Presentation _____

Hearing _____ CEO Approval _____

Other (specify) _____

CEO Date



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

TO: Board of Supervisors

March 18, 2021

FROM: Jim Minnick, Director of Planning & Development Services

M/O _____

SUBJECT: CONSIDER AND AWARD CONTRACT TO MCINTYRE ENVIRONMENTAL, LLC TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE VIKINGS SOLAR ENERGY AND STORAGE PROJECT (CUP #20-0025)

Dear Board Members:

REQUESTED ACTION:

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors to:

1. Consider and Award contract to McIntyre Environmental, LLC to prepare an Environmental Impact Report for the Vikings Solar Energy and Storage Project (CUP #20-0025); and,
2. Authorize the Chairman to sign the agreement between McIntyre Environmental, LLC and the County of Imperial in the amount of **\$123,259.39**.

BACKGROUND:

On December 8, 2020 Vikings Energy Farm, LLC submitted the Vikings Solar Energy and Storage Project ("Project"), which includes the construction and operation of a 100-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and a 100 MW/450 megawatt hour (MWh) battery storage project.

The Project is to be located on approximately 603.61 acres, distributed between three (3) parcels identified as APN 050-070-018-000, 050-070-019-000 and 050-070-021-000. All parcels are zoned A-2-RE (General Agriculture-Renewable Overlay) and G/S-RE (Government/Special-Renewable Overlay), which allow the proposed use with a Conditional Use Permit.

A Request for Proposal (RFP) was sent out on January 6, 2021, by the Planning and Development Services Department to 33 specialized consulting firms, with a deadline to submit their proposals by January 25, 2021. A total of two (2) proposals were received. Staff reviewed the responses and prepared a matrix comparing the two (2) proposals. Staff discussed the proposals, the matrix and the Department's findings with the applicant. The applicant was given copies of the proposals for review. The Department received an email on February 3, 2021 stating their concurrence with the McIntyre Environmental, LLC selection.

Attached, please find copies of the two (2) proposals, along with the matrix used to rate the submitted proposals. The consultant selected for this project is McIntyre Environmental, LLC.

The selection of McIntyre Environmental, LLC was based on the following:

- McIntyre Environmental, LLC's qualifications showed more experience with projects similar to the proposed project as well as with local projects in Imperial County; and
- McIntyre Environmental, LLC's proposal showed a better understanding of the project and requirements.

FISCAL IMPACT:

There will be no Fiscal Impact to the County's "General Fund". All costs for the environmental consultant will be borne by the Applicant.

SUMMARY:

The Planning staff is available to answer any questions you may have. Thank you.

Attachment:

- A. Contract for McIntyre Environmental, LLC. to prepare an Environmental Impact Report (EIR)
- B. Selection Email from Applicant to have McIntyre Environmental, LLC prepare the EIR
- C. Matrix
- D. Two (2) RFP Proposals received
- E. RFP for Vikings Solar Energy and Storage Project for an Environmental Impact Report (EIR)

cc: Tony Rouhotas, County Executive Officer
Adam Crook, County Counsel
Jim Minnick, Director, Planning & Development Services
Michael Abraham, AICP, Asst. Planning & Dev. Services Director
Mariela Moran, Planner II
File 10.101, 10.102, 10.105, and 10.110 & 10.104

Attachment A.

**Contract for McIntyre Environmental, LLC. to
prepare an Environmental Impact Report (EIR)**

1 **AGREEMENT FOR SERVICES**

2 **McIntyre Environmental, LLC**

3 THIS AGREEMENT FOR SERVICES (“Agreement”), made and entered into effective the
4 _____ day of _____, 2021, by and between the **County of Imperial**, a political subdivision of
5 the State of California, by and through its Planning and Development Services Department (“COUNTY”)
6 and **McIntyre Environmental, LLC**, an Arizona limited liability corporation licensed to do business within
7 the state of California, (“CONSULTANT”) (individually, “Party;” collectively, “Parties”) shall be as
8 follows:

9 **RECITALS**

10 **WHEREAS**, COUNTY desires to retain a qualified individual, firm or business entity to provide
11 professional services for preparation of an Environmental Impact Report for Viking Energy Solar Farm,
12 LLC, CUP 20-0025/IS 20-0035, APN 050-070-018-001 (“Project”); and

13 **WHEREAS**, CONSULTANT represents that it is qualified and experienced to perform the Project
14 services; and

15 **WHEREAS**, COUNTY desires to engage CONSULTANT to provide services by reason of its
16 qualifications and experience for performing such services, and CONSULTANT has offered to provide the
17 services required for the Project.

18 **NOW, THEREFORE**, in consideration of their mutual covenants, COUNTY and CONSULTANT
19 have and hereby agree to the following:

20 **1. INCORPORATION OF RECITALS.**

21 Parties hereby certify that to the best of their knowledge, the above recitals are true and correct. The
22 above recitals are hereby adopted and incorporated within this Agreement.

23 **2. DEFINITIONS.**

24 **2.1.** “Request for Proposal” or “RFP” shall mean that document that describes the Project and
25 project requirements to prospective bidders entitled, “Request for Proposal – Viking Energy
26 Solar Farm, LLC. Conditional Use Permit #20-0025/IS #20-0035 APN 050-070-018-000”
27 dated January 6, 2021. The Request for Proposal is attached hereto as **Exhibit “A”** and
28 incorporated herein by this reference.

1 **2.2.** “Proposal” shall mean CONSULTANT’s document entitled, “Proposal to Prepare an
2 Environmental Impact Report for the Viking Energy Solar Farm Project,” dated January 25,
3 2021, and submitted to COUNTY’s Department of Planning and Development Services.
4 The Proposal is attached hereto as **Exhibit “B”** and incorporated herein by reference.

5 **3. CONTRACT COORDINATION.**

6 **3.1.** The Director of Planning and Development Services, or his/her designee, shall be the
7 representative of COUNTY for all purposes under this Agreement. The Director of
8 Planning and Development Services, or his/her designee, is hereby designated as the
9 Contract Manager for COUNTY. He/she shall supervise the progress and execution of
10 this Agreement.

11 **3.2.** CONSULTANT shall assign a single Contract Manager to have overall responsibility for
12 the progress and execution of this Agreement. Should circumstances or conditions
13 subsequent to the execution of this Agreement require a substitute Contract Manager for any
14 reason, the Contract Manager designee shall be subject to the prior written acceptance and
15 approval of COUNTY’s Contract Manager.

16 **4. DESCRIPTION OF WORK.**

17 CONSULTANT shall provide all materials and labor to perform this Agreement consistent with the
18 RFP and Proposal, as set forth in **Exhibits “A” and “B.”** In the event of a conflict amongst this Agreement,
19 the RFP and the Proposal, the RFP shall take precedence over the Proposal, and the Agreement shall take
20 precedence over both.

21 **5. WORK TO BE PERFORMED BY CONSULTANT.**

22 **5.1.** CONSULTANT shall comply with all terms, conditions, and requirements of the RFP, the
23 Proposal, and this Agreement.

24 **5.2.** CONSULTANT shall perform such other tasks as necessary and proper for the full
25 performance of the obligations assumed by CONSULTANT hereunder.

26 **5.3.** CONSULTANT shall:

27 **5.3.1.** Procure all permits and licenses, pay all charges and fees, and give all notices that
28 may be necessary and incidental to the due and lawful prosecution of the services

1 to be performed by CONSULTANT under this agreement;

2 **5.3.2.** Keep itself fully informed of all existing and proposed federal, state and local laws,
3 ordinances, regulations, orders and decrees which may affect those engaged or
4 employed under this Agreement;

5 **5.3.3.** At all times observe and comply with, and cause all of its employees to observe and
6 comply with all of said laws, ordinances, regulations, orders and decrees mentioned
7 above; and

8 **5.3.4.** Immediately report to COUNTY's Contract Manager in writing any discrepancy
9 or inconsistency it discovers in said laws, ordinances, regulations, orders and
10 decrees mentioned above in relation to any plans, drawings, specifications or
11 provisions of this Agreement.

12 **6. REPRESENTATIONS BY CONSULTANT.**

13 **6.1.** CONSULTANT understands and agrees that COUNTY has limited knowledge in the
14 multiple areas specified in the Proposal. CONSULTANT has represented itself to be an
15 expert in these fields and understands that COUNTY is relying upon such representation.

16 **6.2.** CONSULTANT represents and warrants that it is a lawful entity possessing all required
17 licenses and authorities to do business in the State of California and perform all aspects
18 of this Agreement.

19 **6.3.** CONSULTANT shall not commence any work under this Agreement or provide any
20 other services, or materials, in connection therewith until CONSULTANT has received
21 written authorization from COUNTY's Contract Manager to do so.

22 **6.4.** CONSULTANT represents and warrants that the people executing this Agreement on behalf
23 of CONSULTANT have the authority of CONSULTANT to sign this Agreement and bind
24 CONSULTANT to the performance of all duties and obligations assumed by
25 CONSULTANT herein.

26 **6.5.** CONSULTANT represents and warrants that any employee, subcontractor, and/or agent
27 who will be performing any of the duties and obligations of CONSULTANT herein possess
28 all required licenses and authorities, as well as the experience and training, to perform such

1 tasks.

2 6.6. CONSULTANT represents and warrants that the allegations contained in the Proposal are
3 true and correct.

4 6.7. CONSULTANT understands that COUNTY considers the representations made herein
5 to be material and would not enter into this Agreement with CONSULTANT if such
6 representations were not made.

7 6.8. CONSULTANT understands and agrees not to discuss this Agreement or work performed
8 pursuant to this Agreement with anyone not a party to this Agreement without the prior
9 permission of COUNTY. CONSULTANT further agrees to immediately advise
10 COUNTY of any contacts or inquiries made by anyone not a party to this Agreement with
11 respect to work performed pursuant to this Agreement.

12 6.9. Prior to accepting any work under this Agreement, CONSULTANT shall perform a due
13 diligence review of its files and advise COUNTY of any conflict or potential conflict
14 CONSULTANT may have with respect to the work requested.

15 6.10. CONSULTANT understands and agrees that in the course of performance of this
16 Agreement, CONSULTANT may be provided with information or data considered by the
17 owner or the COUNTY to be confidential. COUNTY shall clearly identify such
18 information and/or data as confidential. CONSULTANT shall take all necessary steps
19 necessary to maintain such confidentiality including but not limited to restricting the
20 dissemination of all material received to those required to have such data in order for
21 CONSULTANT to perform under this Agreement.

22 6.11. CONSULTANT represents that the personnel dedicated to this project, as identified in
23 CONSULTANT's Proposal, will be the people to perform the tasks identified therein.
24 CONSULTANT will not substitute other personnel or engage any contractors to work on
25 any tasks identified herein without prior written notice to COUNTY.

26 7. **TERM OF AGREEMENT.**

27 This Agreement shall commence on the date first written above and shall remain in effect until
28 the services provided as outlined in Section 4, ("DESCRIPTION OF WORK"), have been completed,

1 unless otherwise modified or terminated as provided for in this Agreement.

2 **8. COMPENSATION.**

3 **8.1.** The total compensation payable under this Agreement shall not exceed **one hundred**
4 **twenty-three thousand two hundred fifty-nine dollars and thirty-nine cents**
5 **(\$123,259.39)**, unless otherwise previously agreed to in writing by COUNTY.

6 **8.2.** The fee for any additional services required by COUNTY will be computed either on a
7 negotiated lump sum basis or upon actual hours and expenses incurred by
8 CONSULTANT and based on CONSULTANT's current standard rates as set forth in the
9 Proposal. Additional services or costs will not be paid without a prior written agreement
10 between the Parties.

11 **8.3.** Except as provided under Paragraphs 8.1 and 8.2, COUNTY shall not be responsible to
12 pay CONSULTANT any compensation, out of pocket expenses, fees, reimbursement of
13 expenses or other remuneration.

14 **9. PAYMENT.**

15 **9.1.** CONSULTANT shall bill COUNTY on a time and material basis as set forth in **Exhibit**
16 **"B."** COUNTY shall pay CONSULTANT for completed and approved services upon
17 presentation of its itemized billing.

18 **9.2.** COUNTY shall have the right to retain five percent (5%) of the total of amount of each
19 invoice, not to exceed five percent (5%) of the total compensation amount of the completed
20 project. "Completion of the Project" is when the work to be performed has been completed
21 in accordance with this Agreement, as determined by COUNTY, and all subcontractors, if
22 any, have been paid in full by CONSULTANT. Upon completion of the Project,
23 CONSULTANT shall bill COUNTY the retention for payment by COUNTY.

24 ///

25 **10. METHOD OF PAYMENT.**

26 CONSULTANT shall at any time prior to the fifteenth (15th) day of any month, submit to COUNTY
27 a written claim for compensation for services performed. The claim shall be in a format approved by
28 COUNTY. No payment shall be made by COUNTY prior to the claims being approved in writing by

COUNTY's Contract Manager or his/her designee. CONSULTANT may expect to receive payment within a reasonable time thereafter and in any event in the normal course of business within thirty (30) days after the claim is submitted.

11. TIME FOR COMPLETION OF THE WORK.

The Parties agree that time is of the essence in the performance of this Agreement. Program scheduling shall be as described in the Exhibits unless revisions are approved by both COUNTY's Contract Manager and CONSULTANT's Contract Manager. Time extensions may be allowed for delays caused by COUNTY, other governmental agencies or factors not directly brought about by the negligence or lack of due care on the part of CONSULTANT.

12. MAINTENANCE AND ACCESS OF BOOKS AND RECORDS.

CONSULTANT shall maintain books, records, documents, reports and other materials developed under this Agreement as follows:

12.1. CONSULTANT shall maintain books, records, documents, reports and other materials developed under this Agreement as follows:

12.2. CONSULTANT shall maintain all ledgers, books of accounts, invoices, vouchers, canceled checks, and other records relating to CONSULTANT's charges for services or expenditures and disbursements charged to COUNTY for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to CONSULTANT pursuant to this Agreement.

12.3. CONSULTANT shall maintain all reports, documents, and records, which demonstrate performance under this Agreement for a minimum period of five (5) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

12.4. Any records or documents required to be maintained by CONSULTANT pursuant to this Agreement shall be made available to COUNTY for inspection or audit at any time during CONSULTANT's regular business hours provided that COUNTY provides CONSULTANT with seven (7) days advanced written or e-mail notice. Copies of such documents shall, at no cost to COUNTY, be provided to COUNTY for inspection at

1 CONSULTANT's address indicated for receipt of notices under this Agreement.

2 **13. SUSPENSION OF AGREEMENT.**

3 COUNTY's Contract Manager shall have the authority to suspend this Agreement, in whole or
4 in part, for such period as deemed necessary due to unfavorable conditions or to the failure on the part
5 of CONSULTANT to perform any provision of this Agreement. CONSULTANT will be paid the
6 compensation due and payable to the date of suspension.

7 **14. TERMINATION.**

8 COUNTY retains the right to terminate this Agreement for any reason by notifying
9 CONSULTANT in writing twenty (20) days prior to termination and by paying the compensation due
10 and payable to the date of termination; provided, however, if this Agreement is terminated for fault of
11 CONSULTANT, COUNTY shall be obligated to compensate CONSULTANT only for that portion of
12 CONSULTANT's services which are of benefit to COUNTY. Said compensation is to be arrived at by
13 mutual agreement between COUNTY and CONSULTANT; should the Parties fail to agree on said
14 compensation, an independent arbitrator shall be appointed and the decision of the arbitrator shall be
15 binding upon the Parties.

16 **15. INSPECTION.**

17 CONSULTANT shall furnish COUNTY with every reasonable opportunity for COUNTY to
18 ascertain that the services of CONSULTANT are being performed in accordance with the requirements
19 and intentions of this Agreement. All work done and materials furnished, if any, shall be subject to
20 COUNTY's Contract Manager's inspection and approval. The inspection of such work shall not relieve
21 CONSULTANT of any of its obligations to fulfill its Agreement as prescribed.

22 **16. OWNERSHIP OF MATERIALS.**

23 All original drawings, videotapes, studies, sketches, computations, reports, information, data and
24 other materials given to or prepared or assembled by or in the possession of CONSULTANT pursuant
25 to this Agreement shall become the permanent property of COUNTY and shall be delivered to COUNTY
26 upon demand, whether or not completed, and shall not be made available to any individual or
27 organization without the prior written approval of COUNTY.

28 ///

1 ///

2 **17. INTEREST OF CONSULTANT.**

3 **17.1.** CONSULTANT covenants that it presently has no interest, and shall not acquire any
4 interest, direct or indirect, financial or otherwise, which would conflict in any manner or
5 degree with the performance of the services hereunder.

6 **17.2.** CONSULTANT covenants that, in the performance of this Agreement, no sub-contractor
7 or person having such an interest shall be employed.

8 **17.3.** CONSULTANT certifies that no one who has or will have any financial interest under
9 this Agreement is an officer or employee of COUNTY.

10 **18. INDEMNIFICATION.**

11 CONSULTANT hereby agrees to indemnify, defend and hold harmless COUNTY, and its
12 officers, officials, employees and volunteers from and against any and all losses, liabilities, damages,
13 expenses, claims and costs (including attorneys' fees and costs of litigation) caused by, arising from, or
14 related to any breach or alleged breach of the representations, warranties or agreements made by
15 CONSULTANT in this Agreement by CONSULTANT, its employees, agents and/or contractors,
16 including any and all claims, demands or actions arising out of or based upon property damage, or bodily
17 injuries, including death, resulting from the negligence, gross negligence or willful misconduct of
18 CONSUTLANT, while CONSULTANT is engaged in the performance of the work pursuant to this
19 Agreement.

20 **19. INDEPENDENT CONTRACTOR.**

21 In all situations and circumstances arising out of the terms and conditions of this Agreement,
22 CONSULTANT is an independent contractor, and as an independent contractor, the following shall
23 apply:

24 **19.1.** CONSULTANT is not an employee or agent of COUNTY and is only responsible for the
25 requirements and results specified by this Agreement or any other agreement.

26 **19.2.** CONSULTANT shall be responsible to COUNTY only for the requirements and results
27 specified by this Agreement and except as specifically provided in this Agreement, shall
28 not be subject to COUNTY's control with respect to the physical actions or activities of

1 CONSULTANT in fulfillment of the requirements of this Agreement.

2 **19.3.** CONSULTANT is not, and shall not be, entitled to receive from, or through, COUNTY,
3 and COUNTY shall not provide, or be obligated to provide, CONSULTANT with
4 Workers' Compensation coverage or any other type of employment or worker insurance
5 or benefit coverage required or provided by any Federal, State or local law or regulation
6 for, or normally afforded to, an employee of COUNTY.

7 **19.4.** CONSULTANT shall not be entitled to have COUNTY withhold or pay, and COUNTY
8 shall not withhold or pay, on behalf of CONSULTANT, any tax or money relating to the
9 Social Security Old Age Pension Program, Social Security Disability Program, or any
10 other type of pension, annuity, or disability program required or provided by any Federal,
11 State or local law or regulation.

12 **19.5.** CONSULTANT shall not be entitled to participate in, nor receive any benefit from, or
13 make any claim against any COUNTY fringe program, including, but not limited to,
14 COUNTY's pension plan, medical and health care plan, dental plan, life insurance plan,
15 or any other type of benefit program, plan, or coverage designated for, provided to, or
16 offered to COUNTY's employees.

17 **19.6.** COUNTY shall not withhold or pay, on behalf of CONSULTANT, any Federal, State, or
18 local tax, including, but not limited to, any personal income tax, owed by
19 CONSULTANT.

20 **19.7.** CONSULTANT is, and at all times during the term of this Agreement, shall represent
21 and conduct itself as an independent contractor, not as an employee of COUNTY.

22 **19.8.** CONSULTANT shall not have the authority, express or implied, to act on behalf of, bind
23 or obligate COUNTY in any way without the written consent of COUNTY.

24 **20. INSURANCE.**

25 **20.1.** CONSULTANT hereby agrees, at its sole cost and expense, to obtain and maintain in full
26 force during the entire Term of this Agreement (or extended term thereof) the following
27 types of insurance as detailed below:

28 **20.1.1. Commercial General Liability.** Coverage in a minimum amount of one million

1 dollars (\$1,000,000) combined single limit to any one person, and two million
2 dollars (\$2,000,000) aggregate for any one accident, including personal injury,
3 death, and property damage.

4 **20.1.2. Professional Liability.** Errors and Omissions coverage in a minimum amount of
5 two million dollars (\$2,000,000) per person, per occurrence.

6 **20.1.3. Automobile Liability.** Coverage in a minimum amount of one million dollars
7 (\$1,000,000), including owned, non-owned, and hired vehicles.

8 **20.1.4. Workers' Compensation.**

9 (a) Coverage, if applicable, in full compliance with California statutory
10 requirements, for all employees of CONSULTANT.

11 (b) Prior to the commencement of work, CONSULTANT shall sign and file
12 with COUNTY the following certification: "I am aware of the provisions
13 of California Labor Code §§3700 et seq. which require every employer to
14 be insured against liability for workers' compensation or to undertake self-
15 insurance in accordance with the provisions of that code, and I will comply
16 with such provisions before commencing the performance of the work of
17 this contract."

18 (c) This certification is included in this Agreement and signature of the
19 Agreement shall constitute signing and filing of the certificate.

20 (d) CONSULTANT understands and agrees that any and all employees,
21 regardless of hire date, shall be covered by Workers' Compensation
22 pursuant to statutory requirements prior to beginning work on the Project.

23 (e) Workers' Compensation coverage shall not be required if CONSULTANT
24 does not, at any time, have any employees during the term of this
25 Agreement, and any extension thereof.

26 (i) If CONSULTANT does not have any employees, initial
27 here _____.

28 (ii) Should this status change, CONSULTANT shall immediately

1 notify COUNTY in writing and comply with the insurance
2 requirements above.

3 **20.1.5. Employers Liability.**

4 (a) Coverage, if applicable, in the minimum amount of one million dollars
5 (\$1,000,000) per accident for bodily injury and disease.

6 (b) Employer's Liability coverage shall not be required if CONSULTANT
7 does not, at any time, have any employees during the term of this
8 Agreement, and any extension thereof.

9 (i) If CONSULTANT does not have any employees, initial
10 here _____.

11 (ii) Should this status change, CONSULTANT shall immediately
12 notify COUNTY in writing and comply with the insurance
13 requirements above.

14 **20.2. Special Insurance Requirements. All insurance required shall:**

15 **20.2.1.** Be procured from California admitted insurers (licensed to do business in
16 California) with a current rating by Best's Key Rating Guide, acceptable to
17 COUNTY. A rating of at least A-VII shall be acceptable to COUNTY; lesser
18 ratings must be approved in writing by COUNTY.

19 **20.2.2.** Be primary coverage as respects COUNTY and any insurance or self-insurance
20 maintained by COUNTY shall be in excess of CONSULTANT's insurance
21 coverage and shall not contribute to it.

22 **20.2.3.** Name the County of Imperial and its officers, employees, and volunteers as
23 additional insured on all policies, except Workers' Compensation insurance and
24 Errors & Omissions insurance, and provide that COUNTY may recover for any
25 loss suffered by COUNTY due to CONSULTANT's negligence.

26 **20.2.4.** State that it is primary insurance and regards COUNTY as an additional insured
27 and contains a cross-liability or severability of interest clause.

28 **20.2.5.** Not be canceled, non-renewed or reduced in scope of coverage until after thirty

1 (30) days written notice has been given to COUNTY. CONSULTANT may not
2 terminate such coverage until it provides COUNTY with proof that equal or better
3 insurance has been secured and is in place. Cancellation or change without prior
4 written consent of COUNTY shall, at the option of COUNTY, be grounds for
5 termination of this Agreement.

6 **20.2.6.** If this Agreement remains in effect more than one (1) year from the date of its
7 original execution, COUNTY may, at its sole discretion, require an increase to
8 liability insurance to the level then customary in similar COUNTY Agreements
9 by giving sixty (60) days notice to CONSULTANT.

10 **20.3. Additional Insurance Requirements.**

11 **20.3.1.** COUNTY is to be notified immediately of all insurance claims. COUNTY is also
12 to be notified if any aggregate insurance limit is exceeded.

13 **20.3.2.** The comprehensive or commercial general liability shall contain a provision of
14 endorsements stating that such insurance:

- 15 (a) Includes contractual liability;
- 16 (b) Does not contain any exclusions as to loss or damage to property caused
17 by explosion or resulting from collapse of buildings or structures or
18 damage to property underground, commonly referred to by insurers as the
19 "XCU Hazards;"
- 20 (c) Does not contain a "pro rata" provision which looks to limit the insurer's
21 liability to the total proportion that its policy limits bear to the total
22 coverage available to the insured;
- 23 (d) Does not contain an "excess only" clause which require the exhaustion of
24 other insurance prior to providing coverage;
- 25 (e) Does not contain an "escape clause" which extinguishes the insurer's
26 liability if the loss is covered by other insurance;
- 27 (f) Includes COUNTY as an additional insured; and
- 28 (g) States that it is primary insurance and regards COUNTY as an additional

1 insured and contains a cross-liability or severability of interest clause.

2 **20.4. Deposit of Insurance Policy.** Promptly on issuance, reissuance, or renewal of any
3 insurance policy required by this Agreement, CONSULTANT shall, if requested by
4 COUNTY, provide COUNTY satisfactory evidence that insurance policy premiums have
5 been paid together with a duplicate copy of the policy or a certificate evidencing the
6 policy and executed by the insurance company issuing the policy or its authorized agent.

7 **20.5. Certificates of Insurance.**

8 **20.5.1.** CONSULTANT agrees to provide COUNTY with the following insurance
9 documents on or before the effective date of this Agreement:

10 (a) Complete copies of certificates of insurance for all required coverages
11 including additional insured endorsements shall be attached hereto as
12 **Exhibit "C"** and incorporated herein.

13 (b) The documents enumerated in this Paragraph shall be sent to the
14 following:

15 County of Imperial
16 Risk Management Department
17 940 Main Street, Suite 101
18 El Centro, CA 92243

19 County of Imperial
20 Department of Planning and Development Services
21 801 Main Street
22 El Centro, CA 92243

23 **20.6. Additional Insurance.** Nothing in this, or any other provision of this Agreement, shall be
24 construed to preclude CONSULTANT from obtaining and maintaining any additional
25 insurance policies in addition to those required pursuant to this Agreement.

26 **21. PREVAILING WAGE.**

27 **21.1.** CONSULTANT acknowledges that any work that qualifies as a "public work" within the
28 meaning of California Labor Code section 1720 shall cause CONSULTANT, and its sub-
consultants, to comply with the provisions of California Labor Code sections 1775 et seq.

1 **21.2.** When applicable, copies of the prevailing rate of per diem wages shall be on file at
2 COUNTY's Department of Public Works and available to CONSULTANT and any other
3 interested party upon request. CONSULTANT shall post copies of the prevailing wage
4 rate of per diem wages at the Project site.

5 **21.3.** CONSULTANT hereby acknowledges and stipulates to the following:

6 **21.3.1.** CONSULTANT has reviewed and agrees to comply, when applicable, with the
7 provisions of Labor Code section 1776 regarding retention and inspection of
8 payroll records and noncompliance penalties; and

9 **21.3.2.** CONSULTANT has reviewed and agrees to comply, when applicable, with the
10 provisions of Labor Code section 1777.5 regarding employment of registered
11 apprentices; and

12 **21.3.3.** CONSULTANT has reviewed and agrees to comply, when applicable, with the
13 provisions of Labor Code section 1810 regarding the legal day's work; and

14 **21.3.4.** CONSULTANT has reviewed and agrees to comply, when applicable, with the
15 provisions of Labor Code section 1813 regarding forfeiture for violations of the
16 maximum hours per day and per week provisions contained in the same chapter.

17 **21.3.5.** CONSULTANT has reviewed and agrees to comply, when applicable, with any
18 applicable provisions for those Projects subject to Department of Industrial
19 Relations (DIR) Monitoring and Enforcement of prevailing wages. COUNTY
20 hereby notifies CONSULTANT that CONSULTANT is responsible for
21 complying with the requirements of Senate Bill 854 (SB854) regarding certified
22 payroll record reporting. Further information concerning the requirements of
23 SB854 is available on the DIR website located at: [http://www.dir.ca.gov/Public-
24 Works/PublicWorksEnforcement.html](http://www.dir.ca.gov/Public-Works/PublicWorksEnforcement.html).

25 **22. ASSIGNMENT.**

26 Neither this Agreement nor any duties or obligations hereunder shall be assignable by
27 CONSULTANT without the prior written consent of COUNTY. CONSULTANT may employ other
28 specialists to perform services as required with prior approval by COUNTY.

1 ///

2 **23. NON-DISCRIMINATION.**

3 **23.1.** During the performance of this Agreement, CONSULTANT and its subcontractors shall
4 not unlawfully discriminate, harass or allow harassment against any employee or
5 applicant for employment because of sex, race, color, ancestry, religious creed, national
6 origin, physical disability (including HIV and AIDS), mental disability, medical
7 condition (cancer), age (over forty (40)), marital status and denial of family care leave.

8 **23.2.** CONSULTANT and its subcontractors shall insure that the evaluation and treatment of
9 their employees and applicants for employment are free from such discrimination and
10 harassment.

11 **23.3.** CONSULTANT and its subcontractors shall comply with the provisions of the Fair
12 Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable
13 regulations promulgated thereunder (California Code of Regulations, Title 2, §7285 et
14 seq.).

15 **23.4.** The applicable regulations of the Fair Employment and Housing Commission
16 implementing Government Code §12990 (a-f), set forth in Chapter 5 of Division 4 of
17 Title 2 of the California Code of Regulations, are incorporated into this Agreement by
18 reference and made a part hereof as if set forth in full.

19 **23.5.** The applicable regulations of §504 of the Rehabilitation Act of 1973 (29 U.S.C. §794 (a))
20 are incorporated into this Agreement by reference and made a part hereof as if set forth
21 in full.

22 **23.6.** CONSULTANT and its subconsultants shall give written notice of their obligations under
23 this clause to labor organizations with which they have a collective bargaining or other
24 agreement.

25 **23.7.** CONSULTANT shall include the nondiscrimination and compliance provisions of this
26 clause in all subcontracts to perform work under this Agreement.

27 **24. NOTICES AND REPORTS.**

28 **24.1.** Any notice and reports under this Agreement shall be in writing and may be given by

1 personal delivery or by mailing by certified mail, addressed as follows:

2 **COUNTY**

3 Planning and Development Services
4 801 Main Street
5 El Centro, CA 92243

CONSULTANT

6 McIntyre Environmental, LLC
7 1900 West Desert Highlands Drive
8 Oro Valley, AZ 85737

9 County of Imperial
10 Clerk of the Board of Supervisors
11 940 W. Main Street, Suite 209
12 El Centro, CA 92243

13 **24.2.** Notice shall be deemed to have been delivered only upon receipt by the Party, seventy-
14 two (72) hours after deposit in the United States mail or twenty-four (24) hours after
15 deposit with an overnight carrier.

16 **24.3.** The addressees and addresses for purposes of this Section may be changed to any other
17 addressee and address by giving written notice of such change. Unless and until written
18 notice of change of addressee and/or address is delivered in the manner provided in this
19 Section, the addressee and address set forth in this Agreement shall continue in effect for
20 all purposes hereunder.

21 **25. ENTIRE AGREEMENT.**

22 This Agreement contains the entire Agreement between COUNTY and CONSULTANT relating
23 to the transactions contemplated hereby and supersedes all prior or contemporaneous agreements,
24 understandings, provisions, negotiations, representations, or statements, either written or oral.

25 **26. MODIFICATION.**

26 No modification, waiver, amendment, discharge, or change of this Agreement shall be valid
27 unless the same is in writing and signed by both Parties.

28 **27. CAPTIONS.**

Captions in this Agreement are inserted for convenience of reference only and do not define,
describe or limit the scope or the intent of this Agreement or any of the terms thereof.

///

28. PARTIAL INVALIDITY.

1 If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void,
2 or unenforceable, the remaining provisions will nevertheless continue in full force without being
3 impaired or invalidated in any way.

4 **29. GENDER AND INTERPRETATION OF TERMS AND PROVISIONS.**

5 **29.1.** As used in this Agreement and whenever required by the context thereof, each number,
6 both singular and plural, shall include all numbers, and each gender shall include a
7 gender.

8 **29.2.** CONSULTANT as used in this Agreement or in any other document referred to in or
9 made a part of this Agreement shall likewise include the singular and the plural, a
10 corporation, a partnership, individual, firm or person acting in any fiduciary capacity as
11 executor, administrator, trustee or in any other representative capacity or any other entity.

12 **29.3.** All covenants herein contained on the part of CONSULTANT shall be joint and several
13 if more than one person, firm or entity executes the Agreement.

14 **30. WAIVER.**

15 No waiver of any breach or of any of the covenants or conditions of this Agreement shall be
16 construed to be a waiver of any other breach or to be a consent to any further or succeeding breach of
17 the same or any other covenant or condition.

18 **31. CHOICE OF LAW.**

19 This Agreement shall be governed by the laws of the State of California. This Agreement is
20 made and entered into in Imperial County, California. Any action brought by either party with respect
21 to this agreement shall be brought in a court of competent jurisdiction within said County.

22 **32. AUTHORITY.**

23 **32.1.** Each individual executing this Agreement on behalf of CONSULTANT represents and
24 warrants that:

25 **32.1.1.** He/She is duly authorized to execute and deliver this Agreement on behalf of
26 CONSULTANT;

27 **32.1.2.** Such execution and delivery is in accordance with the terms of the Articles of
28 Incorporation or Partnership, any by-laws or Resolutions of CONSULTANT and;

1 **32.1.3.** This Agreement is binding upon CONSULTANT accordance with its terms.

2 **32.2.** CONSULTANT shall deliver to COUNTY evidence acceptable to COUNTY of the
3 foregoing within thirty (30) days of execution of this Agreement.

4 **33. COUNTERPARTS.**

5 This Agreement (as well as any amendments hereto) may be executed in any number of
6 counterparts, each of which when executed shall be an original, and all of which together shall constitute
7 one and the same Agreement. No counterparts shall be effective until all Parties have executed a
8 counterpart hereof.

9 **34. REVIEW OF AGREEMENT TERMS.**

10 **34.1.** Each Party has had the opportunity to receive independent legal advice from its attorneys
11 with respect to the advisability of making the representations, warranties, covenants and
12 agreements provided for herein, and with respect to the advisability of executing this
13 Agreement.

14 **34.2.** Each Party represents and warrants to and covenants with the other Party that:

15 **34.2.1.** This Agreement in its reduction to final written form is a result of extensive good
16 faith negotiations between the Parties and/or their respective legal counsel; and

17 **34.2.2.** The Parties and their legal counsel have had the opportunity to carefully review
18 and examine this Agreement for execution by said Parties.

19 **34.3.** Any statute or rule of construction that ambiguities are to be resolved against the drafting
20 party shall not be employed in the interpretation of this Agreement.

21 **35. NON-APPROPRIATION.**

22 This Agreement is based upon the availability of public funding. In the event that public funds
23 are unavailable and not appropriated for the performance of the services set forth in this Agreement, the
24 Agreement shall be terminated without penalty after written notice to CONSULTANT of the
25 unavailability and/or non-appropriation of funds.

26
27
28

[Signatures on Following Page]

1 **IN WITNESS WHEREOF**, the Parties have executed this Agreement on the day and year first
2 above written.

3
4 **COUNTY OF IMPERIAL**

MCINTYRE ENVIRONMENTAL, LLC

5
6 By: _____
7 Michael W. Kelley, Chairman
8 Imperial County Board of Supervisors


By:  _____
David McIntyre, Principal

9 **ATTEST:**

10
11 By: _____
12 Blanca Acosta, Clerk of the Board,
13 County of Imperial, State of California

14 **APPROVED AS TO FORM:**

15 Adam G. Crook,
16 County Counsel

17 By:  for
18 Faye Winkler,
19 Deputy County Counsel

Attachment B.

**Selection Email from Applicant to have McIntyre
Environmental, LLC prepare the EIR**

Diana Robinson

From: jurgheberger@gmail.com
Sent: February 3, 2021 2:16 PM
To: Diana Robinson
Cc: Jim Minnick; Mariela Moran; Gloria M. Flores; Belinda D. Henderson
Subject: RE: CUP20-0025 VIKINGS RFPs

CAUTION: This email originated outside our organization; please use caution.

Diana:

We are good to go with McIntyre.....please forward the invoice and we will get you a check ASAP. Please have McIntyre send you the contract which I would expect is the same they used for Polaris so it should not take long to get them going.

I would like to have them prepare a schedule and have a conf. call just as soon as we can to get everyone on the same page.

Thanks again..

Jurg

From: Diana Robinson <DianaRobinson@co.imperial.ca.us>
Sent: Wednesday, February 3, 2021 8:53 AM
To: jurgheberger@gmail.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Gloria M. Flores <GloriaMFlores@co.imperial.ca.us>; Belinda D. Henderson <BelindaDHenderson@co.imperial.ca.us>
Subject: RE: CUP20-0025 VIKINGS RFPs

Good morning Jurg,

As per our phone conversation earlier, we can request an invoice from Accounting once you provide a letter selecting a consultant. I've consulted with Gloria, and she mentioned that we bill the entire amount and expect the 50% upon receipt and 30 days later we bill the rest.

Finally, I've made note of your comment on the tech studies being ready in about two weeks, and that you have asked again for the original forms/applications from the owners. Please send the forms to the office when available.

Thank you,
Diana

From: jurgheberger@gmail.com <jurgheberger@gmail.com>
Sent: February 3, 2021 7:22 AM
To: Diana Robinson <DianaRobinson@co.imperial.ca.us>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>
Subject: RE: CUP20-0025 VIKINGS RFPs

CAUTION: This email originated outside our organization; please use caution.

Thank you Diana and Mariela:

Curious as to why you think we would only have received two responses. Not a problem just a question? We or I should say I am familiar with both as you know as I am currently working with both, one on Glamis and one on ES minerals.

I will discuss with the applicant today and should have an answer for you tomorrow.

Please let me know or rather give me an invoice to start which I believe is usually 50% plus the planning add on. Give me the invoice as if we picked McIntyre which is my guess will be the case, but again I will confirm in the AM.

Thank you both for your work on this and I will have a schedule of deliverables for you by end of week I think.

Jurg

From: Diana Robinson <DianaRobinson@co.imperial.ca.us>

Sent: Tuesday, February 2, 2021 4:49 PM

To: jurgheuberger@gmail.com

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>

Subject: CUP20-0025 VIKINGS RFPs

Good afternoon Jurg,

We have completed review of the two (2) RFPs received for the VIKINGS project and have drafted a matrix. Please see attached files. We have determined that McIntyre provided the best proposal. Please review and let us know if you'd like to have a conference call to discuss.

Thank you,

Diana Robinson, Planner III

Imperial County Planning & Development Services

801 Main Street, El Centro, CA 92243

Phone (442) 265-1736 x1751

Fax (442) 265-1735 / icpds.com

**Attachment C.
Matrix**

VIKINGS Solar Energy and Storage Project		
RFP COMPONENTS	CHAMBERS	MCINTYRE
Rating	2	1
Project Unders. & Scope of Work	YES	YES
Milestones (Tasks)	YES	YES
Subs' time & cost breakdown	YES	YES
Not to Exceed Cost	YES	YES
Findings of Cons w/RE Element	YES	YES
Elec Version of docs prepared	YES	YES
Cost Est. for Deliverables (copies)	YES	YES
Statement of Cost Overruns	YES	YES
Time Table for FEIR (Schedule)	YES	YES
Studies to be provided by Consultant		
Land Use and Planning	YES	YES
Population and Housing	NO	YES
Public Services	NO	YES
Recreation	NO	YES
SB18/AB52	AB52	AB52
Utilities/Service Systems	YES	YES
Energy	YES	YES
Noise	YES	YES
Greenhouse Gas Emissions	YES	YES
Wildfire	NO	YES
Hydrology and Water Quality	YES	YES
Water Supply Assessment	YES	YES
Hazards and Hazardous Materials	YES	YES
Geology and Soils	YES	YES
Cultural Resources	YES	YES
Studies to be provided by Applicant (for peer-review)		
Biological Resources	YES	YES
Aquatic Resources Delineation	YES	YES
Archaeological Resources	YES	UNCLEAR*
Air Quality	YES	YES
Visual Resources	YES	YES
Solar Glare Analysis	YES	YES
LESA Modeling	YES	YES
Transportation/Traffic	YES	YES
Paleontological Resources	YES	YES
Geotechnical Report	YES	YES
Drainage Study	YES	DRAINAGE REPORT
Grading Plan	YES	YES
Phase 1 ESA	YES	YES
SWPPP	YES	YES
Scope of Work		
Project Initiation	YES (CONF CALL)	YES
Admin Draft EIR (CEQA, revisions, mtgs)	YES (ELEC, 5 HC & 5 CDS)	YES 1ST & 2ND (ELEC, 5 HC & 5 CDS)
Draft EIR (Prep, Notices, Scoping Mtg & Public Review)	YES (ELEC, 5 HC & 5 CDS). NOTICES YES	YES (ELEC 5 HC & 5 CD)
Final EIR (Prep, Resp Comm, Notices, Mtgs, Hearings)	YES (ELEC, 5 HC & 5 CDS) AFEIR, MTGS YES. 1 VIRT MTG	YES (ELEC 1ST & 2ND AFEIR. FEIR 5HC & 5 CDS)
MMRP	YES	YES (ELEC DRAFT & FINAL)
CEQA Findings & NOD	YES	YES
Assumptions	YES	YES
Alternative analysis	A REASONABLE RANGE?	5
Meetings (number)	KICK-OFF, EEC, SCOPING, FEIR, PC & BS + BI-WEEKLY CALLS	5 KICK-OFF, SITE VISIT, SCOPING, EEC, SCOPING, FEIR, PC & BS + BI-WEEKLY CALLS
Proposed Schedule (weeks)	\$45	42
Cost Estimate/Milestones	YES	YES
Qualifications	YES	YES
Experience	YES	SOLAR YES, BATT. NO
Conflicts	INCLUDED	INCLUDED
TOTAL COST	\$ 126,930.25	\$ 123,259.39
NOTES:		COST FOR DELIVERY COPIES
5 HCS AND 5 CD WERE REQUIRED FOR EACH: ADEIR, EIR & FEIR	DOES NOT INCLUDE PREPARATION OF IS	*THEY'VE INCLUDED COVERING CULTURAL RESOURCES BUT NO ARCH. STUDIES ARE MENTIONED
	SAYS THEY UPDATED THE GEOTHERMAL/ALT ENERGY ELEMENT?	

**Attachment D.
Two (2) RFP Proposals received**

Proposal to Prepare an Environmental Impact Report for the Viking Energy Solar Farm Project



January 25, 2021



Prepared For:
Imperial County
Planning and Development Services Department

Prepared by:
McIntyre Environmental LLC
1900 West Desert Highlands Drive
Oro Valley, AZ 85737

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January 25, 2021

Jim Minnick, Planning Director
Imperial County Planning and Development Services
801 Main Street
El Centro, California 92243

SUBJECT: PROPOSAL TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED VIKING SOLAR AND STORAGE PROJECT

Dear Mr. Minnick,

McIntyre Environmental, LLC (McIntyre) has teamed with BRG Consulting, Inc. (BRG) to provide the enclosed proposal for preparation of an Environmental Impact Report (EIR) that complies with the California Environmental Quality Act (CEQA) for the proposed Viking Solar Energy and Battery Storage Project (Project). Together, McIntyre and BRG offer the County the following advantages:

- A management team that is well versed in the County's regulations, permitting requirements and processes. Our proposed Project Manager, Mr. David McIntyre, and our senior CEQA advisor, Ms. Christina Willis, have worked together on multiple EIRs for the County dating back to 2010. They recently completed the Hell's Kitchen Geothermal Project Addendum EIR in 2017 and are currently working together on the Glamis Specific Plan Area Program EIR and the Discovery Valley Landfill EIR for the County.
- Technical experts with substantial experience preparing analyses for projects in this part of Imperial County as well as having experience with solar energy projects. Both Mr. McIntyre and Ms. Willis have been heavily involved in preparing CEQA documents for solar energy projects in Southern California, including Imperial, Riverside, and San Bernardino Counties. They are both intimately familiar with solar energy activities and issues. The knowledge gained through these experiences means our technical experts are already familiar with the environmental resources that will be encountered and will have "no learning curve."
- As small firms with principal and senior-level staff, McIntyre and BRG offer experienced professionals at affordable rates. Our low-overhead is passed on to our clients in billing rates that are significantly less than our competitors while providing principal and senior-level staffing. This provides our clients with superior expertise and efficiency in the quality of work we deliver. In addition, our staff are accessible, responsive and flexible. We respond to e-mails and phone calls within 24-hours, and can be available with limited notice to attend meetings with County staff or to attend public hearings. In addition, McIntyre does not charge for mileage or travel time, another feature that differentiates McIntyre from our competitors.

We look forward to working with the County on this important project. Please contact me at 520.775.1490, or via email at david@mcintyre-environmental.com if you have any questions or comments regarding our proposal.

Sincerely,
McIntyre Environmental LLC

David L. McIntyre,
Principal

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Table of Contents

1.0 PROJECT UNDERSTANDING 3
1.1 Project Overview 3
1.2 Project Facilities 3
2.0 PROJECT TEAM 10
2.1 Project Management 10
2.2 Team Organization 11
2.3 Clearly Defined Management Approach 11
2.4 Subconsultant Team 13
Key Project Experience 15
3.0 DETAILED SCOPE 24
TASK 1 – PROJECT INITIATION 24
TASK 2 – ADMINISTRATIVE DRAFT EIR 29
TASK 3 – PUBLIC REVIEW DRAFT EIR 41
TASK 4 – FINAL EIR 42
TASK 5 – MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) 43
TASK 6 – CEQA FINDINGS/ NOTICE OF DETERMINATION 44
4.0 ASSUMPTIONS 44
4.1 Key Assumptions by Task 45
5.0 PROJECT SCHEDULE 47
6.0 COST ESTIMATE/MILESTONES 47
6.1 Cost 47
6.2 Summary of Staff Costs and Hours 48
6.3 Project Milestones 49
7.0 CONFLICT OF INTEREST 50
8.0 CONTRACT EXCEPTIONS 50

List of Exhibits

Exhibit 1: Project Schedule 51
Exhibit 2: Cost 53

List of Figures

Figure 1: Regional Location 5
Figure 2: Project Location 6
Figure 3: Zoning Designation 7
Figure 4: Proposed Site Plan 8

List of Tables

Table 1: Project Parcels 3
Table 2: Potential Consultation & Permitting Requirements 5
Table 3: Important Farmland 32
Table 4: Current Federal and State Ambient Air Quality Standards 34
Table 5: Imperial County Air Quality Standard Attainment Status 34
Table 6: CNDDDB Species Search Results 35
Table 7: Soils on Project Parcels 36
Table 8: Project Milestones 48

Appendices

Appendix A – Key Staff Resumes

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1.0 PROJECT UNDERSTANDING

1.1 Project Overview

Viking Energy Farm, LLC. is proposing to develop the Viking Solar Energy and Battery Storage Project (Project) on approximately 604 acres of private and Imperial County-owned land located at the intersection of Nelson Pit Road and Graeser Road. The Project site is located approximately 5.5 miles east of the City of Holtville in Section 36 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. The proposed Project would consist of a nominal 100-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation project with an integrated 100 MW/450 MWh battery storage component. 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. The Project site consists of three (3) adjacent accessor parcels (APNs) 050-070-018-000 (approximately 480.00 acres), 050-070-019-000 (approximately 80.00 acres) and 050-070-021-000 (approximately 44 acres) in Imperial County, California. (See Figure 1, Regional Project Location and Figure 2, Project Location). This configuration assumes the acquisition of site control for APN 050-070-021-00, which is owned by Imperial County. Should site control for the County owned parcel not be acquired the total project acreage would decrease to 560 acres.

Two of the parcels (APN 050-070-18; -019) are designated as "Agriculture" in the Imperial County General Plan and are zoned A-2-RE (General Agriculture with a Renewable Energy Overlay). These areas are suitable and intended primarily for agricultural uses [limited] and agricultural related compatible uses. APN 050-070-21 is designated as "Recreation/Open Space " and is zoned GS-RE (Government/Special Public Zone). These areas 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. (Figure 3, Zoning Designations). Table 1 below summarizes parcel information, zoning, and the General Plan Land Use designation. A Conditional Use Permit (CUP) will be required to facilitate development of this Project.

Table 1. Project Parcels

APN	Size (acres)	General Plan Designation	Zoning
050-070-018	480	Agriculture	A-2-RE
050-070-019	80	Agriculture	A-2-RE
050-070-021	<u>43.61</u>	Recreation/Open Space	GS-RE
TOTAL	603.61		

Notes: A-2-RE General Agriculture with a Renewable Energy Overlay Zone
GS-RE Government/Special Public Zone with a Renewable Energy Overlay Zone.

1.2 Project Facilities

The Project would utilize either thin film or crystalline PV technology modules mounted 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 fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal and would be 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 from 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.

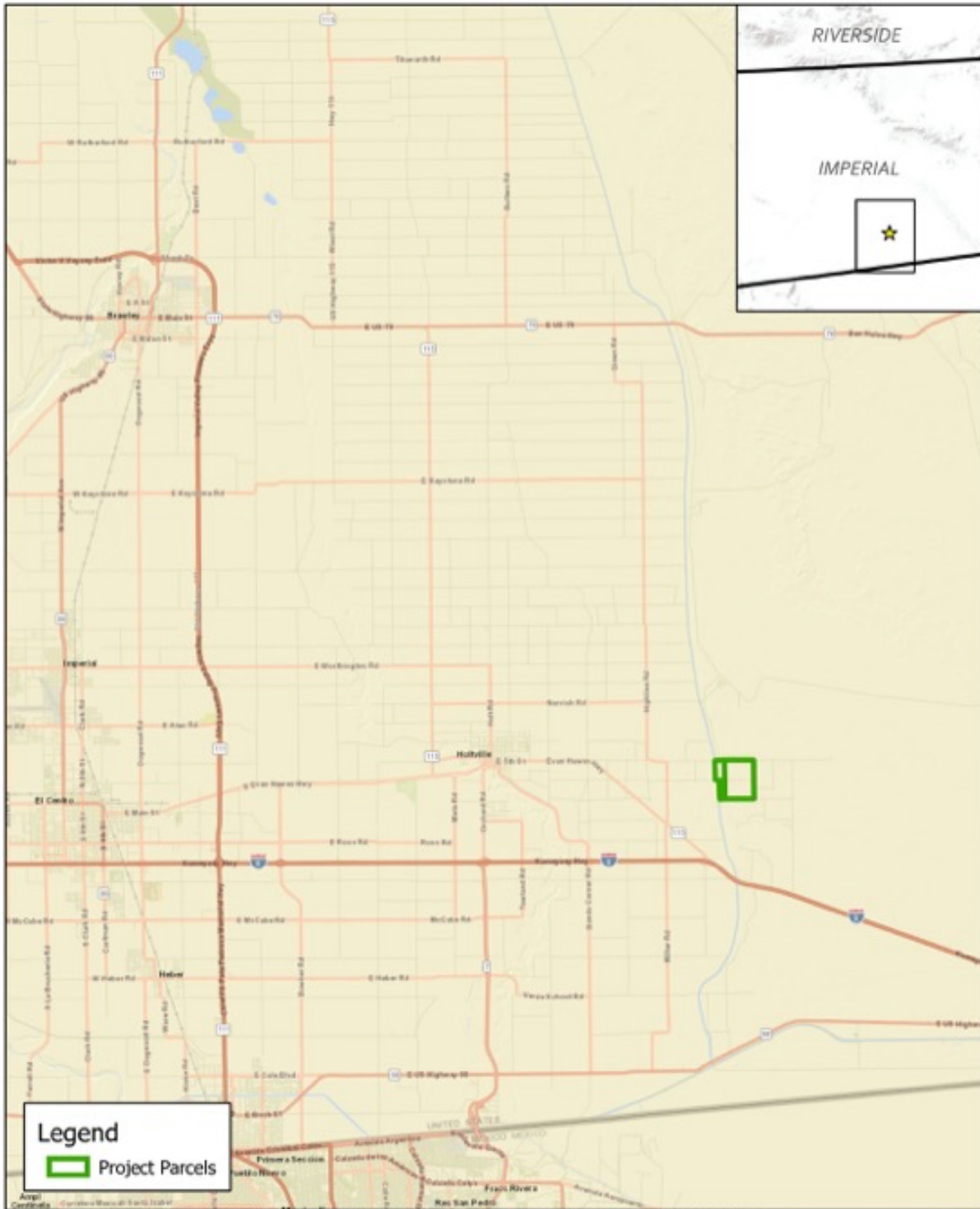
If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine [9] feet above the ground, depending on the final 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.

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 Project.

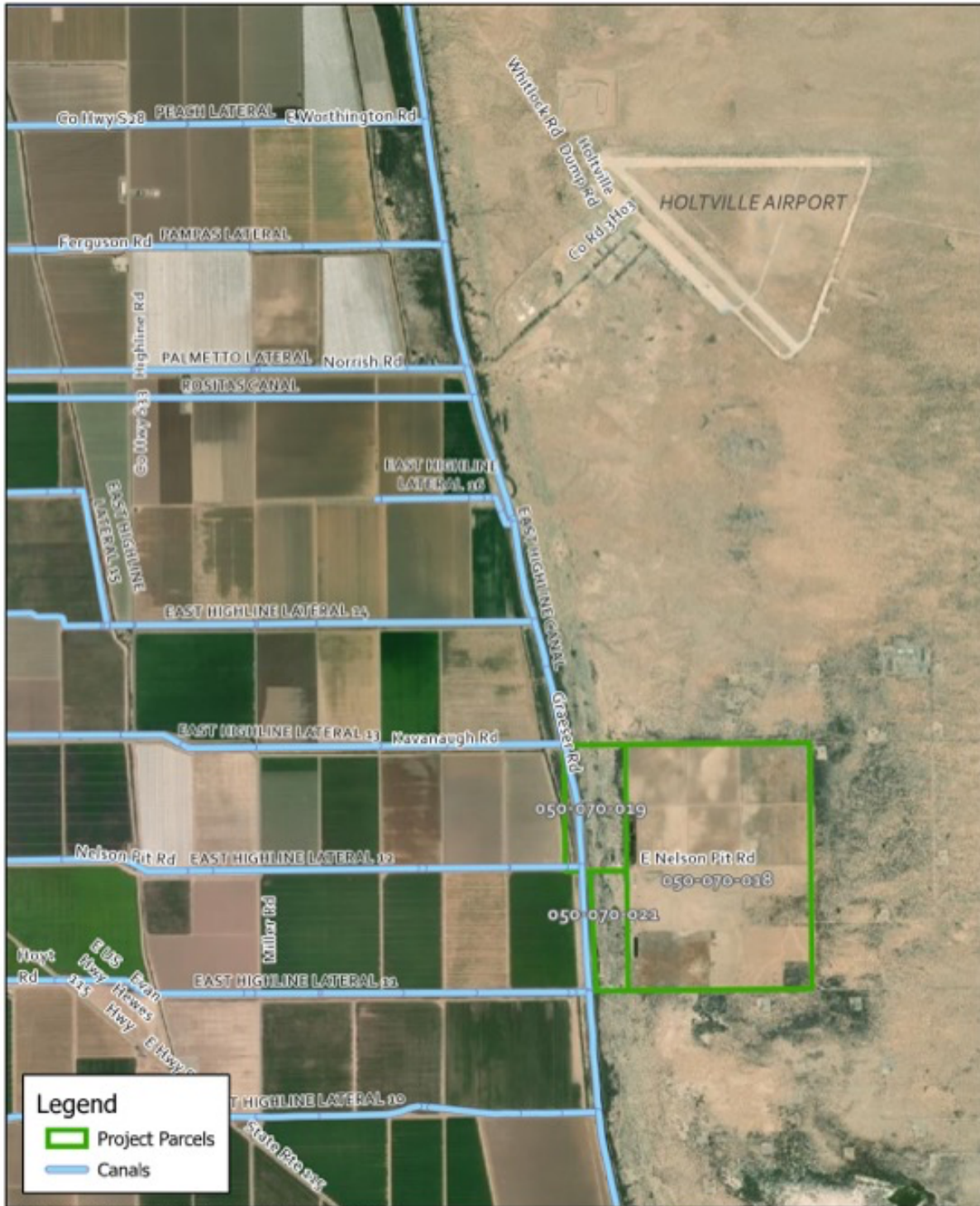
A new project substation would be constructed on the southern boundary of APN 050-070-019 (See Figure 4). This substation would take the delivery of the up to 34.5 kV power from the Project via underground or overhead collection lines and increase the voltage of the electricity to 230 kV, where it would 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 gen-tie line. The interconnection switching station would be enclosed within its own fence.

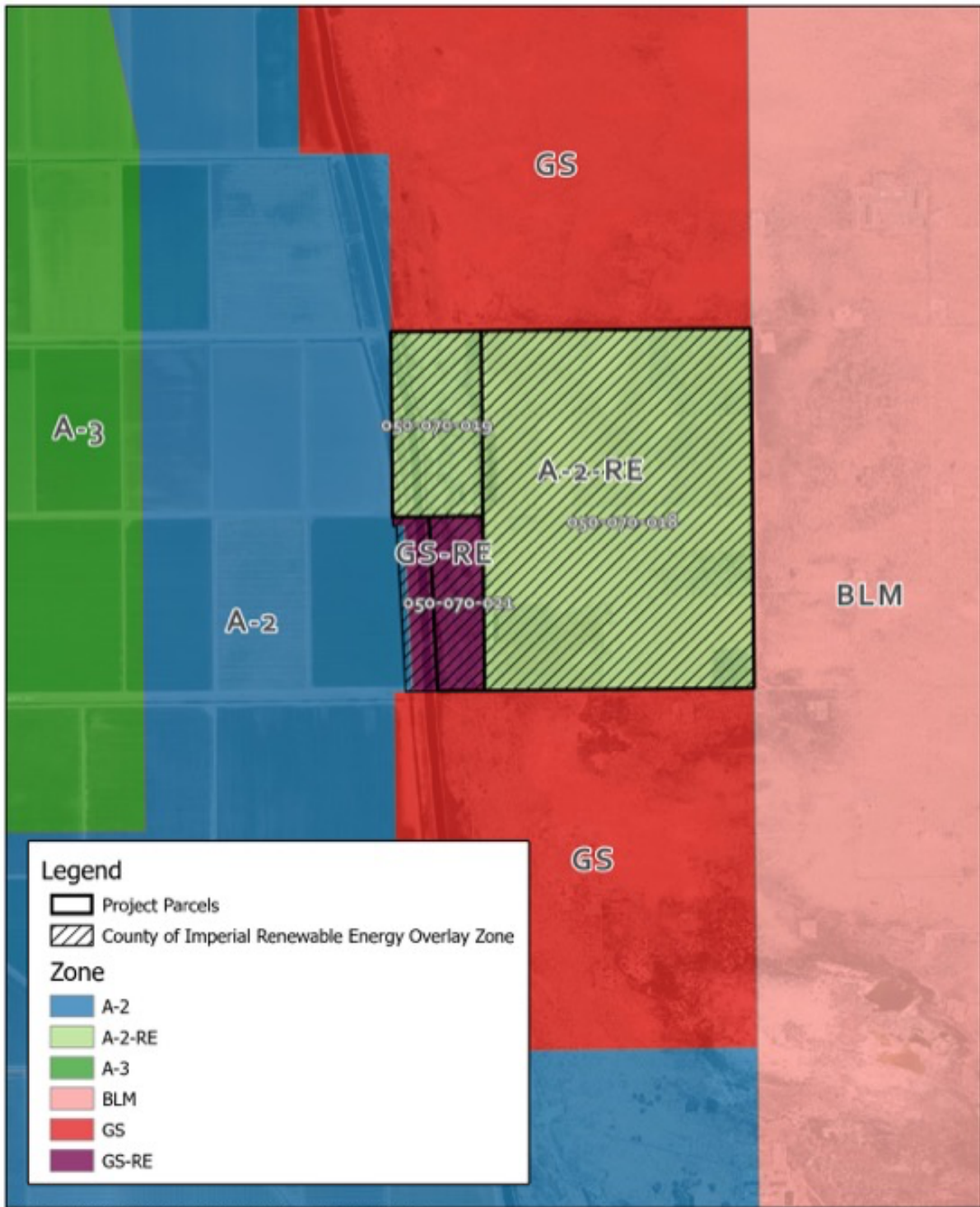
The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to, and on the same parcels as the Project solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC 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.



Regional Location
Vikings Solar Energy Generation and Storage Project
Figure 1



Project Location
Vikings Solar Energy Generation and Storage Project
Figure 2



Zoning Designation
Vikings Solar Energy Generation and Storage Project
Figure 3

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. A temporary, portable construction supply container would be located at the Project site 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 are not expected to exceed 250 workers at any one time. On-site parking would be provided for all construction workers.

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project site. 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 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. Table 2 lists the Federal, state, and local permits and consultations that may be required for the proposed Project.

Table 2. Potential Consultation & Permitting Requirements

Jurisdiction Level	Type of Permit/Approval	Agency
Federal	Consultation for Bird and Bat Conservation Strategy	U.S. Fish and Wildlife Service
Federal	Section 404 of the Federal CWA	U.S. Army Corps of Engineers
State	Consultation for Sensitive Species	California Dept. of Fish and Wildlife
State	Section 401 of the Federal CWA, National Pollutant Discharge Elimination System (NPDES) General Permit for Discharge of Construction Related Stormwater	California Regional Water Quality Control Board, Colorado River Basin, Region 7 (RWQCB)
State	California Streets and Highways Code 660 to 711.21, California Code of Regulations (CCR) 1411.1 to 1411.6	California Department of Transportation (Caltrans)
Local	Conditional Use Permit	Imperial County Planning and Development Services (ICPDSD)

Table 2. Potential Consultation & Permitting Requirements

Jurisdiction Level	Type of Permit/Approval	Agency
Local	Authority to Construct, Permit to Operate, Rule 403 Permit (Fugitive Dust), Dust Control Permit and Rule 310 Exemption	Imperial County Air Pollution Control District (ICAPCD)
Local	Building Permit	ICPDSD
Local	Grading Permit	County Department of Public Works (DPW)
Local	Encroachment Permit (Public ROW)	DPW
Local	Encroachment Permit (IID Easement)	Imperial Irrigation District
Local	Water Supply Agreement	Imperial Irrigation District

2.0 PROJECT TEAM

2.1 Project Management

McIntyre Environmental, LLC (McIntyre) is a certified as a Veteran Owned Small Business (VOSB) by the U.S. Department of Veterans Affairs (VA). We are also certified as a small business enterprise (SBE) in the State of Arizona. We are a certified SBE Disadvantaged Business Enterprise (DBE) in the State of New Mexico. We are registered with the State of California. All our certifications are current and can be made available upon request. McIntyre is headed by our managing principal, Mr. David L McIntyre. McIntyre staff have a combined work history that spans almost 80 years. McIntyre was founded to meet a need that was lacking in the current market. While there is no shortage of environmental consultants in Southern California, it is rare to find a firm that provides only principal and senior-level environmental planners for all its clients. Unlike many of our larger competitors, we do not use junior staff for any portion of our work. We pride ourselves on only providing senior staff to meet our clients' needs and ensure well-written, thorough, and legally defensible documents. McIntyre is dedicated to serving the public sector. Our clients include cities, counties, special districts, and federal land management agencies. By working almost exclusively with public agencies, McIntyre avoids potential conflict of interest issues that can be a detriment in the planning industry. Our primary services include planning, project management, and lead agency compliance with California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Our office is in Oro Valley, Arizona (a suburb of Tucson). We have extensive experience working on projects in Imperial County for both the County and the BLM. Mr. McIntyre will be the Project Manager operating from this office with support from Principal and Senior-level staff.



McIntyre Environmental has teamed with BRG Consulting, Inc. (BRG) to assist in the management of this Project and preparation of the EIR. BRG's President, Ms. Christina (Tina) Willis, and Mr. McIntyre worked together on projects in Imperial County for several years while managing the San Diego office of Ecology and Environment (E&E). Since leaving E&E, Ms. Willis and Mr. McIntyre have successfully teamed on several projects, including three for Imperial County (Hell's Kitchen Geothermal Addendum EIR, the Desert Valley Monofill EIR, and the Glamis Specific Plan Area EIR). BRG is a California Department of General Services certified SBE, and a California Public Utilities Commission (CPUC) certified woman business enterprise (WBE).



McIntyre and BRG have supplemented our in-house experts with the services of Birdseye Planning Group (Air Quality/Greenhouse Gas/Noise), Cogstone (Cultural Resources, AB-52 Support, Archaeology, and Paleontology), Dubose Design Group (SB 610 Water Supply Assessment and Drainage Study), Mizuta Traffic Planning (Traffic), Ninyo and Moore (Geotechnical Study and Phase I ESA), and SeaJay Environmental (Biological Resources). All are local experts who have successfully completed numerous surveys, studies, and evaluations for projects in Imperial County and are ideally suited to provide third-party peer review of the Applicant-prepared technical reports or prepare the additional technical analyses needed in support of a technically accurate and legally defensible EIR. Additionally, their participation further strengthens our team's local presence for interfacing with the County's staff, understanding of local laws, ordinances, regulations, policies, as well as permitting and environmental documentation requirements. Staff resumes are included in Appendix A.

2.2 Team Organization

Our team has the depth, skills, and experience to produce clear, concise, and legally defensible EIRs, in accordance with the goals and objectives of Imperial County. Our experts cover all key areas required for this project, including aesthetics/visual resources, air quality/greenhouse gas emissions, agricultural conversion, biological resources, cultural/paleontological resources, tribal consultations, geology, hazards and hazardous materials, hydrology/water quality, noise, transportation, and utilities and service systems. Our team members' extensive backgrounds also include agency and public consultation, resource agency permitting, as well as technical writing and editing experience. McIntyre selected the proposed team on the basis of:

- Technical expertise and ability to evaluate issues and efficiently generate environmental analysis;
- Knowledge of CEQA;
- Solar/renewable energy and planning project experience in Imperial County;
- The availability to work on the Project;
- Knowledge of regulatory framework and land planning requirements within the County; and
- Familiarity with state, and local regulatory staff and local issues and concerns.

We will be responsive to the County and will prepare high-quality work products on time, the first time.

2.3 Clearly Defined Management Approach

The Project will be managed by Mr. David McIntyre. Mr. McIntyre has been involved with projects in Imperial County since 2006. He will be assisted by Ms. Christina Willis, the President of BRG. Ms. Willis has worked on numerous EIRs for Imperial County over the last 25 years.

Over the past 13 years, Mr. McIntyre and Ms. Willis have worked together on more than 20 projects. Mr. McIntyre, as Project Manager will have overall responsibility for the CEQA process and EIR Deliverables. Ms. Willis will support Mr. McIntyre by developing strategies for project-level analysis for each environmental resource area. Their experience working together will allow them to produce quality Deliverables on time that meet CEQA requirements.

David L McIntyre, Project Manager. Our proposed Project Manager, Mr. David McIntyre, has over 20 years of environmental planning experience. Ms. McIntyre has extensive experience working in both the public and private sectors. He started E&E's San Diego office in 2006 before moving to Tucson, Arizona in 2011. Prior to that Mr. McIntyre was a senior project manager for EDAW, Inc. (now AECOM) in San Diego. He was a planning and environmental coordinator for the BLM Tucson Field Office from 2014 to 2016. Mr. McIntyre has worked in Imperial County since 2006. He was recently involved in the preparation of two EIRs for the City of Calexico. One, the El Portal Housing Subdivision, was located adjacent an IID canal and there were issues related to water supply availability and surface runoff into the canal. The second involved the preparation of an EIR for the City of Calexico for a cannabis manufacturing and distribution facility in which one of the key issues was an adequate electrical supply from IID.



While managing E&E's San Diego Office, Mr. McIntyre served as Project Manager for the Truckhaven Geothermal Leasing EIS and the West Chocolate Mountains Renewable Energy Evaluation Area (REEA) EIS for the BLM. Both projects are in Imperial County. He has also been involved in preparation of a variety of NEPA projects for Naval Facilities Engineer Command (NAVFAC) Southwest, primarily at Naval Auxiliary Field (NAF) El Centro. During his time at E&E Mr. McIntyre worked closely with Ms. Willis on the following EIRs for Imperial County:

- Hudson Ranch II/Simbol Calipatria Project
- Orni 21 LLC Geothermal Project
- Simbol Minerals I Lithium Extraction Project

Mr. McIntyre is the Secretary for the Arizona Association of Environmental Professionals (AZAEP). He is involved in the planning for the National Association of Environmental Professionals (NAEP) National Conference in Phoenix in May 2023.



Lead CEQA Specialist. Our Lead CEQA Specialist, Ms. Christina (Tina) Willis, is an experienced CEQA planner with 30 years' experience. Ms. Willis has worked in the public and private sectors managing all project phases from conception through construction. She is a recognized leader in the environmental field and is routinely solicited by agency staff and project proponents to provide training and expertise on environmental impacts, mitigation and permitting strategies. In this capacity, she is currently providing strategic consulting services to Southern California Edison on their Eldorado-Lugo-Mohave Series Capacitor Project. She is assisting in the development of project schedules and reviewing the Proponent's Environmental Assessment prior to submittal to the California Public Utilities Commission (CPUC), Ms. Willis is facilitating agency coordination to ensure the

timely issuance of permits from the BLM, the CPUC, the Nevada Public Utility Commission, the National Park Service, the Bureau of Reclamation and the Clark County Planning Department (Nevada).

As the Project manager for the California Valley Solar Ranch Environmental Assessment, which at 250-MW on 4,700 acres of land is one of the world's largest operating solar photovoltaic (PV) power plants, Ms. Willis possesses the unique experience, expertise and track record needed to provide the CEQA compliance strategies that will ensure preparation of an environmental compliance document that is technically accurate and legally defensible. Additionally, her experience as project manager for the Orni 21, LLC Geothermal Project, the Simbol Calipatria Plant I EIR (CUP #12-0004), and the Hudson Ranch Power II (HR-2) Geothermal Project (CUP # G10-0002) / Simbol Calipatria Plant II (SmCP-2) Project EIR (CUP# 12-0005), affords her a unique understanding of the regulatory framework and environmental compliance requirements for renewable energy projects in Imperial County.

The Project that best exemplifies Ms. Willis' Imperial County experience is the third-party EIR for the Hudson Ranch II (HR-2) Geothermal Project and the SmCP-2 Project ⁽¹⁾. Ms. Willis was the Project manager for this EIR, which evaluated two distinct projects co-located on land in the Salton Sea Known Geothermal Resource Area (KGRA). Having received a 5,000-page comment letter from Labor Unions International of North America (LIUNA) on the Final EIR less than 30 minutes before the Planning Commission hearing, Ms. Willis and her team reviewed and provided oral responses to all comments, which enabled the Planning Commission to certify the Final EIR and approve the Project. LIUNA appealed this decision to the Board of Supervisors and submitted an additional set of comments the morning of the Board of Supervisors Hearing. Again, Ms. Willis presented oral responses and the Board unanimously upheld the Planning Commission's decision.

2.4 Subconsultant Team

We have augmented our team with the services of the subconsultants listed below. This team was selected based on their expertise, experience and successful working history with McIntyre Environmental and BRG. All are local experts who have successfully completed numerous surveys, studies, and evaluations for projects in Imperial County or Southern California.

Birdseye Planning Group

Third-Party Review of Air Quality Greenhouse Gas And Noise Reports

Birdseye Planning Group (BPG) prepares Air Quality/Greenhouse Gas and Noise Studies, which provide detailed evaluations of specific resources and potential project-related impacts. Mr. Birdseye has over 25 years of environmental planning experience working with both public and private sector clients for a diverse range of land development, renewable energy and infrastructure projects. BPG's recent experience in Imperial County includes preparation of the Air Quality/Greenhouse Gas and Noise Impact Reports for the Hell's Kitchen Geothermal Exploratory Wells Program Addendum EIR. BPG also conducted a peer review of the Air Quality and Greenhouse Gas Report for Additional Use of the Mesquite Intermodal Facility Addendum EIR. Both tasks were completed under contract to BRG.



Cogstone

Cultural Resources, AB 52 Support, and Peer Review of Archaeological & Paleontological Resources Study

Cogstone Resource Management, Inc. (Cogstone) is a California corporation and DBE (#33150) that specializes in paleontology, archaeology, and history. Since their establishment in 2001, they have completed technical reports,



¹ Prepared while employed as Ecology & Environment's San Diego Office Manager and Principal Planner.

significance evaluations, planning documents, mitigation plans, mitigation monitoring, testing and data recovery on archaeological, architectural or paleontological resources more than 1,000 projects throughout California to assist clients in meeting project compliance requirements for federal, state, and local regulations, including the California Environmental Quality Act (CEQA), the National Environmental Protection Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), the Native American Graves Protection and Repatriation Act (NAGPRA), among others. Cogstone holds statewide BLM cultural permits and the qualifications of their staff is well recognized. Under contract to BRG Consulting, Cogstone has successfully provided cultural resource assessments for several projects on the Cahuilla and Soboba Indian Reservations. In addition, they are currently providing cultural resource construction monitoring at the Torres Martinez Indian Reservation.

Dubose Design Group



SB610 Water Supply Assessment and Drainage Study Peer Review

McIntyre has included Dubose Design Group on our team to prepare an SB-610 Water Supply Assessment and conduct a peer review of the Drainage Study. Dubose Design Group is the County's leading firm in complex permitting, first-time projects and the first and locally based firm to offer landscape architecture services. Dubose prides themselves in connecting with client needs and goals by strategically assembling a team of experts to bring projects into success.

Mizuta Traffic Consulting



Third-Party Review of a Traffic/Transportation Study

Mizuta Traffic Consulting is headed by its firm principal, Marc Mizuta, and specializes in providing clients with transportation planning and traffic engineering solutions. Mr. Mizuta (P.E., PTOE.) has extensive experience leading traffic engineering assessments, traffic operations studies, transportation planning and traffic impact projects. He has successfully managed projects that involved coordination between multi-jurisdictional agencies and balanced the needs of transit, highway, and local roadway operators and led tasks that have involved traffic operations analysis, alternative evaluations, feasibility assessments, cost-benefit analyses, identification of potential impacts, and development of mitigations and alternatives. Mr. Mizuta also has extensive experience in evaluating and determining the potential impacts of private development projects containing various land uses of varying magnitudes, and he understands the process of obtaining project approvals and minimizing project impacts.

Ninyo & Moore



Third-Party Review of Geotechnical Investigation and Phase I ESA

Ninyo & Moore is a multi-disciplinary environmental engineering, geotechnical, materials testing, and special inspection consulting firm that is headquartered in San Diego (State of California General Engineering "A" contractor's License number 697063). Ninyo & Moore will provide hazardous material evaluation and geotechnical expertise for our team. Their environmental engineering expertise includes Phase I and II environmental site assessments; site remediation; asbestos, lead containing materials, engineering geology and hydrogeology; and Brownfields program development. Ninyo & Moore's geotechnical division provides geotechnical engineering, feasibility studies, seismic and geologic hazards investigations, slope stability evaluations, soil classification, geophysical evaluations, subsurface explorations, water resource development planning, and forensic engineering.

SeaJay Environmental

Peer Review of Biological Resources Study and Aquatic Delineations

SeaJay Environmental is a woman-owned, small business consulting firm that specializes in analyzing energy and environmental policies, providing regulatory compliance support, preparing environmental impact assessments, conducting stormwater monitoring, preparing pollution prevention plans, working with stakeholders, facilitating at workshops, and other direct project management support. SeaJay Environmental has been providing high quality, time sensitive and cost-effective services to governmental and private section clients since 2007.



Key Project Experience

Our team has worked with multiple public agencies in California on CEQA documents for infrastructure projects. Our clients include the Planning and Development Services Departments for Imperial County, San Diego County, Kern County, San Bernardino County, Solano County, City of Calexico, the BLM El Centro Field Office and the California Desert District Office, as well as numerous cities, water districts, and school districts.

Our team is well acquainted with the issues related to the Project, which will allow us to prepare a well written, legally defensible EIR the first time and prevent the time consuming and costly rewrites that could occur from using a less experienced contractor. Our team provides the Applicant and the County with substantial experience in:

- Preparing CEQA documents for large, complicated, and potentially controversial projects in Imperial County;
- Extensive understanding of the biological resources, land use, air quality, agriculture, cultural resources, water quality, geology, visual quality, construction impacts, traffic, noise, and recreation issues that may arise during the EIR process; and
- Efficiency meeting project deadlines and budgets and coordinating with the Applicant, its contractors, and stakeholders to ensure adherence to the overall program schedule and budget.

Select representative project experience is detailed on the following pages.

Glamis Specific Plan Area EIR

For the Imperial County Planning and Development Services Department McIntyre Environmental is preparing and Environmental Impact Report for the Glamis Specific Plan Area under CEQA. Polaris Industries Inc. (the Applicant) acquired 166 acres of land and buildings associated with the historic Glamis Beach Store in Glamis, California in early 2018. The project Area is contained within the County's designated Glamis Specific Plan Area (GSPA). Polaris Industries Inc. is proposing a Specific Plan for the development of the GSPA. The GSPA allows for the development of a Specific Plan in accordance with the design criteria, objectives and policies that are consistent with the County's General Plan Land Use Element. The proposed Glamis Specific Plan (GSP) would implement the County's objectives for the development of this area which is to accommodate recreation supporting land uses including retail and service commercial, motel accommodations, recreational vehicle and mobile home parks, and community facilities (Imperial County General Plan Land Use Element).



The GSP would create a distinctive master plan for recreation-serving land uses which are consistent with the historical use of the Glamis area. It provides for a great deal of flexibility as to the development of potential land uses within the GSP to promote the concept of an open desert playground that derives from the "Camp RZR" event, historically held in October of each year at the GSP area, and the surrounding Imperial Sand Dunes Recreation Area. This area attracts hundreds of thousands of OHV enthusiasts every Halloween, Thanksgiving, Christmas, New Years, and President's Day weekend.

The GSP would consist of eight proposed Planning Areas. Planning Areas 1, 2, 3, and 4 are proposed for designation as Commercial-Recreation 3 (CR-3). Planning Areas 5 and 6 are proposed for designation as Commercial-Recreation 1 (CR-1). Planning Area 7 is proposed for designation as Commercial-Recreation 2 (CR-2). Planning Area 8 would be re-zoned to the County's existing S-1 (Open Space/Recreation) designation. As envisioned, the GSP will facilitate an entertainment enclave among the iconic dunes. This enclave will enhance the historic experiences that OHV riders and visitors expect when they visit the dunes. The EIR will evaluate the impacts of granting a General Plan Amendment; a Zone Change; and a Conditional Use Permit to support development and creation of a Specific Plan. Mr. McIntyre presented to the Imperial County Environmental Evaluation Committee and also hosted a public scoping meeting for the project on October 29.

Relevance

- ✓ *Conditional Use Permit*
- ✓ *Complex Environmental Compliance*
- ✓ *Coordination with local regulatory agencies at state and local levels*

Location

Imperial California, CA

Duration

2020 – Present

Value

\$167,000

Size

141 acres

Services

- *CEQA Documentation*
- *EIR Preparation*
- *Specific Plan*

Key McIntyre Staff/Roles

- *David McIntyre, CEQA Analyst*

Client

Imperial County Planning and Development Services

Patricia Valenzuela

442-265-1749

patriciavalenzuela@co.imperial.ca.us

El Portal Housing Project EIR

McIntyre Environmental assisted in the preparation of an EIR for the City of Calexico (CEQA Lead Agency) for the El Portal Housing Project.

The project proposed to build 627 single-family homes on four lot sizes covering 75.2 acres. The project also included 17.5 acres (762,890 square feet [sq. ft.]) of apartments on 20.72 acres. Approximately 39.1

acres of the subdivision would be devoted to streets. Two parks (one .90 acre and another 1.05 acres) were proposed within the subdivision. An on-site linear detention pond was proposed along the norther boundary of project site, adjacent to the southern bank of the Central Main Canal.

The Imperial Irrigation District will have a 2.02-acre easement located along the southern boundary of the project site on the north side of East Cole Boulevard. A 2,200 square foot storm drainage easement was proposed in the northern portion of the subdivision connecting to the detention pond.

As a subcontractor to another consulting firm, McIntyre Environmental prepared the public services and utilities, hazards, hydrology, and recreation sections of this EIR.



project issues identified during development of the project included concerns regarding the adequacy of public services in the City of Calexico to handle the increase in population. This included potential adverse effects to schools, fire and police services from population increase as well as water supply. Also, of concern was the ability of the existing and proposed storm drain system to handle the increased runoff from the Proposed project and potential impacts to Imperial Irrigation District (IID) facilities. McIntyre worked closely with the City of Calexico to determine mitigation measures that would address these concerns. At present, the project is on hold as the developer attempts to address these proposed issues.

Relevance

- ✓ *Effects to Hydrology and Water Quality*
- ✓ *Effects to Public Services*
- ✓ *CEQA Documentation in Imperial County*

Location

Calexico, CA

Duration

2018

Value

\$98,800

Size

156 acres

Services

- *CEQA Documentation*
- *Hazards*
- *Hydrology*
- *Public Services*
- *Recreation*

Key McIntyre Staff/Roles

- *David McIntyre, CEQA Analyst*

Client

*City of Calexico Planning
Department
Ralph Morales
760.768.2118*

Trinity Cultivation and Manufacturing Facility EIR

McIntyre Environmental assisted in the preparation of an EIR for the City of Calexico (CEQA Lead Agency) for the Trinity Cultivation and Manufacturing Facility. This project was one of the first legal cannabis cultivation and manufacturing facilities to be approved in the State of California.



The project includes an existing structure at 2421 Enterprise Boulevard and four vacant parcels to be developed with three cannabis cultivation and manufacturing facilities. A 10,000 square foot parcel is to be created for a transportation and distribution facility. The new parcel would be carved out of the existing parcel on which 2421 Enterprise Boulevard is located. The project includes a total of 353,480 square feet. Each cannabis cultivation and manufacturing facility will require approximately 3 mega-watts (MW) of electricity and the transportation and distribution facility is anticipated to use approximately 200 to 240 volts of power. The proposed Project would receive electricity from the Imperial Irrigation District (IID).

As a subcontractor to another consulting firm, McIntyre Environmental prepared the public services and utilities and noise sections of this EIR. McIntyre quantitatively analyzed potential noise impacts from construction and operationally related traffic.



project issues identified during development of the project included concerns regarding the adequacy of public services in the City of Calexico. Specifically, this related to impacts to fire and police services as well as the ability of the Imperial Irrigation District to provide enough electricity to the site. McIntyre worked closely with the City of Calexico to determine mitigation measures that would address these concerns. The project was approved by the City in August 2018.

Relevance

- ✓ *Effects to Public Services*
- ✓ *CEQA Documentation in Imperial County*

Location

Calexico, CA

Duration

2018

Value

\$98,800

Size

353,480 square feet

CEQA Documentation

- *Noise*
- *Public Services*

Key McIntyre Staff/Roles

- *David McIntyre, CEQA Analyst*

Client

*City of Calexico Planning
Department
Ralph Morales
760.768.2118*

Hell's Kitchen Geothermal Exploration Wells Addendum EIR

McIntyre Environmental LLC assisted BRG Consulting in the preparation of an Addendum EIR for the Hell's Kitchen Geothermal Exploratory Wells project (Geothermal Permit# G16-0001). This project "tiered off" the County's previously certified Final EIR for the Renewable Energy and Transmission Element. The applicant, Control Thermal Resources, sought approval of a CUP to construct, operate and test geothermal exploration wells and implement a resource appraisal program to support future development of a geothermal power plant. The 1,880-acre geothermal leasing area is east of the Salton Sea around Mullet Island, within the Salton Sea Known Geothermal Resource Area (KGRA). The project's area of disturbance, including well pads, move-on areas, and access road improvements, was slightly less than 30-acres.



McIntyre Environmental prepared the geology and soils, hydrology, public services and utilities and minerals sections of this EIR. The Addendum EIR documented that a geothermal exploratory project is "separate" from any subsequent geothermal field development. It also confirmed that, in accordance with Section 21090.1 of the PRC, an exploratory project's environmental document need not describe impacts of any future exploratory or development projects.

Having received a revised project description for new well pad locations, new move on areas and new/alternative access routes after our analysis had commenced, BRG was able to modify the Addendum EIR and update the supporting technical analyses to enable to Addendum EIR's consideration by the EEC in April 2017 and adoption by the Planning Commission in July 2017.

Relevance

- ✓ *Conditional Use Permit*
- ✓ *Complex Environmental Compliance*
- ✓ *Coordination with local regulatory agencies at state and local levels*

Location

*Imperial County, California
(Salton Sea)*

Duration

2016 / 2017

Value

\$81,450

Size

*30 acres within 1,800-acre
geothermal leasing area*

Services

- *CEQA Document Preparation*
- *Minerals*
- *Hydrology*
- *Public Services*
- *Geology and Soils*

Key McIntyre Staff/Roles

- *David McIntyre, CEQA Analyst*

Client

*Imperial County Planning and
Development Services
Richard Cabanilla (retired)/
Jim Minnick, 442-265-1736*

West Chocolate Mountain REEA EIS



While working for another consulting firm, our proposed Project Manager, Mr. David McIntyre, was responsible for preparation of an EIS to identify BLM managed lands in the West Chocolate Mountains Renewable Energy Evaluation Area (REEA) as suitable for geothermal leasing and development as well as moderate solar development. The EIS addressed the issuance of solar and wind energy rights of way (ROWs) and geothermal leases for BLM's California Desert District.

This planning area has high-potential solar, wind, and geothermal energy resources. The EIS provided an evaluation of the impacts of leasing public land for geothermal energy development and the granting of ROW applications for solar and wind energy projects. The project included public scoping meetings, preparation of a Class I cultural resource report, preparation of interim visual resource management classifications, and preparation of a draft and final EIS and Record of Decision (ROD). The Final EIS was published in December 2012 and the ROD in August 2013.



Relevance

- ✓ *Complex Environmental Compliance*
- ✓ *Coordination with Federal, State and Local agencies.*
- ✓ *Environmental Impact Documentation in Imperial County*

Location

Imperial County, CA

Completion

EIS - 2013

Value

\$700,000 (EIS)

Size

56,000 acres

Services

- *NEPA Document Preparation*
- *Peer Review of Applicant prepared technical studies*
- *Public Meeting/Hearing Support*

Key McIntyre Staff/Roles

- *David L McIntyre, Project Manager*

Client

*BLM California Desert District
John Dalton
951-697-5311*

Imperial Solar Energy Center South



BRG prepared a joint EIR/EA for the County of Imperial (CEQA Lead Agency) and for the Bureau of Land Management (BLM) (NEPA Lead Agency) for the Imperial Solar Energy Center South Project. The project consisted of construction, operations/maintenance and decommissioning of a 200 MW solar energy facility on 950 acres of private undeveloped and agricultural lands in in the unincorporated Mt. Signal area of Imperial County. The project also required construction of a new 230-kV transmission line, five miles in length, extending to connect to the Imperial Valley substation. The steel lattice transmission towers ranged in size from 100 to 140 feet and were the dominate visual component of the project. The electrical interconnection facility and a portion of the access road is located within BLM's Utility Corridor "N."

Similar to the Imperial Solar Energy Center West project, the EIR/EA evaluated potential impacts to 19 resource categories and identified potentially significant impacts to air quality; agricultural resources; biological resources; cultural resources; fire and fuels management; geology/soils & mineral resources; health, safety & hazardous materials, hydrology & water quality; paleontological resources; and, transportation/circulation. Mitigation measures identified in the EIR/EA were incorporated into the project to avoid or reduce impacts to below a level of significance.

BRG prepared a visibility analysis of the project using the BLM's Visual Resource Management System. The visibility analysis included preparing visual simulations of the solar generating facilities and 230-kV transmission line from nine key observation points within the surrounding area. The visibility analysis was used to support the EIR/EA's finding that the project would not substantially degrade the existing visual character or quality of the area.

This project has been built and has been operational since November 2013.



SOLAR

Location

Imperial County

Duration

2008 – 2011

Size

946.6 acres

Services

- CEQA Environmental Document Preparation
- CEQA Findings
- NEPA Environmental Document Preparation
- FONSI/Decision Record
- Peer Review of Applicant Prepared Cultural Resources Report; Phase I ESA; Hydrology and Water Quality Report; Geotechnical Report; and Biological Resources Reports
- Traffic Report
- Visual Simulations
- Land Evaluation and Site Assessment
- Public Meeting/Hearing Support

Client

Imperial County Planning and Development Services
Richard Cabanilla (retired)
Jim Minnick, 442-265-1736
jimminnick@co.imperial.ca.us

Mt. Signal Solar Power Station – Concentrated Solar Thermal



As a third-party contractor, BRG helped the Imperial County Planning and Development Services Department (ICPDS) meet their CEQA compliance requirements by preparing an EIR for the Mt. Signal Hybrid Solar Power Station.

Southwestern Solar Solutions, LLC (Applicant), proposed to construct and operate the Mt. Signal Solar Power Plant, a solar energy power station in Imperial County, California, approximately 13.5 miles northwest of the town of Calexico. The 49.9 MW power station planned to generate renewable energy using concentrated solar thermal technologies during the day and biomass (wood waste, agricultural waste, and manure) at night. The project included two (2) solar fields, a biomass facility, evaporation pond, water treatment area, power block area (consisting of numerous facilities), solar substation, and a 230 kV substation.

The BRG team evaluated the direct, indirect and cumulative impacts associated with construction, operation/maintenance and decommissioning, as well as the beneficial re-use of “ash” produced by the biomass facilities.



Location
Imperial County, CA

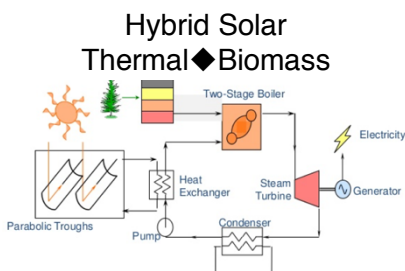
Duration
2007 – 2008

Size
974 acres

- Services**
- CEQA Environmental Document Preparation
 - Visual Simulations
 - Land Evaluation and Site Assessment
 - Alternatives Analysis
 - Public Meeting/Hearing Support

Client
Imperial County Planning and Development Services

Bethel Solar Hybrid Power Plant



BRG staff prepared an Initial Study for the Bethel Solar Hybrid Power Plant for the construction, operation, maintenance and decommissioning of a 49.9 MW solar hybrid power plant on 400 acres of agricultural land in Imperial County. The project included a solar field electric generating system; a steam turbine, generator and cooling towers;

biomass-fired heaters to generate steam at night during off-peak solar production; and a two-mile transmission line to connect to IID’s existing transmission system.

The Initial Study found that an EIR would be required because the project could result in significant effects on the environment. BRG prepared the Notice of Preparation for the EIR; conducted public scoping meetings; and presented the results of the Initial Study to the County’s Environmental Evaluation Committee.



Location
Imperial County

Duration
2007

Size
400 acres

- Services**
- CEQA Environmental Document Preparation
 - Public Notices
 - Public Scoping/Public Meeting/Hearing Support

Client
Imperial County Planning and Development Services

Imperial Solar Energy Center West



BRG prepared a joint EIR/EA for the Imperial Solar Energy Center West project. The County of Imperial was the CEQA Lead Agency and BLM was the NEPA Lead Agency. The project, now in operation, consisted of a 250 MW solar energy facility on 1,130 acres in the unincorporated Seeley area of Imperial County. The solar generating facilities included two optional technologies: “concentrating photovoltaic” (CPV) solar and “photovoltaic” (PV) solar. The solar generating facilities interconnected to the utility grid at the Imperial Valley Substation via a five-mile 230-kV transmission line within BLM’s Utility Corridor “N”. Key resource impacts included conversion of agricultural lands; biological impacts from habitat loss; and visual impacts from the solar generating and transmission facilities.

The EIR/EA included a Land Evaluation and Site Assessment to determine impacts from the temporary conversion of agricultural lands several options for mitigating significant impacts. In addition to disturbed/ agricultural lands, seven (7) vegetation communities were identified within the project area, including desert washes that flowed through the transmission corridor. Also, the transmission corridor alternatives were within the Yuha Desert Flat-tailed Horned Lizard Management Area. Biological surveys included rare plant surveys; protocol surveys for burrowing owl and southwestern willow flycatcher; and a preliminary delineation for jurisdictional resources. A protocol survey for wintering mountain plover was conducted for the entire agricultural complex surrounding El Centro.

Using the BLM’s Visual Resource Management System, BRG prepared visual simulations of the proposed solar generating facilities (both CPV and PV technologies) and the 230 kV transmission line. Five (5) Key Observation Points (KOPs) were used to identify viewsheds, visual resources, and to prepare the simulations. A visual simulation from the project is shown below:



Existing setting from I-8 looking west towards the project site



Visual Panoramic Simulation - View of Solar Energy Facility Site CPV panels and on-site transmission line towers



SOLAR

Location

Imperial County, CA

Duration

2008 – 2011

Size

1,130 acres

Services

- CEQA and NEPA Documentation
- FONSI/Decision Record
- Peer Review of Applicant Prepared Cultural Resources Report; Phase I ESA; Hydrology and Water Quality Report; Geotechnical Report; and Biological Resources Reports
- Traffic Report
- Visual Simulations
- LESA
- Public Meeting/Hearing Support

Client

Imperial County Planning and Development Services
Richard Cabanilla (retired)
Jim Minnick, 442-265-1736
jimminnick@co.imperial.ca.us

Dagget Solar 33 and Dagget Solar 66 Projects



BRG prepared a Visual Impact Analysis (VIA) for the proposed Daggett Solar 33 Project (5 MW) and for the Dagget Solar 66 Project (7 MW) in unincorporated areas of San Bernardino County. Both projects would be located on undeveloped land, totaling 168-acres, and would require a Conditional Use Permit. Both project sites are located north of Interstate 40 and are bisected by National Trails Highway Historic Route 66 near the community of Nebo. Sensitive views were identified along Historic Route 66, a County-designated scenic route, and on I-40. While I-40 is not designated by the County as a scenic highway, it is “eligible for designation” under the California Scenic Highway Program.

The VIA included a visual resource inventory using BLM’s Visual Resource Management System and evaluated each projects’ consistency with the San Bernardino General Plan and Development Code. The VIA also included photographic simulations from four key observation points along Historic Route 66 and I-40. Based on the low profile of the solar panels (9-12 feet tall), as well as the projects’ compliance with setback and screening requirements, no significant visual impacts were identified.



SOLAR

Location

San Bernardino County

Duration

July 2018 – September 2018

Size

167.24 acres

Services

- *Field Survey/Visual Resource Inventory*
- *Visual Simulations*
- *Visual Impact Assessment Report*

Client

*Ralph Laks
Laks Construction
lariatlake@aol.com*

3.0 DETAILED SCOPE

McIntyre understands the expectations of the County staff with respect to project management and team leadership. Our approach for preparation of the EIR is to execute our internal quality assurance and quality control process to ensure that the environmental document is internally consistent, technically sound, and legally adequate, which will expedite the review process, maximize efficiency, and maintain the Project schedule.

The following is a list of tasks that are included in our proposed scope of work for the EIR:

- Task 1: Project Initiation
- Task 2: Administrative Draft EIR (ADEIR)
- Task 3: Public Review Draft EIR (DEIR)
- Task 4: Final EIR (FEIR)
- Task 5: Mitigation, Monitoring, and Reporting Program
- Task 6: CEQA Findings and Notice of Determination (NOD)

TASK 1 – PROJECT INITIATION

Task 1.1 – Kickoff Meeting

A kickoff meeting will occur within one week of contract execution and will include a discussion of the Project goals, the Project schedule and any other areas of particular concern. The kickoff meeting will also serve to discuss

assumptions and parameters for all technical studies and McIntyre's project manager and the Lead CEQA Specialist will provide a draft project schedule and draft EIR table of contents to facilitate the discussions.

Key Deliverable(s):

- Draft Project Schedule;
- Draft Table of Contents;
- Meeting Agenda; and
- Meeting Minutes.

Task 1.2 – Data Collection/Site Visit

Site Visit

We have scheduled the site visit to occur within one week of the kickoff meeting. Having a site visit early in the process will help all parties to quickly get acquainted with the Project site and enable us to identify potential issues of concern.

Data Collection and Review

McIntyre shall conduct initial data collection for information as necessary to complete preparation of the EIR. Our efforts will be focused on updating information as needed (i.e., updating GIS datasets, etc.). Any “outstanding information” needed to complete the analysis will be presented to the County in the form of a “data needs list.”

Key Deliverable(s):

- Data Needs List.

Task 1.3 –Project Description

A clear and accurate description of the proposed Project is one of the cornerstones of an EIR. The description of the Project will contain information on its location and boundaries and a description of its technical characteristics, including all components, both on and off the Project site during all phases of the Project. It will also include a clearly written statement of project objectives, which will assist in developing a reasonable range of alternatives and aid in the preparation of findings and a statement of overriding considerations, if necessary. McIntyre will develop the draft project description and alternatives for the proposed Project based upon information provided in the CUP Application. The project description will include a description of all phases (construction, operation/maintenance, and decommissioning) of a utility scale solar project, electrical and transmission improvements and a battery energy storage system. The project description will clearly describe the various components of the Project and at an appropriate level of detail. We assume the Applicant will provide all necessary Project information to prepare a detailed project description.

of particular concerns will be off-site components, components connecting the switching station of to IID's power station, construction methods and timelines, anticipated water use during construction and operation.

Site Reclamation Plan

McIntyre will prepare a draft project description and submit it to the County for review and comment. The draft project description will be revised based on one round of comments received from the County. The final project description will be the basis of the environmental analysis conducted in the EIR and those technical reports prepared by the McIntyre team.

Key Deliverable(s):

- Draft and Final Project Descriptions and Alternatives.

Task 1.4 – Bi-Weekly Teleconferences

To support ongoing communication, we propose bi-weekly teleconferences with the County during critical phases of the Project, and on an as-needed basis thereafter. These meetings will be attended by McIntyre’s project manager and Lead CEQA Specialist as well as any required technical specialists. This regular and open line of communication ensures that any unforeseen concerns are addressed quickly and will keep the Project on schedule.

Key Deliverable(s):

- Teleconference Agenda and Minutes; and
- Running Task List(s) to identify outstanding items, responsible parties and their resolution.

Task 1.5 – Initial Study (Draft and Final) and CEQA Notices

McIntyre shall prepare a Draft and Final Notice of Preparation (NOP) in accordance with CEQA Guidelines Section 15082, along with a Draft and Final Initial Study (IS). The Draft NOP and IS shall be electronically submitted to the County for review. Comments/edits received on the documents shall be incorporated and revised documents electronically resubmitted.

The NOP and IS, which will open the public scoping comment period, will include the following:

- A brief description of the proposed Project and location;
- An explanation of the scoping process and how to comment;
- Imperial County’s Initial Study Checklist identifying whether the proposed Project would have “no impact,” “less than significant impact,” “less than significant with mitigation incorporated,” or “potentially significant impact” for all environmental resource areas;
- Deadline for submitting comments;
- Date, time, and format of the public scoping meeting;
- Locations where Project documents and files are available for public review; and
- Lead agency contact information.

Once County comments are received, McIntyre will submit the revised NOP/IS to the County, for consideration by the Environmental Evaluation Committee (EEC) as an information item.

The Final NOP / IS shall then be submitted by the County to the Office of Planning and Research (OPR) and State Clearinghouse (SCH) for transmittal to responsible and trustee agencies requesting input on the scope and content of the EIR within 35-days.

Pursuant to Executive Order N-80-20, signed on September 23, 2020, certain requirements for filing, noticing, and posting of CEQA documents with county clerk offices have been conditionally suspended and alternate requirements identified in lieu of those requirements. This proposal assumes that the ICPDSD will fully satisfy CEQA’s requirements for filing, posting and issuing public notices by:

- Posting CEQA notices on the ICPDSD'S website for the same length of time that would be required for physical posting; and,
- Submitting all CEQA Notices to the OPR via the State Clearinghouse's CEQA Submit Database.

As of November 3, 2020, the Office of Planning and Research (OPR), State Clearinghouse (SCH) Unit no longer accepts hard copies of environmental documents and notices of determinations and/or exemptions. All agencies are required to submit online to the CEQA Database.

Key Deliverable(s):

- Draft and Final versions of the NOP and Checklist IS;
- Notice of Completion & Environmental Document Transmittal (Appendix C of the State CEQA Guidelines); and
- Summary Form for Electronic Document Submittal (Form F).

Task 1.6 – Public Scoping and Comment Review

McIntyre's Project Manager will attend one public scoping meeting, arranged by the County. We will provide a PowerPoint presentation to support the County at the meeting, along with speaker cards. To expedite the schedule, we propose that the public scoping meeting and the EEC meeting be held on the same day.

At the conclusion of the public scoping period, McIntyre will prepare a draft scoping memorandum summarizing the scoping process as well as issues and comments received during the scoping period and where they will be addressed in the EIR. We will consider all relevant and substantive scoping comments in the development of the EIR to ensure the document reflects and addresses the issues of concern to the public and agencies. The information gathered during scoping will also be used in developing Project alternatives. Any public comments requesting an expansion of the scope beyond that described herein will be discussed with the County staff.

Key Deliverable(s):

- Public scoping materials and a PowerPoint presentation on the Project.

Task 1.7 – Peer Review of Technical Reports

This subtask includes a critical review of technical reports that will be prepared by the Applicant or its Consultants. As noted in the RFP and the Viking Solar Technical Study Schedule included in the CUP Application, the following surveys and technical reports will be, or have been, developed by the Applicant:

- | | |
|---|--|
| ▪ Aquatic Delineation Report | ▪ Land Evaluation and Site Assessment (LESA) |
| ▪ Air Quality and Greenhouse Gas | ▪ Hydrology/Drainage Report |
| ▪ Aquatic Delineation Report | ▪ Land Evaluation and Site Assessment |
| ▪ Biology Resources Report | ▪ Noise Report |
| ▪ Cultural Resources Report | ▪ Paleontological Report |
| ▪ Geology and Soils/Geotechnical Report | ▪ Phase 1 Environmental Site Assessment |
| ▪ Grading Plan* | ▪ Stormwater Pollution Prevention Plan* |

- Drainage Report*
- Noise Report
- Transportation/Traffic Study
- Visual Resources Report and Glare Analysis

Each peer review by our technical experts will consist of the following tasks:

- Review Applicant-prepared technical reports to identify any data gaps and determine whether additional, supplemental or new analyses are required to appropriately analyze the Project and its potential impacts.
- Ensure that Applicant-prepared technical reports address all Project components and phases, and include appropriate approaches, methodologies, models, software, tools, significance criteria, permit conditions, and current data sources.
- Review comment letters received by the County in response to notification of the proposed CUP Application, to ensure responsible agencies or other stakeholder comments, if any, have been addressed.
- Prepare a draft/final memo summarizing peer review findings and any additional analysis that may be needed. Rather than preparing a single memo that summarizes the findings of “all peer reviews”, our proposal recommends a separate memo be completed for each resource area. This approach facilitates a more efficient flow of information to County staff and enables technical reports to be revised/updated as needed, and thereby avoids potential delays waiting for other reviews to be completed.
- Participate in teleconference with McIntyre; County, Applicant and their consultant to discuss peer review findings and review revised reports (if revisions necessary).

Key Deliverable(s):

- Draft and Final Peer Review Memos based on review of the Project description and Applicant-prepared technical reports.

Please note, while the RFP indicates that the Applicant will prepare a Drainage Study and a Stormwater Pollution Prevention Plan (SWPPP), these studies/plans are not shown on the “Technical Studies Schedule” included as part of the RFP package.

Task 1.8 – Completion of Additional Technical Studies

This subtask includes preparation of additional technical reports that are necessary to produce a legally defensible EIR, including:

- Water Supply Assessment (SB 610).

Details on scope of the technical studies are described below under Subtask 2.1, First and Second Administrative Draft EIR (ADEIR).

Upon completion of the draft technical reports, our staff and technical specialists will participate in a teleconference with the County, Applicant, and their consultant to discuss comments on draft technical reports and review revised reports (if revisions necessary).

Key Deliverable(s):

- Draft and Final SB 610 Water Supply Assessment.

Task 1.9 – Regulatory Review and Agency Coordination

From our current and previous projects in the Imperial Valley, we have established relationships with many of the agencies that will have regulatory authority over the Project. We will contact regulatory agencies to ensure that they received the NOP and IS and encourage they respond in writing. We assume consultation with regulatory agencies will take place via teleconference. Upon completion of the consultation process, we will submit a memo to the County identifying agencies/individuals contacted and the outcome(s) of the conversations. The agencies relevant to the Project may include but are not limited to the following:

- California Department of Fish & Wildlife (CDFW)
- Caltrans District 11
- Colorado River RWQCB
- Imperial County Air Pollution Control District
- Imperial County Dept. of Public Works
- Imperial County Fire Department
- Imperial Irrigation District (IID)
- Native American Heritage Commission
- US Bureau of Reclamation
- US Fish and Wildlife Service

Key Deliverable(s):

- Draft and final agency consultation memorandum.

Task 1.10 – Assembly Bill 52 Tribal Consultation Support

McIntyre will utilize Cogstone to provide support for the tribal consultation required under Assembly Bill 52 (AB 52). We recognize that the County distributes their own AB 52 consultation letters, as a part of the Conditional Use Permit process. If any tribes wish to participate in government to government consultation on this project, Cogstone will assist by coordinating meetings, preparing correspondence, compiling responses, and/or scheduling/attending one (1) tribal consultation meeting held via telephone or virtual meeting with the County staff and Tribal representatives.

Key Deliverable(s):

- Draft and Final minutes of AB-52 consultation meeting(s); and
- Draft and Final memo compiling Native American responses.

TASK 2 – ADMINISTRATIVE DRAFT EIR

Task 2.1 – 1st and 2nd Administrative Draft EIR (ADEIR)

McIntyre will develop the ADEIR to fully address the requirements of CEQA, the Imperial County Zoning Ordinance and General Plan Elements, including significance determinations; alternatives analysis; state, local, and federal laws; regulations; executive orders; and resource analyses. We will prepare two versions of the ADEIR. The ADEIR will analyze and disclose impacts from a variety of issues including:

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Mineral Resources
- Noise
- Recreation
- Population and Housing

- Cultural and Tribal Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Public Services
- Utilities and Service Systems
- Transportation
- Wildfire
- Cumulative Impacts
- Alternatives

Based on our initial review of potential impacts, we do not anticipate impacts to population and housing, public services, and recreation, energy conservation, or wildfire. While these issues would be identified in the Initial Study, they would not be addressed in detail in the EIR. The CUP Application identifies Environmental Protection Measures (EPM) which will be incorporated into the Project to avoid or minimize potential environmental impacts.

Key Environmental Issues to be Addressed in the EIR and Our Approach to Analysis

The approach to analyzing the environmental resource areas are discussed below:

Aesthetics

The Project is located at the intersection of East Nelson Pit Road and Graeser Road, approximately 5.5 miles east of the City of Holtville. The nearest highway is Highway 115 located 1.4 miles southwest of the Project site. This highway is not a designated scenic highway. The nearest eligible state scenic highway according to Caltrans California State Scenic Highway System Map Route-78 located 39.82 miles northwest of the Project site. No officially designated Scenic Highways exist in Imperial County. The Project site is located off East Nelson Pit Road. Other roads in the vicinity include Graeser Road, Kavanaugh Road, Miller Road and State Route 115. None of these roadways are identified as scenic in the Imperial County Circulation and Scenic Highway Element. The Project sites are not considered a scenic vista nor are they in the vicinity of a designated scenic route in Imperial County. The Project sites do not contain scenic resources, including but not limited to trees, rock outcroppings, and historic buildings, or state scenic highways.

Given the relative isolation of the sites, it is likely the only sensitive viewers present would be vehicles on adjacent roadways. Nonetheless, the construction of solar arrays, substations, switching stations, a battery system and electrical distribution lines, will change the rural character of the area. We will evaluate the impacts project lighting as well as conduct a peer review of the applicant-prepared solar glare analysis.

In accordance with the Renewable Energy and Transmission Element Update PEIR mitigation measure AESTH-1g, the Applicant will have a Visual Resources Technical Report and Glare Analysis prepared to provide a detailed assessment of potential impacts to aesthetic and visual resources. The RFP indicates the Visual Resources Technical Report will also include visual simulations. McIntyre will review the Applicant-prepared Visual Resources Technical Report to determine conformity with the Circulation and Scenic Highways, Conservation and Open Space and Land Use Elements of the County's General Plan. The findings of the Visual Resources Technical Report and Glare Analysis will be presented in the EIR, along with any necessary mitigation measures.

Agriculture

According to the most recent California Department of Conservation Farmland Mapping (2018) the Project site contains: Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance and Other Land (Table 3). All 18.36 acres of Prime Farmland and 236.8 acres of Farmland of Local Importance are located within parcel 050-070-018. Parcel 050-070-019 contains 0.47 acres of Farmland of Statewide Importance with the remainder being Other Land. Parcel 050-070-021 contains only Other Land. There are no Williamson Act lands within or adjacent to the Project area.

Table 3. Important Farmlands

Parcel	Farmland Classification	Acres
050-070-018	Prime Farmland	18.1
	Farmland of Statewide Importance	212.7
	Farmland of Local Importance	236.9
	Other Land	12.3
050-070-019	Prime Farmland	0.2
	Farmland of Statewide Importance	0.8
	Other Land	79.0
050-070-021	Other Land	44.0
TOTAL		604.0

Source: California Department of Conservation, 2018.

Implementation of the Project will result in the conversion of agricultural lands to non-agricultural use. McIntyre will review the applicant prepared California Land Evaluation and Site Assessment (LESA) as part of our analysis of agricultural conversion impacts and identify feasible mitigation to reduce impacts to below a level of significance.

Air Quality

Most air quality impacts from solar projects are temporary in nature and occur during construction or from vehicular activity. The sources are usually combustion engines for equipment and fugitive dust. The short-term combustion emissions can be criteria air pollutants of carbon monoxide, nitrogen dioxide, sulfur dioxide and particulate matter < 10 microns in size (CO, NO₂, SO₂ and PM₁₀), or precursors of criteria air pollutants such as volatile organic compounds (VOCs), and minor emissions of air toxics (diesel PM, acetaldehyde, benzene and formaldehyde). The Project site is located in the Salton Sea Air Basin (SSAB). Responsibility for attaining and maintaining ambient air quality standards in California is divided between the California Air Resources Board (CARB) and the Imperial County Air Pollution Control District (APCD).

The Project is located in the Salton Sea Air Basin, which includes all of Imperial County and a portion of central Riverside County. Air quality conditions in the Imperial County portion of the Basin are under the jurisdiction of the Imperial County APCD (ICAPCD). The ICAPCD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." The national and state standards are shown in Table 4. Table 5 shows the attainment status for the Salton Sea Air Basin.

Currently, the Basin is in “non-attainment” status for O₃ and serious nonattainment for PM₁₀. The Basin is in attainment or unclassified for the remaining pollutants.

Table 4. Current Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Nitrogen Dioxide	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	24-Hour	---	0.04 ppm
	3-Hour	0.5 ppm (secondary)	---
	1-Hour	0.075 ppm (primary)	0.25 ppm
Lead	30-Day Average	---	1.5 µg/m ³
	3-Month Average	0.15 µg/m ³	---

ppm = parts per million

µg/m³ = micrograms per cubic meter

Source: California Air Resources Board, <http://www.arb.ca.gov/research/aags/aags2.pdf> May 4, 2016.

Table 5. Imperial County Air Quality Standard Attainment Status

Pollutant	CAAQS	NAAQS
Ozone (O ₃)	Nonattainment	Nonattainment - Marginal
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Respirable Particulate Matter (PM ₁₀)	Nonattainment	Nonattainment – Moderate (Partial)
Fine Particulate Matter (PM _{2.5}) ⁽¹⁾	Unclassified ⁽²⁾	Unclassified/Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Unclassified/Attainment
Lead (Pb)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Sulfates	Attainment	No Federal Standards
Vinyl Chloride	Unclassified	
Hydrogen Sulfide (H ₂ S)	Attainment	
Visibility Reducing Particles	Unclassified	

Source: County of Imperial, September, 2013

¹ Part of Imperial County is designated nonattainment for the NAAQS; however, the nonattainment area does not include the Project location.

² Insufficient data to designate area or designations have yet to be made.

Our air quality specialist, Birdseye Planning Group will peer review the Applicant prepared Air Quality and Greenhouse Gas Emissions technical report to ensure air quality and GHG emissions are accurately quantified, and impacts on sensitive receptors mitigated, as necessary. The results will be incorporated into the EIR, along with all required APCD rules and regulations.

Biological Resources

The Project site has been used for agricultural production and therefore biological resource impacts are anticipated to A search of the California Natural Diversity Database (CNDDDB) found no special status plants and five special status animals within 3.5 miles of the Project site. According to CNDDDB (2021), Colorado Desert fringe-toed lizard (*Uma notata*), Yuma hispid cotton rat (*Sigmodon hispidus eremicus*), burrowing owl (*Athene cunicularia*), flat-tailed horned lizard (*Phrynosoma mcallii*), and sand food (*Pholisma sonorae*) have been observed within the Project vicinity. None are State or Federally Listed endangered species.

Table 6. CNDDDB Species Search Results

Species Common Name	Global Rank	State Rank	CDFW Status	Federally Listed	State Listed
Colorado Desert fringe-toed lizard	G3-Vulnerable	S2- Imperiled	Species of Special Concern	No	No
Yuma hispid cotton rat	G5-Secure	S2- Imperiled	Species of Special Concern	No	No
burrowing owl	G4- Apparently Secure	S3- Vulnerable	Species of Special Concern	No	No
flat-tailed horned lizard	G3- Vulnerable	S2- Imperiled	Species of Special Concern	No	No
sand food	G2- Imperiled	S2- Imperiled	Species of Special Concern	No	No

The East Highline Canal traverses Project parcel 050-070-019. The nearest river is the Alamo River, 4.42 miles to the west. McIntyre’s biological consultant, SeaJay, will review the applicant-prepared biology report.

The nearest USFWS critical habitat for Federally listed Threatened and Endangered Species (Pierson’s milk vetch [*Astragalus magdalenae* var. *peirsonii*]) is located over 10 miles to the west in the Algodones Sand Dunes. The Project parcels are not located within a flat tailed horned lizard reserve, but they are within a mile of the East Mesa Reserve Flat-tailed Horned Lizard Management Area.

Vegetation on the Project parcels include: Southwestern North American introduced riparian scrub, Lower Bajada and Fan Mojavean - Sonoran desert scrub, Agriculture, and Developed and Disturbed Areas.

McIntyre biological consultant, SeaJay will review the applicant-prepared Biological Resources Technical Report and Aquatic Delineation Report. These reviews will ensure that impacts to biological resources, including impacts to riparian habitats, wetlands and/or “Waters of the U.S.” and “Waters of the State” include permanent and temporary, direct, indirect and cumulative impacts to habitats; special-status plant and wildlife species, wildlife corridors are identified for all project phases. After describing the Project’s/proposed action’s impacts/effects to biological resources, we will identify the avoidance, minimization and/or mitigation measures proposed by the Applicant, and if necessary, suggest feasible avoidance, minimization and/or mitigation measures to reduce impacts to below a level of significance/reduce or avoid adverse effects.

Geology and Soils

The Project site is not located in an Alquist-Priolo Earthquake Fault Zone. The nearest fault to the Project site is the Rico fault, part of the Brawley seismic zone, located 7.13 miles to the east.

According to the Natural Resources Conservation Service Soils Report for the Project site the site contains the following soils:

Table 7. Soils on Project Parcels

Map Unit Number	Soil Type	Acres
103	Carsitas gravelly sand, 0 to 5 percent slopes	7.10
107	Glenbar complex	1.28
122	Meloland very fine sandy loam, wet	24.72
123	Meloland and Holtville loams, wet	3.50
125	Niland gravelly sand, wet	11.68
129	Pits	67.47
130	Rositas sand, 0 to 2 percent slopes	3.98
133	Rositas fine sand, 2 to 9 percent slopes	2.44
135	Rositas fine sand, wet, 0 to 2 percent slopes	446.85
139	Superstition loamy fine sand	0.67
141	Torriorhents and Orthids, 5 to 30 percent slopes	2.93
142	Vint loamy very fine sand, wet	24.21
145	Water	9.09
	TOTAL	605.91

Ninyo & Moore will conduct a review of the Applicant-provided Geotechnical Investigation and other provided documents including readily available background information including topographic maps, geologic maps, fault maps, seismic hazard maps, flood hazard maps, and stereoscopic aerial photographs. Ninyo & Moore will analyze geotechnical data and incorporate it into the EIR along with EPMs proposed by the Applicant, and if necessary, suggest additional feasible mitigation, to reduce impacts to below a level of significance. We will ensure that potential erosion concerns and impacts from grading, construction and operation of all Project components, as well as decommissioning are discussed. Impacts related to soil erosion and loss of topsoil were considered potentially significant due to moderate to high dust potential. We will write this section in close coordination with the cultural resources, hydrology/water quality and air quality sections due to the many interrelated issues and impacts.

Energy Conservation

The EIR will include an energy analysis based on the following:

- Identification of energy consuming equipment and processes which will be used during construction, operation and/or removal of the Project;

- Total Project energy requirements, by fuel type and end use;
- Energy conservation equipment and design features, if any;
- Identification of energy supplies that would serve the Project; and
- Total estimated daily vehicle trips to be generated by the Project and the additional energy consumed per trip by mode.

The “existing setting” discussion will identify existing energy supplies and energy use patterns in the region and the impact discussion will focus on potential energy impacts of the Project, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy. Information on project energy demands will be obtained from the Project Applicant as part of our data collection efforts.

Hazards

The County has recently (January 2021) incorporated an updated Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element of the County’s General Plan. McIntyre will evaluate the proposed Project for consistency with the updated Safety Element. The nearest airport to the Project site is the Holtville Airport located less than 2 miles north of the Project site. The Holtville Airport consists of a long and wide runway, but it has essentially no other facilities. There are no hangars or other significant structures on the property. According to the Imperial County *Airport Land Use Commission (ALUC) Compatibility Plan*, the Project parcels are outside the compatibility zones of the Holtville Airport. The Project site is approximately 1.4 miles south of the boundary line of compatibility Zone C. Nonetheless, the EIR will determine whether the height of the any of the proposed components will require notification in accordance with Federal Aviation Administration requirements.

Ninyo & Moore will review the Applicant prepared Phase I Environmental Site Assessment Report), for its compliance with ASTM E1527-13 and general standard of care practiced by environmental professionals and evaluate whether the conclusions and recommendations given in the report are supported by the report’s findings. Because the area historically supported agricultural uses, we recommend that the Phase I ESA include soil samples for residual pesticides. We believe this is relevant because during the modification to the CUP for the HR I project for River Ranch the County received a comment letter from LIUNA about this particular issue. In the EIR for the proposed Project, McIntyre will evaluate possible construction hazards such as major fluid spills, earthquakes, fires, floods and other emergencies. In addition, we will evaluate potential worker safety issues during Project construction and operation for all activities involving use and storage of flammable and explosive or highly corrosive or reactive materials, fire and explosion suppression equipment. McIntyre will also include evaluation of hazards to the public or the environment during construction of the proposed off-site improvements. McIntyre will identify the EPMs proposed by the Applicant and discuss the Emergency Response Plan (ERP) and Hazardous Materials Business Plan (HMBP) for the Project and if necessary, suggest additional feasible mitigation to reduce impacts to below a level of significance.

Our team will evaluate possible construction hazards such as major fluid spills, earthquakes, fires, floods and other emergencies. In addition, we will evaluate potential worker safety issues during Project construction and operation for all activities involving use and storage of flammable and explosive or highly corrosive or reactive materials, fire and explosion suppression equipment, and pesticides/herbicides. We will also evaluate potential hazards related to the proposed BESS.

Hydrology/ Water Quality

The Proposed Project is located within the Colorado River Hydrologic Region, which includes the lower Colorado River system; the Salton Sea drainage system; and several internal basins. The Project site lies within the Salton Sea watershed southeastern portion of the irrigated portion of the Imperial Valley. Imperial County is a desert region with less than six inches of rainfall per year, but rainfall can be concentrated and lead to flooding. Most of the surface-water supplies in the area are a result of irrigation from the Colorado River. The water is diverted from the Colorado River at the Palo Verde Weir north of Blythe by the Palo Verde Irrigation District for use in the Palo Verde Valley of northeast Imperial County and southeast Riverside County; and at the Imperial Dam into the All-American Canal by the IID and the Bard Irrigation District for use in the Imperial, Yuma, Bard, and Coachella Valleys. The IID manages over 3,000 miles of canals and drains in the area and is the largest irrigation district in the United States. Since 1942, the area has received its water through the All-American Canal, which runs 82 miles from the Imperial Dam on the Colorado River west to agricultural areas and cities in the Imperial Valley. The 82-mile All-American Canal has several main canals that branch off, including the Westside Main canal. These three canals supply water service to Imperial Valley and are operated and maintained by IID. The IID serves irrigation water and electric power to farmers and residents in the lower southeastern portion of California's desert.

The East Highline Canal traverses Project parcel 050-070-019. The East Highline Lateral 12 traverses the southern portion of parcel 050-070-019 to converge with the East Highline Canal. The nearest river is the Alamo River, 4.42 miles to the west. Additionally, the Project site is in FEMA Flood Hazard Zone X as illustrated on Federal Emergency Management Agency (FEMA) map panel 06073C1045G (dated December 20, 2019), which is moderate to low risk. The nearest floodplain area is over 30 miles to the east.

Construction activities at the Project site could adversely impact water quality in the adjacent East Highline Canal from an increase in erosion when the ground is disturbed during construction. Surface water quality could be impacted by increased sediment loading associated with land disturbance and the release of chemicals during the mineral extraction process. 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. The EIR will identify regional and local hydrology and summarize federal, state, and local laws, policies, and regulations that are applicable to the project including:

- The Clean Water Act, Porter Cologne Clean Water Act;
- Water Quality Control Plan for the Colorado River Basin;
- NPDES General Industrial and Construction Permits;
- The Water and the Conservation and Open Space Elements of the General Plan;
- The County of Imperial Land Use Ordinance, Title 9, Chapter 10 - Grading Regulations;
- The Imperial Irrigation District's policy documents govern IID water operations; and,
- The Imperial County Engineering Guidelines Manual's drainage requirements applicable to the Projects.

For water quality impacts that could be potentially significant, the EIR will include a range of mitigation measures that are expected to include

- Requiring the Project Applicant to acquire Appropriate Clean Water Act Regulatory Permits, file and NOI with the SWRCM, Prepare SWPPP, and Implement BMPs Prior to Construction and Site Restoration;
- Requiring the Project to incorporate post-construction runoff BMPs into Project Drainage Plan and maximize opportunities for low impact development;
- Requiring the Project Applicant prepare a site specific Drainage Plan for all facilities constructed in conjunction with the Project that meets County Department of Public Works and IID requirements, where applicable; and
- Requiring preparation of a Drainage Plan that incorporates measures to maintain off-site runoff during peak conditions to pre-construction discharge levels.

All applicable local RWQCB discharge requirements and the County of Imperial's water quality regulations would be adhered to in the development and maintenance of the Project sites. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for the Project and Best Management Practices (BMPs) would be incorporated into the Project design to reduce adverse impacts on water quality.

Land Use

Project parcels 050-070-019 and -018 are both zoned A-2-RE (General Agriculture with Renewable Energy Overlay) and parcel 050-070-021 is zoned GS-RE (Government/Special Public Zone with Renewable Energy Overlay). All parcels are located within the Renewable Energy Overlay Zone. Project parcels 050-070-019 and -018 are both designated by the General Plan as Agriculture and parcel 050-070-021 is Recreation. The current land use is idle land and agriculture. The Proposed Project would not conflict with any applicable land use plan, policy, or regulation. There are no adopted habitat conservation plans or natural community conservation plans encompassing the Project site therefore there is no potential for the Proposed Project to conduct with any habitat conservation plan or natural community conservation plans.

McIntyre will evaluate the existing and proposed land uses, land use designations and zone classifications within both potential site and the surrounding area to identify the proposed Project's consistency with the goals, objectives, policies and programs of each General Plan Element. The proposed Project's compatibility with relevant goals, policies, and programs of the General Plan will be presented in a General Plan Consistency Analysis (included as an Appendix to the EIR) and in each resource section of the EIR. The consistency analysis will also determine the Project's consistency with the zone/subzone within which it is located; whether the proposed use will be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity; and whether the Project meets the minimum requirements of Title 9 of the Land Development Ordinance Title 9, the Land Use Ordinance for the County of Imperial.

Noise

The proposed Project will be located in a rural area with few "human" sensitive receptors. As required by the County's Program EIR's Mitigation, Monitoring, Reporting Program, the Applicant has prepared a noise technical report, which will be peer reviewed by McIntyre's subconsultant, Birdseye Planning Group. This review will confirm the applicability of proposed EPMS and recommend any additional mitigation measures. The EIR will discuss baseline conditions and identify "sensitive receptors." Any noise impacts will be assessed relative to the County's Noise standards. Based on the results of the impact analysis, we will identify whether noise levels will exceed noise standards; and provide mitigation, if necessary, to avoid significant impacts. On-site noise-generating activities associated with the Proposed Project would include temporary noise associated with the use of heavy-duty off-road equipment, installation and testing of mineral extraction units and vehicle use. While the average noise levels on-site could exceed the 75 dBA

Leq construction noise standard established by County of Imperial at 50 feet from the construction sites, noise would attenuate to levels below the County standard with increasing distance until it reaches the nearest sensitive receptors. The noise study will support demonstrating compliance to established noise limits for wildlife habitat during construction of the Project. The construction analysis will assess noise impacts on sensitive habitat identified by the biological team on at active nesting sites. A noise reduction plan will be developed to address potential noise reduction conservation measures at likely nesting locations.

During operations, it is anticipated that the Proposed Project would comply with the County Construction Noise Standards and Noise Abatement and Control Ordinance to ensure noise levels do not exceed applicable standards. The Proposed Project would not result in a substantial permanent increase in ambient noise levels in the vicinity above existing levels during all phases of the Project. It is not expected that the Proposed Project would result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Our expectations of noise impacts will be validated by the Noise Technical Report and presented in the EIR.

Utilities and Service Systems

The EIR will include an evaluation of the whether the Project will require new or relocated water, wastewater, stormwater, electrical power, natural gas, telecommunication facilities. We will quantify the Project's solid waste generation during construction, operations and decommissioning and compare those volumes to available landfill capacity within the County. 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. 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.

The quantity of water needed to construct and maintain solar projects (e.g., washing of panels), as well as the source of that water, is a growing concern for renewable energy developments based on CEQA case law (such as Center for Biological Diversity v. County of San Bernardino (CBD) (2010) 185 Cal.App.4th 866) and will be the primary focus of this section. In addition, Dubose Design Group will prepare an SB-610 Water Supply Assessment to determine:

- Water Availability During a Normal Year
- Expected Water Availability During Multiple Dry Years
- Water Availability for a 20-year Projection to Meet Existing Demands
- Historical Site Water Consumption and Project Water Demands
- Foreseeable Planned Water Demands to be Served by Imperial Irrigation District (IID)

Mineral Resources

According to Figure 8: Imperial County Existing Mineral Resources of the Conservation and Open Space Element of the General Plan (County of Imperial 2016), the Project site appears to be near sand and gravel, construction mines.

Given this information, the EIR will evaluate whether the Project would result in the loss of availability of a known mineral resource.

Transportation

McIntyre's traffic consultant, Mizuta Traffic Consulting, will conduct a peer review of the Applicant-prepared traffic study to ensure it will meet Imperial County's requirements for traffic impacts, including the Project's potential impacts to increase vehicle miles traveled in compliance with S.B. 743. We anticipate the traffic analysis will focus primarily on the construction-related traffic impacts of the proposed Project, as the long-term operations of the facility will involve minimal staff/workers, and therefore minimal traffic. The Project site would include one primary access driveway, currently contemplated on East Nelson Pit Road., bisecting the Project area and a secondary access driveway (if required) at a location to be determined. We also presume the assessment will focus on the transport of construction workers and Project components to the site via Highway 115 east or Highway 8 east, to north on Miller Rd and east on Nelson Pit Rd to the Project site. We will evaluate the impacts associated with the temporary increase of vehicles on these roads related to the Project. Due to the Project site's rural location, impacts on bicycle and pedestrian facilities, and public transit services are not anticipated.

In terms of VMT, the County has not yet adopted a significance criteria for SB 743 and VMT. For this reason; the EIR will include an analysis of the Project's potential to increase VMT as well as impacts to operational levels of service (LOS) on key roadways and/or intersections. We anticipate the traffic study will identify Project-generated daily VMT estimated separately for each Project trip type, based on construction, operation/ maintenance and decommission phases.

Wildfires

The Project site is not located in a State Responsibility Area, but portions are located in a moderate fire hazard severity zone and non-wildland/non-urban in the Draft Local Responsibility Area as mapped by CAL FIRE, approximately 4.13 acres are designated moderate and 601.78 acres are designated non-wildland/non-urban. Fire Hazard Severity Zones (FHSZs) are areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors that have been mapped by the California Department of Forestry and Fire Protection (CAL FIRE) under the direction of Public Resources Code (PRC) 4201-4204 and Government Code 51175-89. FHSZs are ranked from moderate to very high and are categorized for fire protection as within a federal responsibility area (FRA) under the jurisdiction of a federal agency, within a State responsibility area (SRA) under the jurisdiction of CAL FIRE, or within a local responsibility area (LRA) under the jurisdiction of a local agency. The fire risk at the Project site is moderate, and the potential for a major fire to occur in the area surrounding the Project site is moderate. The EIR will evaluate the risk of wildfires at the Project site, its potential to impair an emergency response or evacuation plan and identify Project features, EPMS and/or mitigation measures that would reduce impacts to the extent feasible.

Cumulative Impact Assessment

Ms. Willis, our proposed Lead CEQA Specialist, has considerable experience conducting comprehensive cumulative impact analyses for renewable energy projects as demonstrated by her work on the Desert Valley Monofill Expansion, Hudson Ranch II/Symbol II, Symbol I, and Orni 21 Geothermal Projects, as well as on the Lucerne Valley and California Valley Solar Ranch projects. To ensure that the cumulative impact analysis receives the attention it deserves we shall begin evaluating cumulative impacts early in the CEQA process. While the date of the NOP typically establishes the

"baseline of analysis" for an EIR, we propose to update the list of potential cumulative projects, throughout the EIR preparation, to ensure an up-to-date and thorough identification of potential projects. This will ensure an adequate and legally defensible cumulative impact assessment. Given the number of solar project that have been developed in the Imperial Valley, we anticipate that cumulatively considerable impacts could result from conversion of agricultural land to non-agricultural uses, use of IID water for construction/maintenance, visual/aesthetics related to the solar panels (height, glint and glare) and from potential habitat loss for sensitive biological resources.

McIntyre will utilize a list of current and potential projects developed during the preparation of the County's Land Use Plan and update it, based on projects that have been planned/approved since that time. Several solar projects have been processed in recent months and the Westside Battery Storage Project, North Gila II Transmission Line Project, Orni 21 Solar, VEGA Solar 4, VEGA Solar 2, 3, and 5 and the Truckhaven Geothermal Energy Project are also under consideration. These projects, along with current projects shown on the County's website would be added to list of potential cumulative projects.

In addition, McIntyre will collect additional data and information on projects not managed by the County in the evaluation of cumulative impacts. We recognize that cumulative impacts assessment is of major importance for this project, as the County receives multiple development applications. The incremental impacts of these projects, when added to impacts from other past, present, and reasonably foreseeable future actions, could be considerable.

To ensure that the cumulative impact analysis receives the attention it deserves, we will begin identifying and evaluating cumulative impacts early in the CEQA process. Specifically, we will:

- Determine which issues identified for analysis may involve a cumulative effect with other past, present, or reasonably foreseeable future actions;
- Establish the geographic scope for each cumulative effect issue;
- Establish the timeframe for each cumulative effect issue; and
- Identify past, present, and reasonably anticipated future projects to consider in the analysis, including other renewable energy projects as well as non-energy (i.e., residential, commercial, or industrial) developments.

Alternatives

CEQA requires consideration of a reasonable range of alternatives selected pursuant to CEQA Guidelines Section 15126.6. We will work closely with County staff to develop and refine the alternatives to the proposed Project and will keep in mind the goal of selecting alternatives capable of reducing the impacts associated with implementing the Project. We understand that the Planning and Development Service Department typically wants to see a range of 5 five feasible alternatives. We anticipate that the reasonable range of alternatives analyzed for this project could include:

- "No Project Alternative." Under this alternative, the proposed Project would not be constructed and existing uses would continue.
- "Reduced Project Alternative". This alternative would be defined to reduce all categories of important farmlands or solely impacts to prime farmlands.
- Reduce/Avoid Significant Impact (s) Alternative. This alternative would be developed to avoid or reduce significant impacts identified in the technical analyses.

Alternatives would be a topic of one of our earliest teleconference meetings. A matrix summarizing the comparative impact of the alternatives to the proposed Project will be included in the EIR to facilitate the reader's understanding of the Project alternatives relative to the identified potentially significant impacts associated with the proposed Project. As required by CEQA Guidelines Section 15126.6(d)(2), of these alternatives, an environmentally superior alternative will ultimately be identified.

Other CEQA Requirements

The EIR will identify irreversible and irretrievable commitment of resources that would occur if the Project is implemented. A resource commitment is considered irreversible when direct and indirect effects from its use limit future option. This section will identify significant and unavoidable impacts as well as growth inducing impacts.

The EIR will also include a list of citations and consultations (references), list of preparers, and a list of persons contacted.

Key Deliverable(s):

- Administrative Draft EIR (5 hard copies and 5 electronic copies on CD).

Task 2.3 – Staff Update/Coordination Meetings

We will be available to attend additional meetings, as needed. We anticipate having Mr. McIntyre attend up to five additional face-to-face meetings with the County when review of key deliverables is required. These meetings would likely take place when the first and second ADEIR are submitted for County review as well as when the administrative draft of the Final EIR (FEIR) is submitted. We recommend that these meetings include attendance at the EEC meeting, a meeting to discuss ADEIR comments, a meeting to discuss DEIR comments, a meeting to discuss FEIR comments and one other meeting at the discretion of the County. These meetings are discussed in detail under their appropriate tasks.

Key Deliverable(s):

- Meeting Agenda and Minutes.

TASK 3 – PUBLIC REVIEW DRAFT EIR

Task 3.1 – Document Preparation

Our team will incorporate the Applicant's and the County's comments on the ADEIR into a Public Review DEIR. The County will be provided with 5 hard copies (including copies of the Volume II technical appendices) and 5 copies of the camera-ready DEIR on a CD for public dissemination. We will also upload an electronic version of the DEIR and technical appendices to the Imperial County Web site.

Key Deliverable(s):

- Public Review Draft EIR (5 hard copies and 5 electronic copies on CD).

Task 3.2 – CEQA Notices - Notice of Completion/Availability

McIntyre shall prepare the NOC to inform reviewers that the Public Review DEIR is complete. McIntyre will also prepare the CEQA Summary Form for Electronic Document Submittal, which will enable the County to submit copies of the EIR to the SCH on CD, thereby reducing printing and shipping costs associated with this task.

McIntyre shall also prepare a Notice of Availability (NOA) that would accompany each hard copy of the DEIR distributed to stakeholders. Imperial County shall file the NOA with the County Clerk's office and publish the NOA in a newspaper of general circulation. Imperial County shall pay all publishing fees as required by any newspapers.

Key Deliverable(s):

- NOC/NOA and CEQA Summary Form for Electronic Document Submittal for County filing with SCH, publication and distribution.

TASK 4 – FINAL EIR

Task 4.1 – Response to Comments.

McIntyre will review public comments with the County and determine an appropriate response to each one. Following receipt of final public comments, our team will prepare an administrative draft of the responses to comments and submit to the County for internal review. We will organize the responses to comments by comment and letter, responding in the following order:

- Federal, state, and local agencies;
- Tribes;
- Organizations and businesses; and
- Members of the public.

Following receipt of comments regarding the draft responses to comments document, our team will prepare and submit electronic screen-check versions of the responses to comments for the County's review. Our team will provide the County all final responses to comments, which can be used in conjunction with the FEIR.

Key Deliverable(s):

- Responses to comments on the Public Review DEIR.

Task 4.2 – Preparation of Administrative Final Draft and Public Review Final EIR

Two administrative drafts of the FEIR will be prepared and provided to the County for review and comment. McIntyre shall incorporate the County's comments on the 1st Administrative Draft FEIR's and provide a 2nd Administrative Draft FEIR.

Key Deliverable(s):

- One (1) electronic version of the First Administrative Draft FEIR;
- One (1) electronic version of the Second Administrative Draft FEIR; and
- Camera-ready FEIR (5 hard copies, 5 copies on CD).

Task 4.3 – CEQA Notice – Notice of Availability of Final EIR

McIntyre shall prepare the NOA that would accompany the FEIR to the SCH.

Key Deliverable(s):

- NOA and NOC for County transmittal of FEIR to the SCH.

Task 4.4 – Public Hearing Attendance

McIntyre's Project Manager and lead CEQA specialist will attend one Planning Commission Hearing and one Board of Supervisor Hearing. Our team will be prepared to answer general and technical questions regarding the plan, findings and other technical reports from the decision-making bodies and will provide a PowerPoint presentation to support the County at the meeting.

Key Deliverable(s):

- Draft and Final PowerPoint presentation for each meeting.

TASK 5 – MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)

In October 2015, the Imperial County Board of Supervisors (Board) approved the Renewable Energy & Transmission Element of the Imperial County General Plan; Certified the Final Programmatic Environmental Impact Report (Final EIR) for the Imperial County Renewable Energy and Transmission Element (EIR/SCH # 2014071062). The Board also adopted the Mitigation Monitoring and Reporting Program. The Renewable Energy and Transmission serves as the Board's primary policy statement for implementing development policies for geothermal and other renewable energy land uses in Imperial County.

The Renewable Energy and Transmission Element consisted of four key elements to guide future of renewable energy facilities in Imperial County:

1. The Renewable Energy and Transmission Element Overlay Zone (Map) – which includes the Geothermal Overlay Zone Category, the Renewable Energy Overlay Zone Category and the Renewable Energy/Geothermal Overlay Zone Category;
2. The Renewable Energy and Transmission Element Goals and Objectives;
3. The Renewable Energy and Transmission Element Implementation Ordinance; and
4. Related minor consistency revisions to all of the other elements of the General Plan.

Under the Renewable Energy and Transmission Element, development and operation of renewable energy projects are allowed within the Renewable Energy Overlay Zone, with an approved Renewable Energy Conditional Use Permit.

The previously certified FEIR analyzed the direct, indirect and cumulative changes to the physical environment that would result from the construction and operation of renewable energy facilities within the Renewable Energy Overlay Zone. It was the County's intent that future renewable energy projects developed per the Renewable Energy and Transmission Element would be reviewed in the context of the FEIR to determine if additional environmental documentation would be required. If a subsequent renewable energy project is proposed for an area that is not within

the RE Overlay Zone, additional environmental review is required and the EIR should implement the applicable mitigation measures developed in the FEIR.

McIntyre will prepare a draft and final version of the Mitigation, Monitoring and Reporting Program for submittal to the County during preparation of the DEIR. The MMRP will be based on the conditions of approval issued by the County. This report will detail all mitigation measures, identify the responsible party for monitoring each mitigation measure, when in the Project timeline the mitigation measure is applicable to, and who is responsible for enforcing the measure.

Key Deliverable(s):

- Draft and Final MMRP (electronic copies only).

TASK 6 – CEQA FINDINGS/ NOTICE OF DETERMINATION

McIntyre will prepare draft CEQA findings pursuant to Sections 15091 and 15093 of the State CEQA Guidelines. The findings will identify:

- (1) Those changes or alterations that have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR;
- (2) Those changes or alterations that are within the responsibility and jurisdiction of another public agency and not the County of Imperial. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or
- (3) The specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, that make infeasible the mitigation measures or Project alternatives identified in the final EIR.

Additionally, the Findings will provide an overview of the Project's CEQA process; identify impacts that were found to be less than significant; identify potentially significant /significant impacts and the mitigation measures that would avoid or substantially lessen them; and identify cumulatively significant impacts; findings associated with Project alternatives; and, findings associated with mitigation monitoring and reporting program.

Our team will provide these to the County in both MS Word and PDF format for final editing by County staff. We will also be available to provide information and support in finalizing these documents.

McIntyre will prepare the NOD for the County, the filing of which with the County Recorder will start a 30-day statute of limitations on court challenges to the CEQA approval.

Key Deliverable(s):

- Draft CEQA Findings and Statement of Overriding Considerations (SOC) if necessary; and
- Notice of Determination.

4.0 ASSUMPTIONS

This proposal assumes that the Applicant provided technical reports will be high quality, thorough, and sufficient for CEQA level analysis. We assume that the Applicant will provide complete information (for example, in response to data requests) in a timely manner and in accordance with the Project schedule provided. Substantial changes to the Project

description, aside from selection of the preferred site, after McIntyre commences preparation of the CEQA document will require additional work under this contract; in that event, McIntyre will request a change order to increase the hours and costs approved under this contract.

4.1 Key Assumptions by Task

Task 1.1 – Project Kickoff Meeting Assumption(s)

- Detailed project description and proposed EPMs as well as comments on CUP Application from County internal departments and other standard reviewers (e.g., IID, Native American Tribes) will be provided at kickoff meeting.
- Kickoff Meeting – One (1) representative from McIntyre will attend the kickoff meeting in person, one will attend via teleconference.

Task 1.4 – Bi-Weekly Teleconferences Assumption(s)

- This proposal assumes that a total of 24 hours of meeting time for the Project manager and 24 hours for the Lead CEQA Specialist.

Task 1.5 – Initial Study (Draft and Final) CEQA Notices Assumption(s)

- Assumes County will provide comments on the Draft NOP and IS within 2 weeks of receipt.
- As a result of SCH's requirement for all documents to be submitted via the CEQA Submit Database, this proposal assumes the McIntyre will prepare the CEQA notices and provide them to the County for filling with SCH/OPR.
- McIntyre prepares NOC and Environmental Summary Form for State Clearinghouse.
- County files NOC for NOP/IS through State Clearinghouse's online submittal system.
- McIntyre prepares NOP. County publishes NOP in the Imperial Valley Press, the Calexico Chronicle or another paper of record.
- No hard copies or CDs of the Initial Study will be required.
- County shall cover all costs for distributing copies hard copies of the NOP and IS and publication of the NOP.

Task 1.6 – Public Scoping and Comment Review Assumption(s)

- McIntyre's Project Manager will attend one virtual public scoping meeting and one EEC meeting. The CEQA Lead will attend virtually.
- Virtual public scoping meeting and EEC meeting are held on same day.

Task 1.7 – Peer Review of Technical Reports Assumption(s)

- For scheduling purposes, we assume all applicant prepared technical reports will be available at the kickoff meeting.
- We assume that the Applicant prepared Air Quality and Greenhouse Gas Emissions Study includes a Health Risk Assessment.
- We assume the Phase I Environmental Site Assessment includes soil tests for pesticides.
- Schedule assumes that Peer Reviewed Technical Reports will be resubmitted with all required revisions within two (2) weeks of request.

- Imperial County will provide copies of all inter-department/agency comment letters received in response to the notification of the CUP Application.

Task 1.8 – Completion of Additional Technical Studies Assumption(s)

- McIntyre will respond to one set of consolidated comments on the draft technical reports.

Task 1.9 – Regulatory Review and Agency Coordination Assumption(s)

- Consultation with regulatory agencies will take place via teleconference.

Task 1.10 – Assembly Bill 52 Tribal Consultation Support Assumption(s)

- The County will provide McIntyre copies of Formal Notification letters mailed to the Tribes and any responses received.

Task 2.1 - First and Second Administrative Draft EIR Assumption(s)

- McIntyre will respond to one set of consolidated comments on the First and Second Administrative DEIR. McIntyre's Project Manager and lead CEQA specialist would attend a telephonic meeting to discuss Applicant and County comments.
- McIntyre will prepare and submit five (5) hard copies of the First ADEIR; 5 CDs.
- McIntyre will revise County Comments and submit five (5) hard copies of the Second ADEIR.

Task 2.3 – Staff Update/Coordination Meeting Assumption(s)

As discussed within the Section 3.1 Detailed Scope, the Project includes multiple meetings and hearings. Our scope includes the following meetings and hearings:

- Project Kickoff Meeting;
- Bi-Weekly Teleconferences;
- Public Scoping and Comment Review;
- EEC Meeting;
- Staff Update/Coordination Meetings – attendance at additional meetings, as needed;
- Planning Commission Hearing; and
- Board of Supervisor Hearing.

Task 3.1 – Public Review Draft EIR

- Printing costs of the Draft EIR and Technical Appendices are assumed to be \$130 per EIR and \$200 per technical appendix, based on a total page count of 1,651 pages. It should be noted that the VEGA SES Solar Energy Project EIR was 406 pages in length and the technical appendices (Appendix A thru I) were 1,245 pages in length.

Task 3.2 – CEQA Notice(s) - Notice of Completion/Availability Assumption(s)

- Imperial County shall file the NOA with the County Clerk's office and publish the NOA in a newspaper of general circulation. Imperial County shall pay all publishing fees as required by any newspapers.
- Imperial County will distribute Public Review DEIR to stakeholders.

Task 4.1 – Response to Comments Assumption(s)

- If the County receives excessive comments on the Public Review DEIR, then the costs will be determined on a "negotiated basis" when the Draft EIR comments become available.
- Excessive comments are generally considered to be more than twenty (20) commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted."

Task 4.2 – Preparation of Administrative Final Draft and Public Review Final EIR Assumption(s)

- County shall cover all costs for distributing copies of the FEIR.

5.0 PROJECT SCHEDULE

McIntyre's project management team is committed to managing this EIR in close coordination with the County, and in navigating the process as quickly and efficiently as possible. We will apply several techniques to increase efficiency and meet schedules, including:

- Early and on-going communication with County staff;
- Conducting a joint site visit with planning staff, project applicant, and McIntyre staff to identify key resources and concerns;
- Providing early drafts of the Project description, and the description of alternatives; and
- Where possible, conducting tasks simultaneously rather than sequentially.

McIntyre is prepared to commence work upon receipt of the County's notice to proceed (NTP), and we propose to complete the EIR within an 10-month period (See Project Schedule in Exhibit 1). To ensure adherence to the Project schedule, we emphasize the need for a clear, accurate project description, and a well-defined range of alternatives. Through our work on solar and other renewable energy projects, we know the design details that matter most in an effective project description. Our proposed schedule also includes time for the County's review of the drafts, preparation of final reports as well as identification of key project milestones.

Based on our previous experience operating as a third-party EIR preparer for renewable energy developments throughout California, we understand that the Project schedule is often subject to variance based on issues and circumstances that are unforeseen. As unknown events may arise, we are willing to adapt our proposed timeframe, allowing for flexible work scheduling to accommodate the County and the Applicant. A copy of our proposed schedule is provided at the end of this proposal as Exhibit 1.

6.0 COST ESTIMATE/MILESTONES

6.1 Cost

McIntyre's estimated time and materials (T&M) "not to exceed" price to perform the scope of work as stated in Section 3 is \$ 123,259.39. The only exception to the "not to exceed cost" shall be the response to public comments received on the Draft EIR. If the County receives excessive comments on the DEIR (e.g. more than twenty (20) commenting agencies/individuals and/or more than 150 comments that require responses other than "comment noted"), then the costs will be determined on a "negotiated basis" when the Draft EIR comments become available.

Prior to any cost overruns or costs associated with the performance of services outside the scope of this proposal; McIntyre will discuss first then seek written approval from the County Planning and Development Services Director, or Jim Minnick, before such costs are incurred. Failure to get prior written approval may result in such costs being disallowed.

A detailed cost summary by task is provided at the end of this proposal as Exhibit 2.

6.1.1 Other Direct Costs and Travel Expenses

McIntyre's direct labor rates do not include specific job-identifiable expenditures. Such costs are categorized as other direct costs (ODCs), which include:

- Report production;
- Outside consulting fees and subcontractors; and
- Travel.

Travel expenses are chargeable directly to the Project for actual expenses incurred and include airfare, lodging and per-diem; automobile, van, and truck rental; mileage; tolls; parking; and taxis. Lodging and per-diem expenses are paid in accordance with Federal Travel Regulation guidelines. Note that McIntyre does not charge for travel time or mileage.

6.1.2 Markup

ODCs (out-of-pocket expenses), including travel and subcontractor costs, are invoiced at actual plus 10%.

6.1.3 Invoicing

Invoices shall be submitted by McIntyre on a monthly basis. McIntyre's standard invoice provides a list of labor hours and rates by labor category plus a list of Project Other Direct Costs (ODCs) and subcontracted services.

Customized formats and copies of individual timesheets and receipts can be provided for an additional administrative charge.

Invoices will be provided based on the Project milestones described herein and include a percentage complete of that milestone.

6.1.4 Terms

McIntyre's payment terms are net 30 days from date of invoice. Late payments will be assessed a 1% per month carrying charge.

6.2 Summary of Staff Costs and Hours

The Exhibit 2 provides a summary of estimated staff time and cost breakdowns by task, including those from our subconsultant team.

These costs are valid for a period of 90 days from the date of this proposal.

6.3 Project Milestones

A summary of Project milestones for this effort is provided in Table 8 below.

Table 8. Project Milestones

Project Milestones Milestone	Week (estimated time frame)
TASK 1 - PROJECT INITIATION/PROJECT MANAGEMENT	
▪ Kick-Off Meeting/Site Visit	Week 1
▪ Data Collection/Data Needs List	Weeks 1-3
▪ Draft Project Description	Week 1-4
▪ Draft NOP/Initial Study	Weeks 4-9
▪ Final Project Description	Week 9
▪ Final NOP/Initial Study	Week 9
▪ EEC and Scoping Meeting Preparation/Attendance	Weeks 9-14
▪ Scoping Summary Memo/Table	Weeks 14
▪ Peer Review of Applicant Prepared Technical Reports	Weeks 1-3
▪ Preparation of Additional Tech Reports	Weeks 1-5
▪ AB-52 Tribal Consultation Efforts	Weeks 9-13
TASK 2 - ADMINISTRATIVE DRAFT EIR	
▪ 1st Administrative Draft EIR	Weeks 4-16
▪ 2nd Administrative Draft EIR	Weeks 16-20
TASK 3 - PUBLIC REVIEW DRAFT EIR	
▪ Finalize and Print Draft EIR	Weeks 20-22
▪ Publish NOA/Draft EIR	Weeks 22-32
TASK 4 - FINAL EIR	
▪ Draft Responses to Comments, 1st Administrative Draft Final EIR	Weeks 33-37
▪ 2nd Administrative Draft Final EIR	Weeks 38-40
▪ Final EIR	Week 40
TASK 5 - MITIGATION MONITORING AND REPORTING PROGRAM	
▪ Draft MMRP	Weeks 16-22
▪ Final MMRP	Weeks 33-37
TASK 6 - FINDINGS AND SOC	
▪ CEQA Findings/Statement of Overriding Consideration	Weeks 40-42
▪ PC Hearing Preparation/Attendance	Week 42

7.0 CONFLICT OF INTEREST

To the best of its knowledge, McIntyre does not have any conflict or potential conflict concerning the submission of this proposal. McIntyre has no current or ongoing contracts and has not maintained any previous contracts with the applicant during the past year. Furthermore, McIntyre has not prepared any technical studies for the Applicant, whether currently or within the past year.

8.0 CONTRACT EXCEPTIONS

Regarding the County's standard contract language, McIntyre requests the following change in the language in Section 18 Indemnification.

"CONSULTANT shall hold harmless, defend, and indemnify COUNTY and its officers, officials, employees and volunteers from and against any and all liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature solely arising out of ~~or in connection with~~ CONSULTANT's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which was caused by the sole negligence or willful misconduct of COUNTY."

Exhibit 1 -Vikings Solar Energy and Storage EIR Schedule

ID	Task Name	Duration	Start	Finish	Predecessors	Qtr 1, 2021			Qtr 2, 2021			Qtr 3, 2021			Qtr 4, 2021			Qtr 1, 2022	
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	TASK 1 - PROJECT INITATION/PROJECT MANAGEMENT	63 days	Thu 3/4/21	Tue 6/1/21															
2	NTP	0 days	Thu 3/4/21	Thu 3/4/21															
3	Kick-Off Meeting/Submit Data Needs List/Receive Technical Reports	1 wk	Thu 3/4/21	Wed 3/10/21	2														
4	Site Visit (concurrent with kickoff mtg)	1 wk	Thu 3/4/21	Wed 3/10/21	2														
5	Data Collection	2 wks	Thu 3/4/21	Wed 3/17/21															
6	Submit Data Needs List	0 days	Wed 3/17/21	Wed 3/17/21	5														
7	Draft Project Description	15 days	Thu 3/4/21	Wed 3/24/21															
8	Prepare Draft Project Description	1 wk	Thu 3/4/21	Wed 3/10/21	2														
9	Submit to County	0 days	Wed 3/10/21	Wed 3/10/21	8														
10	County Reviews Draft PD, Provides Comments	2 wks	Thu 3/11/21	Wed 3/24/21	9														
11	NOP/Initial Study and CEQA Notices	25 days	Thu 3/25/21	Wed 4/28/21															
12	Prepare Draft NOP/Initial Study/CEQA Notices	2 wks	Thu 3/25/21	Wed 4/7/21	10														
13	Submit to County	0 days	Wed 4/7/21	Wed 4/7/21	12														
14	County Reviews Draft NOP/IS/CEQA Notices; Provides Comments	2 wks	Thu 4/8/21	Wed 4/21/21	13														
15	ME Finalizes NOP/Initial Study/County Reviews	1 wk	Thu 4/22/21	Wed 4/28/21	14														
16	Public Scoping	24 days	Wed 4/28/21	Wed 6/2/21	15														
17	Publish and post NOP/IS to SCH	0 days	Wed 4/28/21	Wed 4/28/21	15														
18	NOP Public Review Period	35 edays	Wed 4/28/21	Wed 6/2/21	17														
19	EEC Meeting/Scoping Meeting (EEC Meets Thursdays)	1 day	Thu 4/29/21	Thu 4/29/21	15														
20	ME Receives All Scoping Comments	0 wks	Wed 6/2/21	Wed 6/2/21	18														
21	Technical Reports	20 days	Thu 3/4/21	Wed 3/31/21															
22	ME Conduct Peer Reviews (Applicant Studies Available at Kick-Off)	2 wks	Thu 3/4/21	Wed 3/17/21															
23	ME Completes Additional Tech Reports	4 wks	Thu 3/4/21	Wed 3/31/21	2														
24	AB-52 Consultation Support	20 days	Thu 4/29/21	Wed 5/26/21	2														
25	Conduct Followup (as nec - during Public Scoping Period)	20 days	Thu 4/29/21	Wed 5/26/21	17														
26	TASK 2 - ADMINISTRATIVE DRAFT EIR	80 days	Thu 3/25/21	Thu 7/15/21															
27	Prepare 1st Admin Draft EIR	8 wks	Thu 3/25/21	Wed 5/19/21	10														
28	Submit to County	0 days	Wed 5/19/21	Wed 5/19/21	27														
29	County Reviews/Provide Comments	4 wks	Thu 5/20/21	Thu 6/17/21	28														
30	Prepare 2nd Admin Draft EIR	2 wks	Fri 6/18/21	Thu 7/1/21	29														
31	Submit to County	0 days	Thu 7/1/21	Thu 7/1/21	30														
32	County Reviews/Provide Comments	2 wks	Fri 7/2/21	Thu 7/15/21	31														
33	TASK 3 - PUBLIC REVIEW DRAFT EIR	60 days	Fri 7/16/21	Fri 10/8/21															
34	Finalize and Print Draft EIR/Submit to SCH	2 wks	Fri 7/16/21	Thu 7/29/21	32														
35	Publish NOA/Draft EIR Public Review Period	50 days	Fri 7/30/21	Fri 10/8/21	34														
36	TASK 4 - FINAL EIR	35 days	Mon 10/11/21	Tue 11/30/21															
37	County Provides all comments on Draft EIR Comments	1 wk	Mon 10/11/21	Fri 10/15/21	35														
38	ME Prepares Responses To Comments/ Admin FEIR	2 wks	Mon 10/18/21	Fri 10/29/21	37														
39	County Reviews/Provide Comments	2 wks	Mon 11/1/21	Fri 11/12/21	38														
40	Finalize & Print Final EIR	2 wks	Mon 11/15/21	Tue 11/30/21	39														
41	Submit FEIR to County	0 days	Tue 11/30/21	Tue 11/30/21	40														
42	TASK 5 - MMRP	105 days	Fri 6/18/21	Fri 11/12/21															
43	Draft MMRP (concurrent with 2nd Admin DEIR)	30 days	Fri 6/18/21	Thu 7/29/21															
44	ME Prepares Draft MMRP (Concurrent with 2nd SCDEIR)	2 wks	Fri 6/18/21	Thu 7/1/21	29														
45	Submit to County (Concurrent with 2nd SC DEIR)	0 days	Thu 7/1/21	Thu 7/1/21	44														
46	County Reviews, Provides Comments	4 wks	Fri 7/2/21	Thu 7/29/21	45														
47	Final MMRP (concurrent with Admin FEIR)	20 days	Mon 10/18/21	Fri 11/12/21															
48	ME Prepares Final MMRP (Concurrent with RTC)	2 wks	Mon 10/18/21	Fri 10/29/21	37														
49	Submit to County (Concurrent with RTC)	0 days	Mon 11/1/21	Mon 11/1/21	48FS+1 day														
50	County Reviews/Provide Comments	2 wks	Mon 11/1/21	Fri 11/12/21	49FS-1 day														
51	TASK 6 - CEQA FINDINGS/NOTICE OF DETERMINATION	24 days	Wed 12/1/21	Tue 1/4/22															
52	Prepare Findings/SOC/Consistency Findings	2 wks	Wed 12/1/21	Tue 12/14/21	40														
53	PC Hearing (Billed under Task 4, placed here for scheduling purposes only)**	2.2 wks	Wed 12/15/21	Thu 12/30/21	52														
54	County Files NOD	5 edays	Thu 12/30/21	Tue 1/4/22	53														

**-Estimated: Planning Commission meets 2nd and 4th Wednesday of the month
ME = McIntrye Environmental LLC

Task Milestone Summary Project Summary Progress

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Appendix A: KEY STAFF RESUMES

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DAVID L MCINTYRE, CEP
MCINTYRE ENVIRONMENTAL
PROJECT MANAGER

EDUCATION

M.A. Geography, 2000,
San Diego State
University,
M.S. Environmental
Management, 1997,
National University
B.S. History, 1990, U.S.
Naval Academy,

CERTIFICATIONS

LEED AP

CEP

Seasoned project manager with 27 years of private-sector and DOD experience. Over 18 years in the environmental consulting industry and over 10 years' experience as a U.S. Marine Corps officer. Prior to moving to Tucson, he established Ecology and Environment's (E & E) San Diego office in 2006 and grew it to 11 Full Time staff with annual revenues in excess of \$2M. Primary contract representative for E & E's Naval Facilities Engineering Command (NAVFAC) Southwest NEPA contract; managed three Range and Aviation Installation Compatible Use Zone (RAICUZ) studies and four EAs for NAVFAC Southwest **worth in excess of \$2M.**

Details of Mr. McIntyre's specific experience is as follows:

MCINTYRE ENVIRONMENTAL LLC July 2016 to Present

Principal Environmental Scientist

◆ Responsible for all aspects of marketing and business development for McIntyre Environmental, LLC.

Select Project Experience

◆ **Glamis Specific Plan Area, Imperial County, CA**

For the Imperial County Planning and Development Services Department McIntyre Environmental is preparing and Environmental Impact Report for the Glamis Specific Plan Area under CEQA. Polaris Industries Inc (the Applicant) acquired 166 acres of land and buildings associated with the historic Glamis Beach Store in Glamis, California in early 2018. This acreage encompasses the Glamis Specific Plan Area (GSPA) which was designated in the Imperial County General Plan Land Use Element. The EIR will evaluate the impacts of granting a General Plan Amendment; a Zone Change; and a Conditional Use Permit to support development and creation of a Specific Plan.

◆ **Controlled Thermal Resources Hell's Kitchen Geothermal Exploration Project.**

Imperial County, CA. Working as a subcontractor to BRG Consulting, McIntyre Environmental helped to prepare an Addendum Environmental Impact Report (EIR) under CEQA for the Hell's Kitchen geothermal energy project near the Salton Sea in Imperial County, CA. This project analyzed the impacts of geothermal exploration including seismic surveys and exploration well drilling. This EIR was completed less than 9 months from notice to proceed.

◆ **Trinity Cultivation and Manufacturing Facility, Calexico, CA.**

As a subcontractor to Ericsson-Grant Inc. (EGI), McIntyre Environmental helped to prepare an EIR for the Trinity Cultivation and Manufacturing Facility for the City of Calexico, California. McIntyre is prepared the public services and utilities and noise sections of this EIR. The project was approved August

22, 2018 by the Calexico City Council in a unanimous vote. It was one of the first EIRs prepared in support of a commercial cannabis cultivation and manufacturing business.

- ◆ **EI Portal Housing Project, Calexico, CA.** As a subcontractor to EGI, McIntyre Environmental helped to prepare an EIR for the EI Portal Housing Project for the City of Calexico, California. McIntyre prepared the hydrology, recreation, public services and utilities, and hazards sections.

BUREAU OF LAND MANAGEMENT

January 2014 to July 2016

Planning and Environmental Coordinator (January 2014 to July 2016)

- ◆ Planning and Environmental Coordinator for the BLM Tucson Field Office. Primary focus on preparation of the San Pedro Riparian National Conservation Area (SPRNCA) RMP and Environmental Impact Statement (RMP/EIS). Oversaw relations with five cooperating agencies as well as an extensive public involvement process. Prepared Alternatives Analysis and oversaw preparation of the Travel Management Plan (TMP) which was being done concurrent with the RMP/EIS. Facilitated more than 20 public meetings and field trips related to alternatives development and TMP development in support of the RMP.

Select Project Experience

- ◆ **Keystone Peak Prescribed Fire EA:** Managed preparation of the Keystone Peak Prescribed Fire EA for the BLM Tucson Field Office. This EA analyzed the environmental impacts of a prescribed fire on over 3,000 acres of public, private and state-managed lands in Pima County, Arizona. Mr. McIntyre worked closely with the Natural Resources Conservation Service (NRCS) and the Altar Valley Conservation Alliance on development of the proposed action and conservation measures.

- ◆ **Las Cienega Watershed Grassland Restoration EA:** Managed preparation of the Las Cienega Watershed Grassland Restoration EA for the BLM Tucson Field Office. Almost all of this area is within the Las Cienegas National Conservation Area (LCNCA) in Pima County, Arizona. The LCNCA includes the Empire Ranch, a historic cattle ranching operation dating back to the 19th century which is still in operation today.

ECOLOGY AND ENVIRONMENT 2014

June 2006 to January

Office Manager, Tucson, AZ (September 2011 – January 2014)

- ◆ Responsible for marketing and winning two geothermal leasing EIS with the BLM California Desert District. Both EIS included public scoping and comment meetings and development of public scoping documents and responses to public comments. Both projects amended the California Desert Conservation Area Plan.

Select Project Experience

- ◆ **West Chocolate Mountain Renewable Energy Evaluation Area EIS:** Managed preparation of an EIS addressing issuance of solar and wind energy rights of way (ROWs) and geothermal leasing for BLM's California Desert District. This planning area has high-potential solar, wind, and geothermal energy resources. The EIS provided an evaluation of the impacts of leasing public land for geothermal energy development and the granting of ROW applications for solar and wind energy projects. The project included public scoping meetings, preparation of a Class I cultural resource report, preparation of interim visual resource management

classifications, and preparation of a Draft and Final EIS and Record of Decision (ROD). The Final EIS was published in December 2012 and the ROD in August 2013.

◆ **Truckhaven Geothermal Leasing Area EIS:** For BLM's California Desert District Office, preparation of an EIS addressing the leasing of 14,700 acres of BLM land in Imperial County, CA for a geothermal energy project. Sited within a state off-highway vehicle recreation area, the project generated more controversy than BLM had anticipated. The team responded to over 1,000 comments, some of which required changes to the final EIS. The ROD was published in July 2008. The project was completed in less than two years.

◆ **Hudson Ranch II and Orni 21 Geothermal Power Plant EIRs.** For the Imperial County, California, Department of Planning and Development Services, directed the preparation of EIRs addressing issuance of conditional use permits for the proposed geothermal flash plants located in the Salton Sea Known Geothermal Resource Area. The EIRs evaluated the impacts of developing fallowed agricultural land for geothermal energy. The projects included public scoping meetings, paleontological surveys, and preparation of the draft and final EIRs. The ORNI 21 project also included burrowing owl surveys.

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Christina J. Willis

President | Lead CEQA Specialist



Education:
B.A. Economics,
Urban Planning
University of California,
San Diego

Christina has more than 30 years of environmental and project management experience in both the public and private sectors to ensure compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Christina has successfully completed more than 200 environmental documents ranging from Initial Studies and Environmental Assessments (EA) to Environmental Impact Reports (EIR), Environmental Impact Statements (EIS), and other CEQA/NEPA-related studies. She has effectively managed all project phases from conception through construction with diverse project teams of up to 15 technical specialties. Christina's projects— some highly complex and controversial —encompass large infrastructure projects. Christina is a leader in the environmental field and is routinely solicited by agency staff and project proponents to provide training and expertise on environmental impacts, mitigation and permitting strategies.

As the former Office Manager and Principal Planner at Ecology & Environment's San Diego Office, Ms. Willis' experience with utility scale renewable energy and transmission projects stretches back to 2007. She has also prepared environmental documents for small scale solar and battery storage projects.

RELEVANT EXPERIENCE

California Public Utilities Commission As-Needed Consultant

Ms. Willis is serving as the CEQA/NEPA Compliance Strategist for Ecology & Environment's As-Needed Consulting Contract awarded in January 2020 by the California Public Utilities Commission (CPUC).

Eldorado-Lugo Mohave Series Capacitor Upgrade, San Bernardino County, California, and Clark County, Nevada

As a subconsultant to 7Skyline, Ms. Willis successfully provided strategic consulting services to Southern California Edison (SCE) on the Eldorado-Lugo-Mohave Series Capacitor Project. In this role, Ms. Willis reviewed the Proponents Environmental Assessment and Technical Reports and identified a critical flaw in the multi-state air quality assessment. Because her technical expertise covers a wide range of environmental resources, she developed an air-quality assessment methodology that qualified the project for a CEQA Mitigated Negative Declaration and a NEPA Environmental Assessment and avoided preparation of an EIR and an EIS. She also facilitated agency coordination to ensure the timely issuance of a Permit to Construct from the California Public Utilities Commission, a Utility Environmental Protection Act permit from the Nevada Public Utility Commission, a Right of Way Grant from the Bureau of Land Management (BLM) and a Special Use Permit from the National Park Service.

Hudson Ranch II Geothermal Plant/Simbol Calipatria Plant II EIR, El Centro, CA (Project Manager) *

One project that exemplifies Ms. Willis' Imperial County experience is the single third-party EIR for the Hudson Ranch Power II (HR-2) Geothermal Project and the Simbol Calipatria Plant II (SmCP-2) Project prepared for Imperial County Planning & Development Services Department. Ms. Willis was the project manager for this EIR, which evaluated two distinct projects co-located on private land in the Salton Sea Known Geothermal Resource Area and included an electrical connection to the Imperial Irrigation District's 230-kV transmission line system.

Christina prepared the initial study, coordinated two public scoping meetings, and developed mitigation measures that helped the EIR withstand two legal challenges from both the California Union for Reliable Energy (CURE) and the Laborers International Union of North America (LIUNA), all on an accelerated schedule. Despite receiving a 5,000-page comment letter from LIUNA less than 30 minutes before the Planning Commission hearing, Ms. Willis was able to review and provide oral responses to all comments, which enabled the Planning Commission to certify the Final EIR and approve the project. Her team successfully defended the EIR and completed the entire fast-track CEQA process in six months.



BRG Consulting, Inc.

* Denotes projects completed with Ecology & Environment

Christina J. Willis (Cont.)

President | CEQA/NEPA Strategist

California Valley Solar Ranch EA, San Luis Obispo and Kern Counties, California (Project Manager) *

As a first-party consultant for SunPower Corporation, Christina managed the applicant-prepared NEPA EA for this 250-MW solar photovoltaic facility in eastern San Luis Obispo County, including upgrades to a 35-mile, 230-kV, transmission line spanning Kern and San Luis Obispo Counties. She prepared the EA to qualify for a loan guarantee through the United States Department of Energy (DOE) in record time, assessing controversial topics as water supply, prime farmland conversion, and biological impacts on San Joaquin kit fox and giant kangaroo rat. To keep pace with this fast-moving project, Christina worked with the applicant to incorporate project design features into the Proposed Action so that all significant impacts identified in the County-prepared EIR were reduced to minor impacts in the EA. Her rapid turnaround enabled the client to meet Federal requirements and secure a loan guarantee before the program deadline.

The EA received high praise from the DOE who remarked that the document, and in particular, the Administrative Record, was one of the best that they had ever seen. Now in operation in San Luis Obispo, at 250-MW on 4,700 acres of land, it is one of the world's largest operating solar photovoltaic (PV) power plants.

Clean Line Energy Partners Plains and Eastern Clean Line Transmission Project (Multiple States) *

Christina prepared two traffic technical reports for the Plains and Eastern Clean Line Transmission Project. This project included a 700-mile, ±600-kV high voltage direct current (HVDC) electric transmission system in Oklahoma, Texas, Arkansas and Tennessee; an alternating current (AC) collection system; and two converter stations in Oklahoma and Tennessee and numerous access roads. Both reports, prepared for the DOE, were accepted for use in preparing the project EIS.

Lucerne Valley Solar Project, San Bernardino County, California (Project Manager) *

Christina managed preparation of the third-party EIS for Chevron Energy Solutions' Lucerne Valley Solar Project. The project consisted of a 49-MW solar PV power plant on 422 acres of land. Prepared for BLM, the EIS addressed environmental impacts arising from construction, operation and decommissioning of the solar field and substation. In addition to an EIS, the project required an amendment to the California Desert Conservation Area Plan. The project was approved in 2010, becoming the first solar project approved on public land in BLM history and the first project approved under the "fast track" process created for the American Recovery and Reinvestment Act (ARRA) of 2009.

Eldorado Valley Utility Corridor Programmatic EA, Clark County, Nevada (Project Director) *

Christina served as the Project Director for preparation of the programmatic EA for the Las Vegas Field Office of the BLM. The Programmatic EA analyzed the potential impacts of permitting rights-of-way onto or across the Federally-administered utility corridors. The Programmatic EA will be used to assist future projects to comply with the Federal Land Policy Management Act (FLPMA) (Pub. Law 94-579) to grant Right-of-Ways to help ensure each facility authorized is constructed, operated, and terminated in a safe and environmentally sound manner.

Silver State Solar Project, Nevada (Deputy Project Manager) *

Christina helped prepare the third-party EIS addressing the 400-MW PV solar project on 2,900 acres of BLM land in the Primm Valley, 40 miles south of Las Vegas, Nevada. She assisted in the public scoping meetings, reviewed studies prepared by the proponent on behalf of the BLM and collaboratively developed alternatives with BLM management. She routinely oversaw project review meetings and took on other project management responsibilities, including completion of the final EIS, in absence of the project manager.

Rachel V. Rowe

Environmental Planner | GIS Specialist



Education:

B.S. in Environmental Management and Protection/
Environmental Policy
California Polytechnic State University,
San Luis Obispo

Rachel Rowe has three years of experience in environmental planning. As an environmental planner, Ms. Rowe's responsibilities include preparation, production, and review of environmental documentation including Environmental Impact Reports (EIR), Mitigated Negative Declarations, and Environmental Assessments and Initial Studies, pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). In addition, Ms. Rowe's experience includes data collection and Geographic Information Systems (GIS) applications for environmental impact analysis, land use planning, and permitting. Ms. Rowe has served as Project Manager, Environmental Planner, and GIS technician for numerous projects.

RELEVANT EXPERIENCE

Mesquite Regional Landfill Additional Uses of Rail Yard & Intermodal Facility, Imperial County, California (Environmental Planner)

Ms. Rowe served as an Environmental Planner on an Addendum EIR prepared for the Imperial County Planning and Development Services Department for Additional Uses of the Rail Yard and Intermodal Facilities at the Mesquite Regional Landfill (MRL). MRL is a Class III facility on 4,200 acres near Glamis California. It has a total capacity of 600 million tons that was permitted in 1996 to received 20,000 tons per day (tpd) by rail and 1,000 tpd by truck. In 2017, Los Angeles County Sanitation District (the landfill owner) sought approval of a conditional use permit (CUP) to utilize the MRL rail yard and intermodal facilities (Mesquite Intermodal Facility or MIMF) to deliver agricultural commodities to markets via train. This proposal included the delivery to the MIMF via truck of agricultural products originating within Calipatria, California and other commodities received from Mexico through the East Calexico Port of Entry.

A previously certified Final Subsequent EIR (2010 Final SEIR) evaluated impacts associated with the daily delivery of up to 4,000 tpd of MWS via 220 trucks. The Addendum EIR found that additional uses of the MIMF would not result in new, significant environmental effects or a substantial increase in the severity of effects previously-identified in the 2010 Final SEIR. Ms. Rowe assisted in preparation of the Initial Study Addendum EIR and the Mitigation Monitoring and Reporting Program for the Addendum EIR.

Daggett Solar 33 and Daggett Solar 66 Photovoltaic Solar Projects, San Bernardino County, California (Assistant Project Manager)

Ms. Rowe served as the Assistant Project Manager for preparation of a Visual Impact Analysis (VIA) for the proposed Daggett Solar 33 and Daggett Solar 66 Photovoltaic Solar Projects to assess potential visual impacts resulting from their construction, operation/maintenance and decommissioning activities. Both project sites, totaling 168-acres, are located on undeveloped land in the unincorporated area of San Bernardino County and located north of Interstate 40 (I-40) and are bisected by National Trails Highway (Historic Route 66) a County-designated scenic route near the community of Nebo.

The VIA utilized the Bureau of Land Management's Visual Resource Management System and evaluated each projects' consistency with the San Bernardino General Plan and Development Code. Visual Contrast Rating Sheets were also prepared for the projects in accordance with BLM Handbook H-8431-1. In addition, four (4) photographic simulations were created to represent potentially sensitive views from Historic Route 66/National Trails Highway and from I-40 within the Project area. The VIA incorporated the findings of the rating sheets, discussed applicable regulations and consistency with development criteria, and assessed the visual impact in accordance CEQA Guidelines Appendix G.



Rachel V. Rowe (Cont.)

Environmental Planner | GIS Specialist

Based on the low profile of the solar panels (9-12 feet tall) as well as the projects' compliance with setback and screening requirements, no significant visual impacts were identified.

Riverside – San Bernardino Indian Health Replacement Health Clinic Projects (Environmental Planner)

Ms. Rowe assisted with the preparation of an Amended Environmental Assessment for the replacement of an existing healthcare facility on the Torres-Martinez Desert Cahuilla Indian Reservation in Thermal, California. The EA is being prepared in compliance with NEPA to support a Small Ambulatory Grant from the U.S. Department of Health and Human Services - Indian Health Service for a new 11,650 square foot health clinic on a 2.5 acre site to replace the existing clinic established in 1971 (Proposed Action). The EA analyzes potential impacts from the construction and operation of the Proposed Action and the No Action Alternative.

Ms. Rowe is also serving as the Environmental Planner for preparation of Environmental Assessments for replacement health clinics at the Cahuilla Reservation, in Aguanga California and at the Soboba Reservation, in San Jacinto California. Both EAs are being prepared for the Bureau of Indian Affairs consideration of private land leases for development of the replacement clinics.



RYAN J. BIRDSEYE, PRINCIPAL

Ryan Birdseye is Principal and Owner of Birdseye Planning Group. Ryan has over 29 years of experience working with both public and private sector clients developing and implementing permitting strategies for a diverse range of infrastructure and land development projects. He is proficient in both the state (CEQA) and federal (NEPA) environmental review process, preparation and review of permitting documents and tracking permits from initial submittal through approval. He has a comprehensive knowledge of regulatory requirements, methods and protocol for evaluating project impacts to Air Quality, Greenhouse Gases and Noise/Vibration and routinely prepares technical reports addressing these topical areas for incorporation into environmental documents. He has a thorough knowledge of local environmental regulations and is a skilled writer and accomplished speaker with experience representing clients at permit hearings and making presentations to boards, commissions and interest groups.

REPRESENTATIVE AIR QUALITY/NOISE PROJECT EXPERIENCE:

Glamis Specific Plan EIR Technical Report Peer Review, Imperial County, CA. BPG provided peer review services for the Air Quality, Greenhouse Gas and Noise Technical Reports prepared for the Glamis Specific Plan application. The Project would result in a change in zoning from S-2 (Open Space / Preservation) to three separate zones (CR-1 neighborhood commercial), (CR-2 light commercial), (CR-3 heavy commercial) to facilitate the development of uses supporting Off-Highway Vehicle (OHV) activities in the Glamis area of unincorporated Imperial County.

Mesquite Landfill Railyard CUP Air Quality Report Peer Review, Imperial County, CA. BPG provided peer review services for the Air Quality Report prepared for the Mesquite Rail Yard Conditional Use Permit (CUP). The proposed project would allow use of existing infrastructure at the Mesquite Regional Landfill in Imperial County, California, for uses other than those approved under the current CUP. BPG evaluated the Air Quality Report prepared by the applicant's consultant for consistency with standard methods used statewide as well as those specifically required by the Imperial County APCD for preparation of air quality analyses.

Hell's Kitchen Exploratory Well Project, Imperial County, CA. BPG prepared the Air Quality/Greenhouse Gas and Noise Impact Reports for the proposed Hell's Kitchen Geothermal Project in unincorporated Imperial County. The technical reports are evaluating potential project-related impacts relative to current County requirements and consistency with the *Imperial County Renewable Energy and Transmission Element Update, Final Programmatic Environmental Impact Report*.

Imperial County/City of El Centro HUD NEPA Review Projects. As part of the NEPA review process for HUD compliance, BPG performed air emissions calculations and noise impact evaluations for three new affordable housing projects. The sites are located in the unincorporated town of Heber and the Cities of Imperial and El Centro.



Riverwalk Air Quality and Noise Technical Reports. BPG prepared Air Quality and Noise Technical Reports for the proposed Riverwalk project in the Mission Valley Planning Area of San Diego, CA. The project would repurpose the Mission Valley Golf Course site and include 4,200 residential apartment units, 1,000,000 square feet of office space and approximately 500,000 square feet of retail. The project would also include a new MTS trolley station.

Heritage Road Bridge Replacement Technical Studies, Chula Vista, CA. BPG prepared the Air Quality/Greenhouse Gas and Noise Studies for the proposed replacement of the Heritage Road Bridge, realignment of the bridge approaches and widening the segment of Main Street west of the bridge in the City of Chula Vista, CA. Reports were prepared consistent with Caltrans District 11 standards.

Price 4th Apartments Air Quality Report, San Diego, CA. Prepared an Air Quality and Noise Report for a 73 DU multi-family development (36- 3BR units; 33 2BR units, and a 1 BR unit), with 90 parking spaces in the City Heights neighborhood of San Diego.

Montezuma Road Hotel Project, San Diego, CA. Prepared an Air Quality/Greenhouse Gas and Noise Report for Montezuma Road hotel in the College Area Community Planning area. The project would redevelop and existing site with a 125-room hotel and related parking infrastructure.

The Aero Apartment Project, San Diego, CA. Prepared and Air Quality and Noise Report for the proposed demolition of approximately 29,280-square feet of buildings, surface parking, and related facilities and construction of a 434-unit multi-family residential project in the Kearney Mesa Community Planning Area.

Seabreeze Senior Living Center Air Quality Report/Greenhouse Gas Report, San Diego, CA. BPG prepared the Air Quality and Greenhouse Gas Reports for the proposed demolition of the existing equestrian facility and construction of a 128-unit senior residential care facility in the Carmel Valley Community Planning Area, San Diego, CA.

Centrum 6 Air Quality Report, San Diego, CA. Prepared an Air Quality Report for the proposed construction of 442 residential condominium units and one commercial condominium as part of the New Century Centre Master Plan in the Kearney Mesa Community Planning Area.

Hilltop/Euclid Mixed Use Project Air Quality Report, San Diego, CA. BPG prepared an Air Quality Report and CAP Checklist for a 160-unit mixed use project proposed for construction on a 9.39-acre site located near the southwest corner of Euclid Avenue and Hilltop Drive in the Encanto Community Planning area. The site is owned by Civic San Diego and currently being entitled for a combined market rate and affordable housing project.

JOHN GUST

Principal Investigator for Archaeology



EDUCATION

- 2016 Ph.D., Anthropology, University of California, Riverside (UCR)
- 2011 M.A., Anthropology, UCR
- 2007 M.A., Applied Geography, University of Colorado, Colorado Springs (UCCS)
- 2002 B.A., Anthropology, minor in Geography/Environmental Studies, UCCS

SUMMARY QUALIFICATIONS

Dr. Gust is a Registered Professional Archaeologist (RPA; #17432) with over 8 years of experience in field archaeology. He meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and his field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis. Gust has managed cultural assessments for over 20 cellular tower projects and multiple assessments for construction of commercial and residential structures. He has also managed cultural resources monitoring projects for both public and private sector clients. Dr. Gust is a member of the Society for California Archaeology, Society for American Archaeology, and the American Anthropological Association.

SELECTED EXPERIENCE

Southern California Edison (SCE) Environmental Clearance On-Call Program, Statewide, CA. Cogstone was sub-contracted to provide on-call cultural resource monitoring services for various SCE projects throughout California. Cogstone conducted archaeological monitoring, GIS mapping, and prepared technical reports for over 57 task orders. Sub to Cardno. Principal Investigator for Archaeology. 2019-ongoing

Pacific Gas and Electric (PG&E) Master Services Agreement, Statewide, CA. Cogstone was sub-contracted to provide on-call cultural resource monitoring services for various PG&E projects throughout California. Cogstone conducted archaeological monitoring reports for over 14 task orders. Sub to Cardno. Principal Investigator for Archaeology. 2019-ongoing

Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during improvements which included a new two-million-gallon reservoir, booster pump station, well to be drilled, and other components. Services included record searches, Sacred Lands File search from the Native American Heritage Commission, and an intensive-pedestrian survey of the 1.7-acre project area. Sub to Infrastructure Engineers. Principal Investigator for Archaeology. 2019-2020

Santiago Canyon Estates Fuel Mod Project, unincorporated Orange County, CA. Cogstone conducted a cultural resources assessment to determine the potential for surface cultural resources for compliance with Orange County Fire Authority's Precise Fuel Modification Plan for zones of the Santiago Canyon Estates Community. Services included a cultural resources records search, Sacred Lands File search from the Native American Heritage Commission, and conducted a reconnaissance survey. Sub to Fire Safe Council East Orange County Canyons. Principal Investigator for Archaeology. 2020

Gaviota Telecommunications Monitoring Project, Gaviota State Park, Santa Barbara County, CA. Cogstone conducted cultural resources monitoring within a known archaeological site and contracted Native American monitoring through the Santa Ynez Band of Mission Indians per SHPO recommendations. All work and documentation was in compliance with NHPA, NEPA, and CEQA. The project involved the removal and replacement of a telecommunications pole and associated infrastructure. A total of 40 artifacts were recovered including groundstone, flaked tools, and lithic debitage. Sub to Trileaf Corporation. Principal Investigator for Archaeology & Report Author. 2019-2020

Dogwood Road Project, City of El Centro, Imperial County, CA. Cogstone conducted a cultural resources assessment to determine the potential effects to cultural resources resulting from the construction of United States Department of Agriculture (USDA) Part 70-B RD Funding assisted housing on a 2.2-acre parcel.

Cogstone conducted a record search, pedestrian survey, and determined that no further cultural resources work was necessary. The assessment provided environmental documentation as required by Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). The City of El Centro acted as the lead agency. Sub to Partner Science & Engineering, Inc. Principal Investigator for Archaeology. 2019-2020

Gates Canyon Stormwater Capture Project, unincorporated area of Calabasas, Los Angeles County, CA.

Cogstone conducted cultural and paleontological resources monitoring for 31 days during proposed improvements to Gates Canyon Park that will allow the capture and storage of stormwater runoff from an adjacent 105-acre residential area. Monitoring was in compliance with Program Mitigation Measures (PMM) Cultural 3 (CUL-3), CUL-4, CUL-6, and CUL-7 (Environmental Science Associates 2015:3.4-23, 3.4-25, 3.4-26) and Task 11 of the Project scope of work as defined by the County of Los Angeles, Department of Public Works (LACDPW), Project Management Division II. LACDPW was the project proponent and acted as the lead agency under CEQA. Sub to Aspen Environmental. Monitoring Supervisor & Report Author. 2019

OC-44 Pipeline Rehabilitation Project, City of Newport Beach, Orange County, CA.

Cogstone conducted cultural resources monitoring during ground-disturbing activities following a Cultural Resource Assessment of the APE in 2014 by Cogstone pursuant to the involvement of land managed by United States Army Corps of Engineers (Section 404 of the Clean Water Act), California Department of Fish and Wildlife, and California Coastal Commission (CCC). Although no cultural resources were identified within the APE, cultural resources and Native American monitoring were required as was stipulated in the Conditions of Approval by the CCC, as detailed in the Archaeological Construction Monitoring Treatment Plan for the project. Sub to Michael Baker. Supervisor. 2019

Faith Home/Garner Road Connection Project, Caltrans District 10, Stanislaus County, CA.

Cogstone identified and evaluated cultural, paleontological, and historic resources present in or adjacent to the construction of a four-lane one-mile expressway. Cogstone produced an Archaeological Survey Report (ASR), Historic Properties Survey Report (HPSR), Historic Resources Evaluation Report (HRER), and Paleontological Identification and Evaluation Report (PIR-PER). Services included intensive level pedestrian surveys, mapping, records searches, DPR forms, and Native American consultation. Sub to Environmental Intelligence. Principal Investigator for Archaeology. 2019

Felicita Park Project, 742 Clarence Lane, City of Escondido, San Diego County, CA.

This report documented compliance with the NHPA, NEPA, CEQA, County of San Diego guidelines and regulations, and other applicable laws and regulations during the demolition of an existing transmission facility. The monitoring program followed the Cultural Resources Monitoring and Inadvertent Discoveries Plan developed by Cogstone for the Project. The County of San Diego Department of Parks and Recreation acted as the lead agency. Project construction activities involved demolition of an existing transmission tower facility, including removal of a faux-broadleaf monopole tower by truck-mounted crane, the security fence area, and the upper portion of the reinforced concrete footing. Cogstone conducted monitoring during all ground-disturbing activities due to the sensitivity of the project area. Sub to Partner Science & Engineering. Supervisor & Report Author. 2019

Los Serranos Park Project, Chino Hills, San Bernardino County, CA.

Cogstone conducted cultural, paleontological, and Native American monitoring during ground-disturbing activities of undeveloped lands during the construction of a new 6.6 acre neighborhood park. Record searches, background research, and lab analysis of recovered materials from the project area were completed. As a result, mitigation measures were recommended via a monitoring compliance report. Principal Investigator for Archaeology & Report Author. 2018-2019

Livery-Ramona MONO Cell Facility Project, City of Ramona, San Diego County, CA.

Cogstone was contracted by CA Telecom Trileaf to conduct a record search review and site visit for the candidate site in anticipation of changes to equipment in use at the existing facility. This study was conducted in accordance with Section 106 of the National Historic Preservation Act. Services included background research, pedestrian survey, record search, and produced a cultural resources letter report. Archaeology Supervisor & Report Author. 2019



EDUCATION

- 2013 M.S., Biology with paleontology emphasis, California State University, San Bernardino
- 2000 B.S., Geology with paleontology emphasis, University of California, Los Angeles
- 2015 Immersion course in geomorphology/geoarchaeology, National Park Service

TRAINING AND CERTIFICATIONS

- 2015 Trained and certified in geomorphology techniques, National Park Service, National Center for Preservation Technology and Training
- 2015 Certified 40-hour OSHA HAZWOPER, LA METRO, UPRR, NCTD, and RCTC rail safety

SUMMARY QUALIFICATIONS

Ms. Scott is a qualified Geologist and field Paleontologist with extensive survey, monitoring, and fossil salvage experience. She is familiar with the environmental compliance guidelines outlined in the Caltrans SER Vol. 1, Paleontology. She supervises field crews during surveys and construction monitoring, and conducts construction crew sensitivity training. Her work for heavy and light rail has involved extensive excavation activities for construction of tunnels, tracks, stations and associated facilities. Scott has managed multiple projects and prepared technical reports with Caltrans/FHWA/FTA/FRA as the lead agency and is knowledgeable of the processes and procedures required to obtain NEPA, NHPA Section 106 and CEQA environmental approvals. Major clients include L.A. Metro, Metrolink, LOSSAN, OCTA, RCTC, SANDAG, SANBAG, multiple Caltrans districts and municipalities. She is a Member of the Society of Vertebrate Paleontology and the Geological Society of America, serves as company safety officer and is the author of the company safety and paleontology manuals.

SELECTED PROJECTS

State Route 132 West Freeway/Expressway – Phase I, Caltrans District 10, City of Modesto, Stanislaus County, CA. Cogstone prepared the PMP for the project and is now conducting paleontological monitoring during the construction of approximately four miles of a four-lane freeway/expressway connecting SR-132 with the City of Modesto on a new alignment south of Kansas Avenue from Dakota Avenue to east of Needham Street. Weekly and Monthly reports are prepared. Sub to WSP. Principal Investigator for Paleontology. 2019-*ongoing*

Environmental and Biological Support Services for Transportation Improvement, Caltrans District 1, Lake, Mendocino, Humboldt, and Del Norte counties, CA. Managed multiple task orders for paleontological resources for Caltrans District 1. Work conducted for the task orders for paleontological assessments (PIR/PER). Projects included: Elk Creek Bridge Environmental Studies, Carlotta Curve Improvement, Three Bridges Replacement and Widening, South Eel River Bridge Seismic, Gualala Shoulders and Rumble, Albion Bridge, and Salmon Creek Bridge. Sub to ICF. Principal Investigator for Paleontology & Report Author. 2019-*ongoing*

Faith Home/Garner Road Connection Project, Caltrans District 10, Stanislaus County, CA. Cogstone identified and evaluated cultural, paleontological, and historic resources present in or adjacent to the construction of a four-lane one-mile expressway. Cogstone produced an Archaeological Survey Report (ASR), Historic Properties Survey Report (HPSR), Historic Resources Evaluation Report (HRER), and Paleontological Identification and Evaluation Report (PIR-PER). Services included intensive level pedestrian surveys, mapping, records searches, DPR forms, and Native American consultation. Sub to Environmental Intelligence. Principal Investigator for Paleontology, Geoarchaeologist, & Report Author. 2020

Purple Line Extension (Westside Subway) Section 1, Los Angeles County Metropolitan Transit Authority/Federal Transit Authority, Los Angeles County, CA. The project involved the extension of the subway from Wilshire/Western to the VA Facility in Westwood for 9 miles. Cogstone prepared the paleontological and cultural sections of the Final Environmental Impact Statement (FEIS) and Final

Environmental Impact Report (FEIR). Subsequently, Cogstone monitored test excavations for the exploratory shaft, prepared the paleontological mitigation and monitoring plans for the entire project and performed updated assessment, consultation, testing and new documents for refinements to the Section 3 alignment. Over 1,000 fossils were recovered. Sub to WSP. Principal Investigator for Paleontology. 2017-2019

State Route 57, Oranewood to Katella, Caltrans District 12, Cities of Orange and Anaheim, Orange County, CA. California Department of Transportation District 12, with assistance from cities of Anaheim and Orange, proposed to widen and restripe portions of the northbound side of the freeway from the Oranewood Avenue to Katella Avenue. Cogstone performed the survey, prepared a combined Paleontological Identification Report and Paleontological Evaluation Report, an Archaeological Survey Report with geoarchaeological section, and a Historical Property Survey Report. Sub to Michael Baker International. Principal Investigator for Paleontology, Geoarchaeologist, & Report Author. 2018

Interstate 605 and Katella, Caltrans District 12, City of Los Alamitos, Orange County, CA. OCTA with Caltrans District 12 and the City of Los Alamitos, proposed to update the I-605 and Katella Avenue interchange. Cogstone performed the survey, prepared a combined Paleontological Identification Report and Paleontological Evaluation Report, an Archaeological Survey Report with a geoarchaeological section on the potential for buried sites, a Historical Property Survey Report, and a Historical Resources Evaluation Report. Sub to WSP USA, Inc. Principal Investigator for Paleontology, Geoarchaeologist, & Report Author. 2018

Rancho del Oro Detention Basin Project, City of Oceanside, San Diego County, CA. The project involved a comprehensive flood control improvement program in the region of Loma Alta Creek to reduce downstream flooding in the lower region of the creek. Proposed improvements included realignment and channelization, reconstruction of 2 bridges, and construction of six detention basins in 3 separate locations. Services included a records search, a pedestrian survey of the estimated 27.1-acre project area, and prepared paleontological technical reports for inclusion in the project EIR. The lead agency under CEQA is the City of Oceanside and the federal lead agency is the Army Corps of Engineers. Sub to Michael Baker. Principal Investigator for Paleontology & Report Author. 2016

State Route 91 and Magnolia Avenue Improvements, Caltrans District 8, City of Riverside, Riverside County, CA. The City of Riverside with the California Department of Transportation District 8 proposed to improve the Magnolia Avenue onramp of State Route 91 between Buchanan Drive and Banbury Drive. Cogstone performed the survey and prepared an Archaeological Survey Report with geoarchaeological section. Sub to Michael Baker International. Geoarchaeologist & Report Author. 2016

Elvira to Morena Double Track Project, SANDAG , City of San Diego, San Diego County, CA. The project proposed to construct a second main track and realignment along a 10.3 mile stretch of double track, new bridges, retaining walls and extension or replacement of existing culverts under the railroad. Cogstone conducted a records search, background research, field survey, and assessment report. Sub to HDR Engineering. Co-Principal Investigator for Paleontology & Report Co-author. 2012-2016

Batiquitos Lagoon Double Track, SANDAG, Cities of Encinitas and Carlsbad, San Diego County, CA. Cogstone conducted a paleontological resources sensitivity assessment, paleontological records search at the San Diego Natural History Museum, literature review, field survey, and submitted a Paleontological Resources Report addressing potential impacts and mitigation measures, if any, applicable to construction and operation of the proposed one-mile-long segment of double-track addition. Sub to Helix/HNTB. Field and Laboratory Director. 2016

San Diego River Bridge Double Track Project, SANDAG, San Diego County, CA. The project involved an approximate one-mile segment of second main track (double tracking) and a bridge replacement with associated track and signal improvements starting in the vicinity of Control Point (CP) Tecolote and goes to the vicinity of CP Friar. Work is through the existing LOSSAN corridor as planned for in the 2003 LOSSAN Corridor Strategic Plan and evaluated in the Final Program EIR/EIS. Prepared a Paleontological Assessment Report. Simon Wong Engineering. Co-Principal Investigator for Paleontology/Report Co-author. 2013-2015



PALEONTOLOGY - ARCHAEOLOGY - HISTORY

DESIREÉ RENEE MARTINEZ

Project Manager/Principal Investigator for Archaeology

EDUCATION

1999 M.A., Anthropology (Archaeology), Harvard University, Cambridge

1995 B.A., Anthropology, University of Pennsylvania, Philadelphia

SUMMARY QUALIFICATIONS

Ms. Martinez is a qualified archaeologist with 22 years of experience in archaeological fieldwork, research, and curation. She has expertise in the planning, implementation, and completion of all phases of archaeological work and has participated in archaeological investigations as a principal investigator, crew member, and tribal monitor. She meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Her experience also includes compliance with CEQA, NEPA, NHPA Sec. 106, NAGPRA and other cultural resource laws. In addition, Ms. Martinez has extensive experience consulting with Native American leaders and community members in a variety of contexts including the collection of ethnographic and historic data from an indigenous perspective and the repatriation of ancestral and funerary objects at the national and international levels. Finally, Ms. Martinez is at the forefront of creating and implementing collaborative archaeological agendas at the State and National levels.

SELECTED PROJECTS

Cahuilla Health Center Project, Cahuilla Reservation, Unincorporated Riverside County, California. The Proposed project includes the construction of a new health center. Cogstone conducted an archaeological assessment which included background research, records search, survey, and report. Sub to BRG. Project Manager/ Principal Investigator 2019

Indian Health Clinic Project, Torres Martinez Desert Cahuilla Indian Reservation, Thermal, Riverside County, California. Cogstone conducted Phase II testing to identify the cultural resources within the APE and conduct extended Tribal consultation for approval. Managed and supervised all work. Co-Author and Principal Investigator. Sub to BRG. 2016-2019

Veterans Affairs Long Beach Health Systems, Cultural Resources Services and Native American Monitoring, City of Long Beach, Los Angeles County, CA. Managed a variety of public works and infrastructure improvements on the VALBHS campus. Services have included archaeological surveys, testing, archaeological monitoring, providing and managing Gabrielino (Tongva) Native American monitoring, and compliance reporting. Native American monitoring was provided on a rotating basis from a number of Gabrielino (Tongva) tribes as per a Memorandum of Agreement between the VALBHS, State Historic Preservation Office. Projects on the campus have included: an intensive-level archaeological survey utilizing ground penetrating radar and magnetometry to identify subsurface cultural debris, accurately map abandoned utilities, and locate a historic trash pit within the APE; archaeological and Native American monitoring of construction activities of the Fisher House and Golf Course project area; Principal Archaeologist. 2014-2018

Upper Berryessa Flood Channel Improvements Project, City of Milpitas, Santa Clara County, CA. The project consisted of numerous flood channel improvements along Berryessa Creek within an approximately 2.1 mile alignment on behalf of the U.S. Army Corps of Engineers in association with the Santa Clara Valley Water District. Conducted burial recovery for a total of nine in-situ burials and conducted archaeological monitoring of ground disturbing activities within the site. Task Manager. 2017

Longboat Solar Photovoltaic, EDF Renewable Energy, Cities of Barstow and Lenwood, San Bernardino County, CA. The project was construction of a new solar facility. Managed the cultural resources assessment including Phase I and Extended Phase I studies to support MND for this ~235-acre site. Managed archaeological monitoring, Native American coordination, Phase II testing, and was co-author of the treatment plan and compliance report. Sub to Environmental Intelligence. Project Manager/Principal Investigator. 2015-2017

Devers-Palos Verde 500 kV No. 2 Transmission Line Project, Southern California Edison, Devers Valley, Riverside County, CA. Provided regulatory oversight and project management regarding cultural and paleontological resources. This new transmission line connects several large-scale solar and conventional generation projects. Developed environmental compliance training to inform and guide construction and major capital project teams. Assisted in the preparation of the Historic Properties Treatment Plan. Provided environmental analyses and clearance documentation of project modifications during construction without delay to project. Oversaw the monitoring of sites along the Devers-Valley portion of the project. Collected extensive archaeological, ethnohistorical and historical information about the use and significance of Edom Hill, located in Desert Hot Springs, and the Lakeview Mountains, located in Lakeview, to the Southern California Native American tribes. Prepared evaluation reports of the hill and mountains for inclusion in the National Register of Historic Places as a Traditional Cultural Properties. Archaeologist. 2011- 2015

Devers-Mirage Project, Southern California Edison, City of Palm Springs, Riverside County, CA. Cogstone identified and gathered archaeological, anthropological, historical, folkloric, linguistic, and ethnographic primary and secondary resources in order to evaluate the eligibility of Hoon wit ten ca va (Garnet Hill) as a Traditional Cultural Property (TCP) in the National Register of Historic Places (NRHP). Hoon wit ten ca va was identified by the Agua Caliente Band of Cahuilla Indians as an important place that continues to play an important role in the maintenance of their cultural identity and cultural practices. Historic photos, maps, published and unpublished ethnographic notes and relevant oral history recordings were reviewed from a number of repositories such as the Huntington Library, the Autry National Center and the Agua Caliente Tribal Museum, in order to define the boundaries of the hill and to document its use, history, importance, and meaning to the Cahuilla. Throughout the process, the Agua Caliente THPO shaped the approach used during all phases of research. The resulting report was shared with Agua Caliente to advocate for protection of these sacred spaces from further development. Principal Investigator. 2011- 2013

Stunt Ranch NAGPRA Project, Archaeology Collections Facility, Fowler Museum at UCLA, City of Westwood, Los Angeles County, CA. Prepared a report listing the NAGPRA related items from the collections in consultation with various bands of the Gabrielino (Tongva). Prepared GIS location maps of NAGPRA related sites. Coordinated the participation of southern California Native American tribal members (Chumash, Gabrielino (Tongva), Tataviam, Luiseno, Juaneño) in the planning of the final disposition of repatriated ancestral remains and NAGPRA items. Oversaw the testing of the proposed reinternment areas. Managed the preparation of the ancestors for reburial and the planning and reburial ceremony in accordance with tribal wishes. The project concluded with the reburial of approximately 1500 ancestors and associated funerary objects. Project Manager. 2014-2016

Metropole Vault Replacements, Southern California Edison, Avalon, Catalina Island, Los Angeles County, CA. The project involved archaeological monitoring and coordinating with Native American monitors during ground disturbing activities of a 30,000 square foot APE for replacement of two underground electrical vaults. The site is located within the boundaries of a Tongva tribal village. Facilitated recovery and reburial of remains discovered on-site. Managed negotiation with Most Likely Descendent regarding analysis permitted, processing of all materials and report. Created the lithics catalog, supervised laboratory analysis, performed and reviewed lithic analysis. Facilitated communication between MLD, SCE and City of Avalon regarding reburial. Publicly presented preliminary findings to Avalon City Council. Arranged reburial ceremony attended by Gabrielino/Tongva elders, conducted historic and ethnographic research, and co-authored the technical report. Archaeologist. 2014-2015



EDUCATION

1990 M.A., Anthropology (Biological), University of California, Los Angeles
1985 B.A., Anthropology (Physical), California State University, Northridge

SUMMARY QUALIFICATIONS

Mr. Scott meets the qualifications outlined in Chapter 1, Volume 8, on paleontology of the Caltrans Standard Environmental Reference (SER). Scott also serves as an emeritus paleontology curator at the San Bernardino County Museum, an adjunct instructor at California State University, San Bernardino, and a research associate of the Natural History Museum of Los Angeles County and the La Brea Tar Pits and Museum. He is a 30+ year member of the Society of Vertebrate Paleontology where he currently serves on the Government Affairs Committee. He is a member of the Geological Society of America and is an editor for the Journal of Vertebrate Paleontology.

SELECTED PROJECTS

State Route 60 Truck Lanes Project, Caltrans District 8, City of Banning, Riverside County, CA. The Riverside County Transportation Commission (RCTC), in cooperation with Caltrans, proposed to construct an eastbound truck-climbing lane and westbound truck-descending lane – along with inside and outside standard shoulders in both directions. The total length of the project is 4.51 miles. A combined Paleontological Identification Report and Paleontological Evaluation Report (PIR/PER) found a high likelihood for this project to impact paleontological resources. Mitigation measures included a Paleontological Mitigation Plan (PMP) which included requiring a paleontological Worker Environmental Awareness Program (WEAP) training, signed repository agreement to establish a curation process, monitoring by a principal paleontologist, and defined standard field and laboratory methods. Cogstone is currently providing paleontological monitoring. To date, one fossil has been recovered. At the end of construction, Cogstone will prepare a Paleontological Monitoring Report (PMR). Caltrans is the lead agency under NEPA and CEQA. Sub to ECORP. Task Manager. 2019-*ongoing*

State Route 132 West Freeway/Expressway – Phase I, Caltrans District 10, City of Modesto, Stanislaus County, CA. Cogstone prepared the PMP for the project and is now conducting paleontological monitoring during the construction of approximately four miles of a four-lane freeway/expressway connecting SR-132 with the City of Modesto on a new alignment south of Kansas Avenue from Dakota Avenue to east of Needham Street. Weekly and Monthly reports are prepared. Sub to WSP. Task Manager. 2019-*ongoing*

Environmental and Biological Support Services for Transportation Improvement, Caltrans District 1, Lake, Mendocino, Humboldt, and Del Norte counties, CA. Managed multiple task orders for paleontological resources for Caltrans District 1. Work conducted for the task orders for paleontological assessments (PIR/PER). Projects included: Elk Creek Bridge Environmental Studies, Carlotta Curve Improvement, Three Bridges Replacement and Widening, South Eel River Bridge Seismic, Gualala Shoulders and Rumble, Albion Bridge, and Salmon Creek Bridge. Sub to ICF. Task Manager. 2019-*ongoing*

OCTA I-405 Monitoring SR-73 to I-605, Caltrans District 12, Orange County, CA. Cogstone prepared a Paleontological Mitigation and Monitoring Plan (PMMP) addressing the potential paleontological resources discovered during proposed work on approximately 16-miles of I-405 on the I-405 Improvement Project (project), between SR-73 and I-605 in Orange and Los Angeles Counties, California. Caltrans, in cooperation with the OCTA, propose to improve the available capacity by adding General Purpose lanes and a tolled Express Lane in each direction as well as other improvements to ramps and bridges. All work required is to satisfy CEQA and NEPA. This plan has also been prepared for compliance with Mitigation Measure PAL-1 of the Final EIR/EIS and the Environmental Management Plan, as well as Technical Provisions for the Design-Build Contract between OCTA and OC405 Partners Joint Venture Contract for the Design and Construction of the I-405 Improvement Project. Cogstone is current providing paleontological monitoring for the project. Task Manager. 2018-*ongoing*

Purple Line Extension (Westside Subway) Section 1, Los Angeles County Metropolitan Transit Authority/Federal Transit Authority, Los Angeles County, CA. The project involved the extension of the subway from Wilshire/Western to the VA Facility in Westwood for 9 miles. Cogstone prepared the

paleontological and cultural sections of the Final Environmental Impact Statement (FEIS) and Final Environmental Impact Report (FEIR). Subsequently, Cogstone monitored test excavations for the exploratory shaft, prepared the paleontological mitigation and monitoring plans for the entire project and performed updated assessment, consultation, testing and new documents for refinements to the Section 3 alignment. Over 1,000 fossils were recovered. Sub to WSP. Task Manager & Report Contributor. 2017-2019

Highway 111 Street Improvement Project, City of Indio, Riverside County, CA. In compliance with mitigation measures, Cogstone provided paleontological resources monitoring during the excavation and grading of a ~1.7 mile stretch of highway on a full-time basis for sediments five feet or more below the original ground surface. This project received Federal funding and this report has been produced in compliance with the National Environmental Policy Act (NEPA). Sub to ECORP. Task Manager & Report Author. 2018

Charcot Avenue Extension Over I-880 Project, Caltrans District 4, City of San Jose, Santa Clara County, CA. Cogstone produced a Paleontological Identification Report (PIR) to assess the potential for impacting fossil resources during the proposed construction of a two-lane extension. Cogstone consulted published literature and records for fossil localities within a one-mile radius of the project. Non-auguring excavations into native sediments were expected to be fairly minimal for embankments, utilities, and signal and lighting pole foundations. Due to the limited amount of excavations more than 10 feet deep, it was considered unlikely that fossils meeting significance criteria will be encountered on this project; therefore, no mitigation was recommended. Sub to David J. Powers. Principal Investigator for Paleontology & Report Author. 2018

SR 14 / Avenue N Operational Interchange Improvements Project, Caltrans District 7, City of Palmdale, Los Angeles County, CA. The purpose of this study was to identify and evaluate paleontological resources during the proposed upgrades and improvements to transportation facilities. Cogstone conducted a ground truthing survey and requested a record search from the Natural History Museum of Los Angeles County. Online records from the University of California Museum of Paleontology database and the Paleobiology Database were searched for fossil records as well as print sources. Ultimately, a combined PIR/PER were submitted and accepted with minimal comments. Sub to ECORP. Principal Investigator for Paleontology & Report Author. 2018

I-5 HOV Lane Expansion Project, SR-73 to Oso Pkwy, Caltrans District 12, Orange County, CA. Cogstone produced a Paleontological Mitigation Plan (PMP) to identify and evaluate any resources that may be affected by the widening of the I-5 between SR-73 and Oso Parkway, to assess any potential impacts to significant resources, and to recommend mitigation measures. The PMP identified paleontologically sensitive areas within the project area, the organization and responsibilities of the paleontological team, the responsibilities of other parties and the treatment and communications procedures to be implemented if paleontological resources are encountered during the project. Sub to ECORP. Principal Investigator for Paleontology & Report Author. 2017

Grove Avenue Corridor Project, Caltrans District 8, City of Ontario, San Bernardino County, CA. Cogstone produced a combined Paleontological Identification and Evaluation Report (PIR/PER) and Paleontological Mitigation Plan (PMP) to assess and plan for the potential for impacting fossil resources during proposed improvements to Grove Avenue south of Interstate 10. The proposed improvements included the widening of Grove Avenue from a four-lane roadway to a six-lane roadway from 4th Street to State Street/Airport Drive. The City of Ontario acted as the lead agency under CEQA and NEPA. Sub to Parsons. Task Manager. 2017



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AFFILIATIONS

Parks & Recreation
Commissioner
Imperial County
2017- Present

Vice-President
Sister Evelyn Mourey
Center (SEMC)
El Centro, CA
2013- Present

Committee Member
House of Hope
El Centro, CA
2013-Present

AWARDS

National Honor Award
Recipient
American Society of
Landscape Architects
(ASLA), Nevada
2009

Interdisciplinary EDR
Design Shift Charette
Competition Winner
Trash for Teaching-
California Edison
Los Angeles, 2012

Graduate Fellowship
Fund Scholar
California State
Polytechnic University,
Pomona, 2013

Women of the Imperial
Valley Co-Keynote
Speaker
Women's Magazine of the



SUMMARY OF QUALIFICATIONS

Annette Leon serves as the Vice President of DuBose Design Group where she oversees all planning & landscape architecture (under the direction of G. Scott) related projects. She has worked on many complex projects throughout her career in both professions, concentrating on Imperial County. Her past experience and academic accomplishments have made her an asset to Dubose Design Group. Ms. Leon's academic research has been focused primarily in Imperial County. Ms. Leon is currently working towards her Landscape Architecture license under the direct supervision of Landscape Architect Gary Scott, FASLA.



EDUCATION

General Education | **Imperial Valley Collage**
Bachelor of Landscape Architecture | **University of Nevada Las Vegas**
Master's in urban and Regional Planning | **California State Polytechnic University, Pomona**

Academic Research | Undergraduate & Graduate Studies

- Undergraduate Capstone for Professional Undergraduate Degree (BLArch)
 - All Politics Aside: Connecting Bi-National Communities Through the Design of International Land Ports of Entry, Case Study Calexico, CA
- Master Thesis for Professional Graduate Degree (MURP):
 - Agricultural Preservation in the Age of Renewable Energy. Case Study Imperial County.



EXPERIENCE

Vice President | DuBose Design Group

2018 – PRESENT

- Project Lead for Planning and Landscape Architecture Related Projects.
- Technical writing and supporting graphics studies include: Water Supply Assessments, Key
- Observation Point Analysis, Air Port Land Use Compatibility Analysis, Land Evaluation and Site Assessment (LESA) modeling, Electrical and Circulation Flow Diagrams Air Quality Modeling (Tier1), & Noise Assessments, and created cannabis permitting model for Imperial County.
- Vast knowledge in the California Environmental Quality Act, California Water Code & Energy Code, as well as Imperial County General Plan and Division 5 Ordinance.
- Vast knowledge in local (ie, City of Calexico & Imperial Irrigation District's), state and federal permitting process for project ranging from industrial to residential.
- Landscape architectural education concentrating in arid desert climates of the desert southwest portion of the United States.
- Experience Relevant to City of Calexico: Gran Plaza Phase 2, Entitlement, Project Coordination, Water Supply Assessment, & Airport Land Use Compatibility Analysis. Trinity Manufacturing and Cultivation Facility, Planning, Entitlement, Project Coordination and Processing, El Portal Housing Subdivision, Water Supply Assessment.
- Landscape Architectural work under the direct supervision of Landscape Architect Gary Scott

Project Planner | Development Design & Engineering

2013– 2017

- Planning Lead: Project coordination and management of planning and engineering related projects in Imperial County, primarily industrial and renewable energy projects.
- Technical Studies and graphic illustrations
- Landscape conceptual documents

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Marc Mizuta, PE, TE, PTOE



Mr. Mizuta has over 21 years of experience leading traffic engineering assessments including preparation of traffic operations studies, transportation planning, and traffic impact projects. He has successfully managed projects that required coordination between multi-jurisdictional agencies and balanced the needs of transit, highway, and local roadway operators, while leading tasks that involved traffic operations analysis, alternative evaluations, feasibility assessments, cost-benefit analyses, identification of potential impacts, and development of mitigations and alternatives.

In addition, Mr. Mizuta has developed a strong reputation for project designs and project management for various transportation-related projects.

Education

B.S. Civil Engineering, University of Washington, 1998

Certifications

Professional Engineer (Civil) California, #67801

Professional Engineer (Traffic) California, #2716

Professional Traffic Operations Engineer, #1762

Professional Affiliations

Institute of Transportation Engineers (ITE), Member/Past President, 2017 District Conference Financial Chair

Project Experience

Project manager and engineer for the following transportation planning and traffic engineering projects:

Mobility Plans

- Little McGonigle Ranch Rd, San Diego, CA
- University Community Plan Update, San Diego, CA
- University Avenue Mobility Plan, San Diego, CA
- San Ysidro Land Port of Entry Mobility Study, San Diego, CA
- Barrio Logan Community Plan Update, San Diego, CA
- San Ysidro Mobility Strategy, San Diego, CA

Corridor/Interchange Studies

- SR-91 Corridor Improvements PR/ED, Riverside and Orange County, CA
- I-215/University Parkway Interchange, San Bernardino, CA
- Del Mar Heights Traffic Signal Synchronization Program, San Diego, CA
- I-5/Sorrento Valley Road Interchange, San Diego, CA
- Lemon Grove Avenue Realignment, Lemon Grove, CA
- Cedar City South Interchange, Cedar City, UT
- I-15; Hamilton Fort to Cedar City, Cedar City, UT

- Honolulu High-Capacity Transit Corridor Project, Honolulu, HI
- SR-178 Widening, Bakersfield, CA
- I-5/Genesee Avenue Interchange, San Diego, CA
- I-215/Van Buren Boulevard, Riverside County, CA

Traffic Engineering

- Various Line of Sight Surveys, San Diego County, CA
- Poseidon Desalination Project, Carlsbad, CA
- Installation of Vehicle Speed Feedback Signs, San Marcos, CA
- Citywide Safety Lights LED Retrofit, San Marcos, CA
- Forestdale Drive Traffic Calming, Encinitas, CA
- Swami's Pedestrian Crossing Signal, Encinitas, CA
- Harbor and Shelter Island Speed Survey, Port of San Diego, CA

On-Call Traffic Engineering

- On-Call Traffic Engineering Services, National City, CA

Traffic Impact Studies

- Various Residential, Commercial, & Mixed-Use Developments, Southern CA

Third Party Review of Traffic Impact Studies

- Soccer City, San Diego, CA
- Various Development Projects, Menifee, CA
- Various Development Projects, Oceanside, CA

Grants

- HSIP Cycle 7, National City, La Mesa, Oceanside, Temecula, & Menifee, CA
- Caltrans Cycle 2 ATP, Vista, CA
- SANDAG ATGP & SGIP, National City & Oceanside, CA
- Caltrans Cycle 1 ATP, Vista, CA

Rail

- Street Avenue Underpass Signal Modifications, Riverside, CA
- Grade Crossing Hazard Analysis, Bay Area, CA
- Richland Communities Signal Preemption, Jurupa Valley, CA

Military Studies

- CVN Homeport at NBC, Coronado, CA
- Various BRAC Realignment Projects, San Diego, China Lake, Concord, CA
- Various PPV Military Family Housing Projects, San Diego and San Bernardino Counties, CA
- Miramar and Camp Pendleton Grow the Force Projects, San Diego County, CA

Stephan A. Beck, PG, CHG, CEG, EM, QSD/QSP

Principal Environmental Geologist



EDUCATION

M.A., Geology, 1981, California State University, Fresno

B.A., Geology, 1976, University of California at Santa Barbara

Professional Certificate, Hazardous Materials Management, 1989, University of California at San Diego

REGISTRATIONS/CERTIFICATIONS

PG 4375 (California)

CEG 1512 (California)

CHG 126 (California)

PG 33080 (Arizona)

EM 1545 (Nevada)

PG 2234 (Wyoming)

QSP/QSD 20443 (California)

40-Hour OSHA HAZWOPER Certification (with annual updates)

8 hour OSHA HAZWOPER Supervisor Training

Transportation Worker Identification Credential

PROFESSIONAL AFFILIATIONS

Association of Environmental Planners, San Diego Chapter

Mr. Beck's project experience includes technical studies for inclusion in CEQA/NEPA documents, soil, groundwater, sediment, sludge, surface water, and soil vapor surface and subsurface site assessments. He is Principal-in-Charge of projects involving property transfers, hazardous building materials, human health and ecological risk assessments, remedial design, and remedial/removal actions involving volatile and semi-volatile organic compounds, polychlorinated biphenyls, metals, refined petroleum products, and pesticides, underground storage tanks, radiological surveys, and various phases of hydrologic/groundwater supply projects. Other experience includes site assessment investigations for school sites, power and coal gasification plants, Brownfields, pipelines, transportation and railroad rights-of-way.

EXPERIENCE

McCabe Ranch II Specific Plan EIR, Imperial County, California: Principal Environmental Geologist for a Hazardous Materials Technical Study (HMTS) of the agricultural property designated as McCabe Ranch II. The development of the site (the Specific Plan) involved the construction of single- and multi-family residences, schools, community facilities, parks, and commercial establishments. The HMTS was incorporated into an Environmental Impact Report (EIR) for the Specific Plan. The HMTS estimated the potential for existing environmental impacts to the site from the presence of hazardous materials/wastes on or in proximity to the site, and discussed mitigation measures that can be implemented to reduce or eliminate the potential impacts with respect to the proposed adoption of the Specific Plan. The environmental issues identified during the preparation of the HMTS included historic fuel-containing underground storage tanks with an associated leaking underground storage tank case at an adjacent property, and the presence of suspected organochlorine pesticides as a result of current and historical agricultural uses of the site.

Six Solid Waste Disposal Sites Brawley, Calexico, Hot Spa, Imperial, Niland, and Picacho Solid Waste Disposal Sites, Imperial County, California: Technical Advisor for landfill projects that involved designing and constructing landfill gas monitoring systems at six County of Imperial solid waste disposal sites. He provided technical assistance during the re- design of the landfill gas wells for the single, dual, and triple completion wells to take into account subsurface geology, depths of buried wastes, and depth to groundwater at each of the sites. The projects were successfully completed in an accelerated time period by utilizing two drill rigs at each site. Within 15 days of beginning the drilling and constructing landfill gas wells at six site, boring logs, well construction schematics, daily field reports and photographic documentation and other required submittals were provided to the client.

City of San Diego Chollas Triangle Master Plan EIR, San Diego, California: Principal Environmental Geologist for a Hazardous Materials Technical Study for the Chollas Triangle project. The purpose of the HMTS is to document the presence of properties, which may have been impacted by hazardous materials or wastes, and to document, with respect to the California Environmental Quality Act (CEQA), the significance of impacts from the project area with respect to hazardous materials and wastes, and to discuss measures that can be implemented to reduce or mitigate the potential impacts. We prepared an HMTS report documenting our findings and providing opinions and recommendations regarding possible environmental impacts

Stephan A. Beck

Principal Environmental Geologist

to the project area from potential releases of hazardous materials or wastes and potential impacts from hazardous materials or wastes from future development in the project area.

City of San Diego Interstate 5 South Multimodal Corridor Study and Environmental Impact Report, Chula Vista, California: Principal Environmental Geologist for a Hazardous Waste Initial Site Assessment (ISA) that was prepared to evaluate potential impacts to the project from hazardous materials or wastes along the corridor. Historical resources, such as aerial photographs and topographic maps, were reviewed to document the presence of facilities (e.g., gas stations, large industrial plants) or land uses (e.g., industrial, agricultural) indicative of potential environmental concerns. Environmental regulatory databases and files were reviewed for properties associated with unauthorized releases of hazardous materials or wastes to soil and/or groundwater. A comprehensive ISA report summarizing the research activities described above and providing conclusions regarding hazardous material/waste constraints and recommendations for further assessment was provided for the project.

Grantville Redevelopment Project and Study Area, Hazardous Materials Technical Study, San Diego, California: Principal Environmental Geologist for a Hazardous Materials Technical Study of the Grantville Redevelopment Area. The HMTS was performed as part of the Program Environmental Impact Report that was prepared for the project area. The project area consisted of three non-contiguous areas generally located north of Interstate 8, south of Mission Gorge Road, east of Interstate 15, and west of Jackson Drive, totaling approximately 1,400 acres. Facilities of potential environmental concern identified in, within and near the project area included gasoline service stations, car washes, automobile dealerships and automobile repair facilities that had experienced unauthorized releases. The HMTS contained a table that identified the sites of potential environmental concern, the nature of the releases, contaminants released and areal extent of the contaminant plume. Mitigation measures recommended for the identified properties of potential environmental concern included performing a risk assessment where contamination has been identified or is discovered during construction activities, and at which soil is to be disturbed; and characterizing and properly disposing of contaminated soil that is excavated during future redevelopment activities.

City of San Diego, As-Needed Environmental Services Site Assessment and Mitigation Process Contract, San Diego, California: Principal-in-Charge for this five-year contract awarded to Ninyo & Moore, which included conducting environmental site assessments at contaminated, City-owned properties throughout the County of San Diego. Services included work plan and health and safety plan preparation; field investigations (drill, sample, analytical testing); human health risk assessments; groundwater monitoring and sampling; and report preparation including corrective action plans and site conceptual models. The purpose of the contract was to assist the City of San Diego in obtaining regulatory agency closure of its properties that have been affected by unauthorized releases from underground storage tanks.

County of San Diego Department of General Services, San Diego County, California: Program Manager provided environmental and geotechnical consulting services to the County of San Diego Department of General Services (DGS) under a three-year contract awarded in 2011. Consulting services were provided for a total of approximately 20 individual DGS properties. Geotechnical services included geotechnical and hydrogeologic evaluations and floor flatness testing. Most of the environmental projects involved soil, groundwater, and soil vapor investigations and remediation associated with leaking USTs. For each site, we obtained, reviewed, and compiled background information, met with DEH staff to discuss the planned investigation strategy, prepared DEH-approved site assessment work plans, and implemented work plans to delineate the extent of impacted soil, groundwater, and soil vapor. Of the more than 15 UST release cases, all but two have received regulatory closure.

Chula Vista Bayfront Master Plan EIR, Chula Vista, California: Principal Environmental Geologist for a hazardous materials technical study for the Chula Vista Bayfront Master Plan. The project area consists of a number of parcels along the bayfront in the city of Chula Vista, California totaling approximately 550 acres under the ownership and jurisdiction of the Port of San Diego, including land acquired from B.F. Goodrich, vacant and underutilized areas, and the existing South Bay Power Plant parcel. Services included review of maps, reports and other environmental documents pertaining to the site; review regulatory agency databases for the site and for properties located within a 1,000-foot radius of the project area; and review of a HMTS report documenting findings and providing opinions and recommendations regarding possible environmental impacts to the project area.

Adrian Olivares, MPH

Senior Environmental Scientist



EDUCATION

M.P.H., Environmental Health Concentration, 2016, San Diego State University

B.S., Environmental Studies, 2002, University of California Santa Barbara

CERTIFICATIONS

EPRO Services, Inc. Gas Vapor Barrier Inspector

40-Hour OSHA HAZWOPER Certification (with annual updates)

CPR / First Aid Certification

PROFESSIONAL AFFILIATIONS

Association of Environmental Planners, San Diego Chapter

As a Senior Environmental Scientist for Ninyo & Moore, Mr. Olivares manages and conducts Phase I and Phase II Environmental Site Assessments (ESAs), underground storage tank unauthorized release case investigations, human health risk assessments, indoor air quality studies, Caltrans Initial Site Assessments (ISAs), and hazardous materials technical studies (HMTS) for California Environmental Quality Act (CEQA) documents. Mr. Olivares performs all phases of environmental investigations, coordinates and observes subsurface drilling activities, conducts investigations of subsurface contamination and logging of exploratory borings, conducts groundwater monitoring utilizing a variety of methods, performs statistical data analysis, authors reports, and interfaces with regulatory agencies.

EXPERIENCE

Cruickshank Road Disposal Site, El Centro, Imperial County, California: Senior Environmental Scientist during on-call services contracts with CalRecycle for the investigation of CIA solid waste disposal sites. Services consisted of obtaining; reviewing and summarizing historical aerial photographs, topographic maps, and obtaining other relevant data regarding the history of the site. With CalRecycle staff, we obtained critical information pertaining to partial remedial action activities previously conducted at the site by interviewing knowledgeable persons. Site reconnaissance documented site conditions and indicated exposed burned materials and waste piles scattered through out the site. Services also included development of a scope of work and assisted with preparing a work plan. With CalRecycle, we characterized and delineated the horizontal and vertical extent of burned wastes by excavating and sampling 54 exploratory trenches at the site. This disposal site differed from most other sites investigated in that it consisted of numerous, scattered, and compositionally varied piles of wastes and debris that varied in size and content, that were not laterally continuous. At locations explored, we evaluated the presence, thicknesses, and quality of final cover; however, typically, wastes at the site were exposed at the surface.

Multiple Geothermal Power Plants, Imperial Valley, California: Project Environmental Scientist for preparation of regulatory compliance documents including: California Accidental Release Plan; EPA Risk Management Plan; OSHA Process Safety Plan; Spill Prevention, Control, and Countermeasure Plan; and Hazardous Materials Business Plan. Responsibilities included the inspection of facilities, client and regulatory interaction, and coauthoring of reports.

Southeastern San Diego Community Plan Update, San Diego, California: Senior Project Environmental Scientist during the Hazardous Materials Technical Study to support the comprehensive update for the City of San Diego Southeastern San Diego Community. The Southeastern Community Plan Update resulted in two updates, one for Southeastern San Diego Group area and one for the Encanto Neighborhoods Group area. The purpose of the HMTS is to document the presence of properties, which may have been impacted by hazardous materials or wastes, and to document, with respect to CEQA, the significance of impacts from the project area with respect to hazardous materials and wastes, and to discuss measures that can be implemented to reduce or mitigate the potential impacts. The purpose of the Community Plan Update is to reflect the long-term vision for these communities.

Adrian Olivares

Senior Environmental Scientist

Port of San Diego Master Plan Update EIR, San Diego, California: Senior Project Environmental Scientist during EIR-level technical studies for hazards and hazardous materials, and geology and soils in support of the Integrated Planning Port Master Plan Update project. The program-level analyses evaluated each of the 10 Planning Districts to assist the planning process with future land use changes that may be affected by hazardous materials/wastes and geology and soils related conditions. The Port property is separated into 10 planning districts within the cities of Chula Vista, Coronado, Imperial Beach, National City, and San Diego, and extends from Shelter Island in the north to the Imperial Beach Oceanfront in the south. Our hazards and hazardous materials evaluation services included background review; review of federal, state, and local regulatory agency databases for the project area; review of online regulatory databases; and preparation of a hazardous materials technical study, which documented findings and provided opinions and recommendations regarding portions of the project area that have a higher likelihood of being associated with soil and/or groundwater contamination, and potential impacts from hazardous materials or wastes.

Chollas Triangle Master Plan, San Diego, California: Senior Project Environmental Scientist during the preliminary geotechnical evaluation and HMTS for the Chollas Triangle Master Plan and EIR for 52-acres. The City of San Diego's intent was to create a Master Plan for an urban village within approximately 36-acres of the Chollas Triangle site. Services included performance of a HMTS to document the presence of properties in the project area which may have been impacted by hazardous materials or wastes; to document, with respect to CEQA, the significance of impacts in the project area with respect to hazardous materials and wastes; and to discuss measures that can be implemented to reduce or mitigate the potential impacts. Ninyo & Moore prepared an HMTS report documenting its findings and providing opinions and recommendations regarding possible environmental impacts to the project.

Grantville Redevelopment Project and Study Area, San Diego, California: Senior Project Environmental Scientist during the Hazardous Materials Technical Study for a Grantville Redevelopment project and Study Area. Services included review of physical setting information; review of regulatory databases for hazardous waste facilities within the Master Plan area; field reconnaissance; review of historical resources such as aerial photographs and fire insurance maps to document the general history of the project area and facilities/features of potential environmental concern; evaluation of potential impacts to sensitive receptors (i.e., schools, hospitals) from exposure to hazardous materials associated with the Master Plan; and preparation of a report presenting our preliminary findings and evaluation with respect to the City of San Diego's CEQA Significance Determination Thresholds for Health and Safety.

Port of San Diego Tenth Avenue Marine Terminal, San Diego, California: Senior Project Environmental Scientist during the preparation of a HMTS that provided a general overview of the potential impacts related to hazardous materials and wastes associated with the project, and documented, for CEQA purposes, the significance of potential impacts from existing property contamination. The HMTS was used to support the hazards and hazardous materials analysis contained in the EIR. Services included review of environmental databases for the project area and properties within a specified radius; review of historical data sources including aerial photographs, topographic maps, and fire insurance maps to document historical uses of potential environmental concern; and review of previous environmental reports pertaining to the project area. Information was compiled into a succinct report, which documented the findings of the above efforts and provides recommendations regarding portions of the proposed project area that may have a higher likelihood of being associated with soil, soil vapor, and/or groundwater contamination, and potential impacts from hazardous materials or wastes.

City of San Diego, As-Needed Environmental Services Site Assessment and Mitigation Process Contract, San Diego, California: Project Manager for two, five-year contracts awarded to Ninyo & Moore, which included conducting ESAs at contaminated, City-owned properties throughout the County of San Diego. Services included work plan and health and safety plan preparation; field investigations (drill, sample, analytical testing); remediation; human health risk assessments; groundwater monitoring and sampling; and report preparation including corrective action plans and site conceptual models. The purpose of the contract was to assist the City of San Diego in obtaining regulatory agency closure of its properties that have been affected by unauthorized releases from underground storage tanks.

Gregory T. Farrand, PG, CEG

Principal Geologist



EDUCATION

Masters in City Planning, 1976, San Diego State University

B.S., Geology, 1969, California State University, Northridge

REGISTRATIONS

PG 3645 (California)

CEG 1087 (California)

PROFESSIONAL AFFILIATIONS

American Public Works Association

American Society of Civil Engineers

American Water Works Association

Association of Engineering Geologists

San Diego Association of Geologists

Society of American Value Engineers

- San Diego Chapter Director of

Professional Development

- Vice President of Programs

Mr. Farrand's professional experience includes geologic and geotechnical investigations for treatment plants, reservoirs, dams, tunnels, pipelines, highways, bridges, power plants, quarries, groundwater resources, and environmental impact reports. Mr. Farrand has authored scientific papers on fault and landslide hazards, and coastal bluff stability in southern California and Baja California. He has performed extensive field mapping, analyses of borings and trenches, seismic refraction surveys, remote sensing surveys, and environmental studies. His responsibilities consist of technical direction to the staff of geologists and field personnel, and in-house Quality Assurance/Quality Control review of investigations and analyses on geologic, hydrogeologic, and geotechnical projects.

EXPERIENCE

Imperial County Center II Expansion Environmental Impact Report, El Centro, Imperial County, California: Principal Geologist during the geologic reconnaissance study and geological technical report to assist in the preparation of the EIR for the expansion of the Imperial County Center II facility. The project site included the existing county center and 195 acres lying to the west and south. Our study indicated that the site had a high potential for strong ground shaking due to earthquakes on active faults in the region, in particular, the Imperial Fault located only 7 miles to the northeast. The study also indicated that potentially liquefiable soils, as well as compressible and/or expansive soils, might be present in the area. Our technical report addressed regional geologic setting, site-specific geologic conditions, groundwater, topography, and soils. The report included an analysis of potential impacts and constraints regarding geology/soils and the project.

Gateway Specific Plan and Interstate 8 Corridor, Imperial County, California: Technical Advisor during the geologic and preliminary geotechnical evaluation to assist in the preparation of environmental impact documents for the Gateway Specific Plan and Interstate 8 Corridor. The project site was located adjacent to, and north of, the Calexico East Port of Entry, approximately 5 miles east of the City of Calexico. The project area consisted of approximately 1,700 acres of existing farmland and several irrigation and drainage canals, including the South Alamo Canal, which traverse the site. The Gateway Specific Plan had provisions for phased improvements to provide a broad array of industrial, commercial, and transportation services as well as retail shopping, business offices and transient habitation supportive of the Calexico East Port of Entry. Services included evaluation of the regional geology, site-specific geology, faulting and seismicity, groundwater, liquefaction and seismically induced settlement, agricultural soils, and geotechnical constraints and possible mitigation measures. The active Imperial fault was found to cross a portion of the project site where building setbacks away from the fault will be needed.

Eastside Reservoir and Water Line, Calexico, Imperial County, California: Principal Geologist during the geotechnical reconnaissance for preparation of environmental impact documents for the City of Calexico Water Department's Eastside Reservoir. The purpose of our studies was for compliance with CEQA/NEPA requirements. The facilities consisted of a new above ground, 6 million-gallon treated water storage reservoir, a booster pumping station, and a 12,000-foot long, 24-inch diameter distribution water main. The pipeline crosses beneath State Highway 98,

Gregory T. Farrand

Principal Geologist

Bowler Road, the All American Canal, and Central Main Canal. Microtunneling, horizontal directional drilling and other tunneling methods were utilized for construction of the pipeline beneath the canals. Services included review of background data consisting of geologic maps and reports, seismic data, topographic maps, stereoscopic aerial photographs, and reports provided by the client; a geologic reconnaissance to map the site; analysis of data; and preparation of a report summarizing our findings, conclusions and recommendations.

Holtville Materials Borrow Pit, Holtville, Imperial County, California: Principal Geologist during geotechnical design and environmental consulting services as part of the update to the Reclamation Plan for the Holtville Materials Borrow Pit. The project included a 150-acre plot of land that was being used as a material borrow pit for various projects in the City of Holtville and Imperial County. At the time of our services, approximately 26 acres had already been mined and there were plans for further expansion of the mining operations. Services included the performance of a geotechnical evaluation of the site. As part of this evaluation, we performed a background review of geotechnical resources such as geology and fault maps, performed a geologic reconnaissance of the site, acquired boring permits from Imperial County, performed a subsurface exploration consisting of exploratory borings, converted two boring into monitoring wells, performed of geotechnical laboratory testing, compiled data and analyzed the data obtained, and prepared of a report that addressed geotechnical aspects of the project and site including existing soil characteristics, liquefaction, lateral spread, and slope stability.

West Main Waterline Project, El Centro, Imperial County, California: Principal Geologist during the geotechnical evaluation for the West Main Waterline project. The evaluation consisted of the construction of an 18-inch waterline in West Main Street between Lotus Avenue and Glenwood Road. The West Main Waterline project is approximately 3,000 foot long, 18-inch waterline extension in West Main Street from Lotus Avenue to Glenwood Road. The 18-inch waterline crosses under the Lotus Canal and Lotus Drain (west of Lotus Avenue) using jack-and-bore methods with a 32-inch diameter stainless steel pipe casing. Services included review of background information including available geotechnical reports, geologic maps, and topographic maps; performance of a geologic reconnaissance of the site; drilling, logging, and sampling of exploratory borings; performance of geotechnical laboratory testing; compilation and analysis of the data obtained; and preparation of a geotechnical report for preliminary design of the waterline.

Chula Vista Bayfront Master Plan EIR, Chula Vista, California: Principal-in-Charge for the technical study to address geologic and geotechnical issues and a hazardous materials technical study for the Chula Vista Bayfront Master Plan site located on the City of Chula Vista Bayfront. The technical report was utilized in the preparation of an Environmental impact report, and was not intended for the purpose of design or construction. Services provided included review of pertinent available geotechnical literature including topographic maps, geologic maps, stereoscopic aerial photographs, and available geologic reports; and review of draft and final reports presenting our findings and conclusions related to geotechnical conditions at the site, and potential geotechnical constraints on the proposed construction; and attendance at project meetings during the course of completion of the project.

Grantville Redevelopment Project Study, San Diego, California: Principal-in-Charge for the geologic reconnaissance and limited geotechnical evaluation for the Grantville Redevelopment project. The study area consisted of three non-contiguous subareas (Subareas A, B, and C) of urbanized land totaling approximately 1,400 acres. Services provided included review of pertinent, available geotechnical literature including topographic maps, geologic maps, aerial photographs, and existing environmental and geologic reports; and review of a report presenting our preliminary findings and conclusions.

Port of San Diego Master Plan Update EIR Project, San Diego to Chula Vista, California: Principal Geologist during an Environmental Impact Report level geology and soils evaluation and hazards and hazardous materials evaluation for the Integrated Planning Port Master Plan Update project. The Port of San Diego (Port) property is separated into 10 planning districts within the cities of Chula Vista, Coronado, Imperial Beach, National City, and San Diego, and extends from Shelter Island in the north to the Imperial Beach Oceanfront in the south. The Port's planning areas cover approximately 2,403 acres of land and 3,535 acres of water. The purpose of our study was to estimate the potential for existing environmental impacts to the project from geologic or soil conditions in the vicinity of the project, and to discuss measures that could be implemented to reduce or mitigate the potential impacts with respect to the design and construction of the project.

Christina Tretinjak, PG, CEG

Senior Project Geologist



EDUCATION

M.S., Geology, 2004, San Diego State University

B.S., Geology, 2001, San Diego State University

REGISTRATIONS

CEG 2650 (California)

PG 8478 (California)

PROFESSIONAL AFFILIATIONS

San Diego Association of Geologists

San Diego State University Geology Alumni Association

As a Senior Project Geologist for Ninyo & Moore, Ms. Tretinjak conducts geotechnical evaluations, prepares geotechnical reports, reviews plans and specifications, and coordinates and conducts field and laboratory investigations. Ms. Tretinjak has provided these services for water and wastewater facilities, schools, commercial buildings, bridges, and other public works projects.

EXPERIENCE

McCabe Ranch II Specific Plan, Imperial County, California: Project Manager for a geology and soils evaluation that was utilized as part of an Environmental Impact Report study for the agricultural property. The development of the site (the Specific Plan) involved the construction of single- and multi-family residences, schools, community facilities, parks, and commercial establishments. Services included review of background information; performance of a geologic reconnaissance of the project study area to document apparent geologic and soils conditions; compilation and analysis of the data obtained; and preparation of a report presenting our findings and conclusions related to geologic and geotechnical conditions at the site, and potential geologic and geotechnical constraints for the development of the project.

El Centro Family Courthouse Duggins Site, El Centro, Imperial County, California: Senior Project Geologist during geotechnical consulting services for the El Centro Family Courthouse project. The project involved construction of a building that contained four courtrooms and associated support space in approximately 54,000 gross square-feet constructed on approximately 2.5 acres of land. Services included preparation of an indicator pile program to be implemented during the installation of the 14-inch square driven concrete piles for the planned courthouse; review of the project plans for general conformance with the project geotechnical report; and preparation of a letter documenting our review of the project plans.

Calexico West Border Station, Calexico, Imperial County, California: Senior Project Geologist during geotechnical design services for the new international border crossing facility. The project consisted of the construction of new administrative offices, service facilities, traffic and pedestrian crossing inspection areas, parking, and roadways located just west of the existing Calexico border crossing. The new crossing included approximately 14 traffic inspection booths covered by a two-story canopy structure. The project also included rechannalization and bridging of the New River at the border. Services included a subsurface evaluation; laboratory testing; data analysis; and report preparation with recommendations.

West Main Waterline Project, El Centro, Imperial County, California: Senior Project Geologist during the geotechnical evaluation for the West Main Waterline project. The evaluation consisted of the construction of an 18-inch waterline in West Main Street between Lotus Avenue and Glenwood Road. The project consisted of a 3,000 foot long, 18-inch waterline extension in West Main Street from Lotus Avenue to Glenwood Road. Services included review of background information; performance of a geologic reconnaissance of the site; drilling, logging, and sampling of exploratory borings; performance of geotechnical laboratory testing including insitu moisture content and dry density, gradation (sieve) analysis, Atterberg limits, shear strength, and soil corrosivity; compilation and analysis of the data obtained; and preparation of a geotechnical report for preliminary design of the waterline.

Christina Tretinjak

Senior Project Geologist

Grantville Redevelopment Project and Study Area, San Diego, California: Senior Project Geologist during a geologic reconnaissance and limited geotechnical evaluation of the Grantville Community Redevelopment project. The project area consisted of three non-contiguous areas generally located north of Interstate 8, south of Mission Gorge Road, east of Interstate 15, and west of Jackson Drive, totaling approximately 1,400 acres. Services included review of geotechnical literature including topographic maps, geologic maps, aerial photographs, and existing environmental and geologic reports; geologic reconnaissance of the project study area, which included written and photographic documentation of the observed site conditions; compilation and analysis of the data obtained; and preparation of a report presenting preliminary findings and conclusions regarding soil and issues in the project area. Specifically, our report addressed geologic hazards, soil erosion, and topsoil loss.

Safari Highlands Ranch EIR, San Diego, California: Project Manager for the geotechnical peer review for the Safari Highlands Ranch Environmental Impact Report. The project consisted of the construction of 550 residential lots in five neighborhoods, fire station, and water quality basin. Services included a third party review of reconnaissance-level study performed in 2014. The report included geologic mapping, 30 seismic refraction traverses, and review of 21 previous air track borings. The report addressed the presence and potential impact of geologic hazards and potentially adverse geologic conditions.

Port Master Plan Update EIR Project, San Diego to Chula Vista, California: Project Geologist during an Environmental Impact Report level geology and soils evaluation for the Integrated Planning Port Master Plan Update (PMPU) project. The Port District property is separated into 10 planning districts within the cities of Chula Vista, Coronado, Imperial Beach, National City, and San Diego, and extends from Shelter Island in the north to the Imperial Beach Oceanfront in the south. The District's planning areas cover approximately 2,403 acres of land and 3,535 acres of water. The purpose of our study was to estimate the potential for existing environmental impacts to the project from geologic or soil conditions in the vicinity of the project, and to discuss measures that could be implemented to reduce or mitigate the potential impacts with respect to the design and construction of the project. The project involved a comprehensive update to the existing PMPU to provide goals and policies, as well as land and water uses, consistent with the Port Act and Public Trust Doctrine, for the physical development and conservation of District Tidelands. The PMPU implemented the 30-year planning vision by addressing allowable land and water uses, coastal access, mobility, economic development, safety, and natural resources, among other topics. Services included background review; a geologic reconnaissance vicinity; data compilation and analysis; and preparation of a report documenting findings and providing opinions and recommendations regarding possible geologic and soil impacts at the site.

Carliane Danièle Johnson

Phone: (510) 967-4337 / E-mail: carliane@seajayenv.com

Carliane Johnson has 29 years of experience conducting environmental effects analyses, preparing best management practices plans, and providing other regulatory compliance support primarily for the marine transportation and offshore energy industries. Ms. Johnson has individually prepared, has led, and has been a part of larger teams that have prepared environmental and feasibility documents both in the United States and abroad. She has also prepared integrated natural resources management for natural resource stewardship and compliance at U.S. Department of Defense bases on the East Coast. She has developed marine resources inventories to identify indicator species and existing environmental conditions. She led the work to create a searchable database and then helped to categorize, review and summarize all historical documents that were part of a Supreme Court litigation effort over water allocation within the states of Georgia, Alabama and Florida. She currently provides regulatory compliance support for a large, commercial boat yard in California. This diversity and breadth of experience allows her to quickly identify policy, stakeholder, local planning and environmental concerns at the beginning stages of a project, which ensures that appropriate methods or actions are considered early to reduce or eliminate potential project impacts.



In 2007, she founded SeaJay Environmental, a small consulting firm located in Oakland, California. SeaJay Environmental supports governmental, private and non-profit clients manage complex environmental projects and make sound management decisions through expert planning support, environmental reviews, environmental permitting, analysis of public policy concerns, project compliance, third-party reviews of documents, and public engagement.

SeaJay Environmental (www.seajayenv.com), October 2007 to present

OWNER/PRINCIPAL BIOLOGIST

Independent environmental consultant providing regulatory and intergovernmental support to clients. This work has primarily involved analyzing offshore energy and environmental policy initiatives and proposed federal agency regulations, preparing environmental permit applications and conducting assessments under the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). Also represent clients at public hearings, meetings, conferences and other stakeholder events.

Ecology & Environment Inc., August 2001 - October 2007

PROJECT MANAGER/CHIEF BIOLOGIST

Conducted coastal zone management evaluations and assessed environmental effects under NEPA, and developed permit applications to meet U.S. regulations or international environmental guidance requirements. Primary duties involved all aspects of managing complex energy and environmental projects including marketing, developing cost and technical proposals, and preparing research reports and site-assessments. Was also responsible for maintaining budgets, invoicing, meeting deadlines, and training and supervising staff.

FL Dept. of Environmental Protection (DEP), Office of Intergovernmental Programs, July 2000 – Aug. 2001

ENVIRONMENTAL MANAGER

Coordinated Florida's Outer Continental Shelf (OCS) program pertaining to the review of mineral activities (i.e., sand and gravel as well as hydrocarbons) in federal waters. This also included analyzing proposed federal rules and legislative actions. Prepared briefing documents, developed state policy positions, communicated with senior management and Governor's staff on issues, and attended public hearings, meetings and technical conferences. Also coordinated with state and federal partners in the U.S. Environmental Protection Agency's *Gulf of Mexico Program* to implement projects to improve the health and productivity of the Gulf of Mexico.

Florida Governor's Office, Environmental Policy Unit, January 1996 - June 2000

GOVERNMENT ANALYST III

Assisted in the development of policies to protect Florida's marine resources focusing on offshore oil and gas, dredge materials management, fisheries and aquaculture. From 1998 to 1999, was assigned to the Florida Governor's Ocean Committee, which was tasked with developing policy recommendations on the use and protection of ocean resources around the state. Also managed an ocean and coastal policy grant-funded program, represented the Governor's office at conferences and meetings, prepared and submitted testimony at public hearings, analyzed state and federal legislation, prepared briefing papers on significant issues, reviewed projects for federal consistency under the Florida Coastal Management Program, analyzed agency budget proposals, prepared grant reports, and interacted with the public on the Governor's behalf. I transitioned the OCS program from the Governor's office to the state's environmental protection agency in June 2000.

Florida DEP, Office of Intergovernmental Programs, March 1994 - January 1996

ENVIRONMENTAL SPECIALIST II

Reviewed and coordinated the review of local government comprehensive plan amendments and federal consistency projects to ensure that proposals were in accord with DEP's statutes and programs. The position involved extensive writing, critical evaluation of documents, strong organizational skills, coordination between department staff throughout the state, and the ability to work cooperatively with government agencies related to comprehensive land use planning and coastal management issues.

EDUCATION

Bachelor of Science

FLORIDA STATE UNIVERSITY, APRIL 1989. Biological Science degree with an interdisciplinary minor in chemistry.

ENERGY PROJECT EXPERIENCE

Shell Oil Company, New Orleans, Louisiana. Currently providing regulatory support and conducting research on various topics (e.g., marine sound, protected species, air and water permitting, proposed federal regulations, artificial reefs) pertinent to Shell's domestic offshore oil and gas activities in the Gulf of Mexico. Also conducting research and collecting environmental data for Shell's wind energy projects on the East Coast. This effort will be used to better understand conditions at the offshore sites and to support the required environmental and operational documentation that will be required under NEPA and the Outer Continental Shelf Lands Act (OCSLA).

Walsh Perú South America. Prepared a regulatory document summarizing the applicable international legal framework pertaining to the discharge of drill cuttings containing non-aqueous drilling residues and potential concerns related to the proposed use of thermal-treatment technology to clean those cuttings. The project involved reviewing the applicable international legal framework and guidelines and reviewing technical reports regarding the marine discharge of treated cuttings obtained from a "Hammermill" process. Also reviewed the Technical Report (or ITS) that was prepared by Walsh Perú S.A. for the Peruvian regulatory authorities.

Offshore Operators Committee MedEvac Workshop, New Orleans, Louisiana. Organized an industry workshop to better understand the scope of medical evacuation assets, practices, and available procedures in federal waters of the Gulf of Mexico. Prepared the workshop report on best management practices and gaps.

Offshore Operators Committee Sandblasting Best Practices Workshop, New Orleans, Louisiana. Organized a workshop on sandblasting and surface coating operations in the marine environment. The purpose of this workshop was to obtain best management practices from offshore operators and their contractors related to procedures used to minimize the discharge of spent blast abrasives and paint overspray in the Gulf of Mexico. This culminated in the preparation of a paper describing best practices related to the periodical inspection and maintenance of offshore oil and gas facilities to assure structural integrity and minimize pollution and safety risks. SeaJay Environmental worked with Shell Exploration &

Production engineers and operations managers to draft this paper that was presented by Shell at the Society of Petroleum Engineers conference in 2009.

National Petroleum Council, Washington, DC. Provided technical and editorial support to the Operations and Environment Subgroup of the National Petroleum Council, a federal advisory committee. The study was requested by former Secretary Chu and was prepared by a team of experts from industry, state and federal government agencies, conservation groups, financial institutions and academia.

LNG Import Terminal, Grand Bahama Island, Bahamas. Oversaw the efforts of research divers conducting offshore benthic surveys in Freeport Harbour for Tractebel LNG North America for a proposed offloading pipeline. The team quantified sponges, soft corals, and hard corals in the project area and assessed the overall condition of the marine communities.

Gulf Landing LNG Import Terminal, Offshore Louisiana. Helped develop a port operations manual that was part of the licensing process for the *Gulf Landing* LNG project.

Main Pass Energy Deepwater Port, offshore Central Gulf of Mexico. Managed the application process associated with an onshore pipeline under Federal Energy Regulatory Commission (FERC) jurisdiction for the *Main Pass Energy Hub* LNG terminal project. This involved working closely with the client's team of contractors to develop the application and interacting frequently with state and federal officials to address regulatory and permitting requirements for the pipeline.

BOOTS Deepwater Oil Port, offshore Central Gulf of Mexico. Collected vessel and shipping data and environmental information to support the licensing of a proposed deepwater port, the Bulk Oil Offshore Transfer System (BOOTS), intended to accommodate large vessels for petroleum product offloading.

Cascade / Chinook FPSO Development, Central Gulf of Mexico. Prepared an Environmental Impact Assessment (EIA) for Petrobras America, Inc., (a subsidiary of Petróleo Brasileiro SA [Petrobras] the Brazilian national oil company) for the proposed first use of a floating production, storage and offloading (FPSO) system in the U.S. Gulf of Mexico. The EIA was submitted to the Minerals Management Service as a component of the exploration plan.

Petrobras Produced Water Survey, Rio de Janeiro, Brazil. Conducted a literature search and prepared a report for Petrobras that evaluated how offshore oil terminals and refineries around the world have managed their produced water. Also presented the study results to the client's technical operations staff in Brazil and hosted Petrobras staff during their visit to a United States facility that treats waste from oil and gas operations in the Gulf of Mexico.

Chevron Corporation, Houston, Texas. Helped develop a biodiversity guidance document for Chevron that incorporates biodiversity into their existing Operational Excellence Management Systems for new projects and existing projects worldwide.

Oil and Gas Development Project, offshore Southern Gulf of Mexico. Conducted the technical review and quality assurance of environmental documents to ensure that they met international standards associated with a large offshore development project off the coast of Mexico for a client of Citigroup to meet loan requirements from the Overseas Private Investment Corporation.

Rubiales Field, Colombia. Managed the due diligence review to support Marathon Oil Company's decision-making regarding oilfield acquisition. This included an assessment of the current operator's existing documents for compliance with health, safety and environmental standards, Colombian environmental licensing requirements, and consistency with Marathon's policies concerning corporate social responsibility.

Marathon Offshore Exploration Project, offshore Gulf of Mexico. Collected data and prepared environmental reports for an individual National Pollutant Discharge Elimination System (NPDES) permit application for Marathon Oil Company's proposed offshore oil and gas exploration in the Eastern Gulf of Mexico. This was the first such permit issued by Environmental Protection Agency (EPA) Region 4 for the discharge of cuttings associated with synthetic-based drilling fluids. The application included a best management practices and pollution plan to ensure the highest level of minimization of waste discharges.

South Dachshund Offshore Exploration, offshore Eastern Gulf of Mexico. Managed the preparation of an EIA, coastal zone management consistency certification, NPDES permit application, and best management practices and pollution prevention plan on behalf of Murphy Exploration and Production-USA, for their proposed oil and gas exploration project in the Gulf of Mexico.

Dalmatian Exploration Plan, offshore Eastern Gulf of Mexico. Prepared the EIA for Newfield Exploration Company's offshore oil and gas exploration plan and obtained the individual NPDES permit from EPA Region 4.

FEDERAL AND STATE PROJECT EXPERIENCE

Glen Canyon Dam Adaptive Management Program support, Phoenix, Arizona. Providing administrative and note taking support services required by the U.S. Bureau of Reclamation's Glen Canyon Dam Adaptive Management Program (GCDAMP), a Federal Advisory Committee. This support is to cover discussions and action items of the Adaptive Management Work Group (AMWG), the Technical Work Group (TWG) and potentially Ad Hoc work groups. The GCDAMP was developed to provide an organization and process for cooperative integration of dam operations, downstream resource protection and management, and monitoring and research information, as well as to improve the values for which the Glen Canyon National Recreation Area and Grand Canyon National Park were established.

National Oceanic and Atmospheric Administration (NOAA) National Marine Fisheries Service, Silver Spring, Maryland. Developed a process to summarize and analyze Automatic Identification System (AIS) data consisting of tens of thousands of records received from ships transiting right whale (*Eubalaena glacialis*) management areas along the U.S. Atlantic seaboard.

NOAA Office of National Marine Sanctuaries, San Francisco, California. Prepared two environmental assessments (EA) for the Greater Farallones National Marine Sanctuary office. The first EA was a programmatic document to assess the effects of all existing and proposed research and ecotourism activities on great white sharks off Northern California. The other was to assess the impacts on continued discharges of U.S. Coast Guard live fire training activities in newly expanded areas of two sanctuaries.

Fort Irwin Flora Planning Level Survey, California. Provided health and safety and botanical support services during field surveys at the U.S. Army's National Training Center in Fort Irwin, California. The work consisted of daily safety briefings followed by field surveys conducting plant transects within 284 one-hectare plots, 11 springs, 10 playas and approximately 30 additional areas of interest on the base. Remote data were collected using ArcGIS Collector on an iPad. Voucher specimens were also collected.

State of Florida Department of Environmental Protection. Helped create a searchable database of documents in support of the state's lawsuit against the U.S. Army Corps of Engineers over sharing the waters within the Apalachicola, Chattahoochee and Flint (ACF) rivers basin. My team was responsible for documenting, reviewing and summarizing a variety of records that were then scanned into the database and used by the litigation team.

Naval Support Activity Norfolk, Chesapeake, Virginia. Developed an Encroachment Action Plan (EAP) to identify potential challenges that could affect the Navy's mission at their Northwest Annex. This included meeting with officials in Virginia and North Carolina to better understand their planning practices, current and future land use activities, conservation programs for land and water and other activities, which became

the basis for recommendations in the EAP.

Avon Park Air Force Range, Highlands, Florida. Prepared portions of the environmental impact statement addressing the use of live-fire training at the Navy's Avon Park facility. Also prepared the consistency certification required under the State of Florida's Coastal Management Program.

Pope Air Force Base, Fayetteville, North Carolina. Managed the development of an environmental assessment for the Army and Air Force Exchange Service to address potential environmental effects related to the construction of an on-base gas station and shopping facility.

Homestead Air Reserve Base, Homestead, Florida. Helped to develop an integrated natural resources management plan (INRMP) for the U.S. Air Force Headquarters 311th Human Systems Wing that would chart a 10-year course for natural resource stewardship and compliance at the base.

LOCAL PROJECT EXPERIENCE

Bay Ship & Yacht Co., Alameda, California. Providing regulatory compliance support to this ship building and vessel repair yard. Responsibilities include federal, state and local permitting and reporting for hazardous waste, air quality, National Pollutant Discharge Elimination System (NPDES)/stormwater discharges and other environmental protection programs.

San Mateo County Harbor District Eelgrass Survey, Princeton-by-the-sea, California. Conducted a presence/absence survey for eelgrass near the public boat launch ramp facility at Pillar Point Harbor (Half Moon Bay) prior to a dredging project there. A remotely operated vehicle (ROV) was used as well as visual observations during an extreme low tide period, which determined that no eelgrass was present near the boat ramps, but that a large bed existed along the east side near the outer breakwater -- the first time it has ever been reported in this harbor.

Surface Water Spill Response Training with EBMUD, Northern California. Worked with the rangers and environmental staff of the East Bay Municipal Utility District (EBMUD) at the Camanche and San Pablo reservoirs to provide spill drill training that included the deployment of sorbent boom and other emergency response procedures.

South Miami-Dade County Watershed Study, Miami, Florida. Helped develop a marine resources inventory of Biscayne Bay for the South Florida Regional Planning Council, which involved identifying environmental objectives for the project area, indicator species, and existing environmental conditions.

O'Brien's Response Management, Marshall, Michigan. Provided incident response support for the Enbridge pipeline spill in 2010. Evaluated proposed oil treatment options for environmental effects on marsh and wetland habitats. Prepared standard operating procedures for sediment curtains and gabion boxes; and for site preparation, soil removal and disposal activities of contaminated sediments. Also reviewed quality assurance plans.

Smithsonian Environmental Research Center, Monterey Bay, California. Provided dive support for an invasive species survey in the kelp forests between Monterey and Carmel, and within the Monterey Bay National Marine Sanctuary. Invasive species (primarily *Watersipora*) were counted in 1-meter quadrats along 25-meter-long transect lines.

Weber Readiness, Incident and Risk Management Services, Oakland, California. Provided 40-hour training in Hazardous Waste Operations and Emergency Response (HAZWOPER) and oil spill incident response training to the energy and marine transportation industries. Also conducted worker training to SSA Marine at the Port of Oakland. The training was intended to enhance workplace efficiency and safety while workers maintain the cranes and material handling equipment during terminal operations. Will soon be providing Covid-19 workplace safety training.

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CHAMBERS GROUP

COMPREHENSIVE
ENVIRONMENTAL IMPACT
REPORT FOR THE
VIKINGS SOLAR ENERGY AND
STORAGE PROJECT

CUP#20-0025/IS#20-0035

APN 050-070-018-000

**IMPERIAL COUNTY PLANNING &
DEVELOPMENT SERVICES**

PROJECT APPLICANT:

VIKINGS ENERGY SOLAR FARM, LLC

JANUARY 25, 2021



Table of Contents

Cover Letter.....	1
Project Understanding.....	2
Project Team.....	3
Scope of Work.....	13
Schedule.....	23
Cost Estimate/Milestones.....	24
Conflict of Interest Statement.....	25
Appendix A: Project Team Resumes	
Appendix B: Detailed Cost Sheet	

Cover Letter

January 25, 2021
63632

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

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

Dear Mr. Minnick

With a thorough understanding of California Environmental Quality Act (CEQA) compliance requirements for renewable energy projects, in addition to the regulatory and physical environment within Imperial County, Chambers Group is eager to provide services to Imperial County Planning and Development Services (County) for the Vikings Energy Solar Farm Project (Project). Our team brings an advantage of currently working with the County on the Energy Source Minerals Project and the Brawley Solar Project, completing the CEQA analysis and Conditional Use Permit (CUP) issuance, respectively; and we leverage a strong working relationship with Imperial County Planner David Black to successfully complete the Environmental Impact Report (EIR) for the Project. Our experience eliminates a learning curve and facilitates a thorough and accurate environmental impact analysis and documents review, saving money and time.

As a comprehensive environmental consulting firm with over 40 years of experience, Chambers Group, Inc., is a DGS certified Small Business Enterprise (SBE) and a CPUC women and minority-owned business enterprise (WMBE). We offer a full complement of dedicated staff members who have successfully executed hundreds of environmental reports and studies in full compliance with CEQA and the National Environmental Policy Act (NEPA), in addition to the full range of technical studies and applicable environmental compliance permitting. Our team offers knowledge gained from experience with local projects and we look for an opportunity to serve.

Chambers Group has a successful history of providing CEQA services for renewable energy projects in Imperial County. Further, our Project Manager, Victoria Boyd, has wide-ranging experience with CEQA compliance with recent renewable energy projects in Imperial County, including the Energy Source Minerals Project and the Brawley Solar Project. Victoria has managed many projects throughout the State of California and is cross trained in different areas to provide further knowledge and understanding of complex environmental issues. Please reach her any time by phone at: (760) 685-4838; or by email at vboyd@chambersgroupinc.com.

We are excited to continue our productive relationship with Imperial County by applying our technical experience and thorough knowledge of environmental policies and practices to provide quality, responsive environmental services, and innovative solutions for this and other County projects.

Sincerely,

CHAMBERS GROUP, INC.



Mike McEntee
Chief Operating Officer

Project Understanding

Chambers Group understands Vikings Energy Solar Farm, LLC (Applicant) is proposing to construct and operate a 100 megawatt (MW) alternating current (AC) solar farm and a 100 MW/450 megawatt hour (MWh) battery energy storage system (BESS) on approximately 603.61 acres (Project). 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. The Project would be located within Assessor Parcel Numbers 050-070-018 (approximately 480 acres), 050-070-019 (approximately 80 acres) and 050-070-021 (approximately 43.61 acres, assuming site control is acquired).

Further, Chambers Group understands that a CUP and Initial Study (IS) have been prepared for the Project and the following technical studies have been or will be prepared by the Project Applicant:

- Air Quality Report
- Aquatic Resources Delineation
- Archaeological Resources Report
- Biological Resources Report
- Drainage Study
- Geotechnical Report
- Grading Plan
- Land Evaluation and Site Assessment
- Paleontological Survey
- Phase I Environmental Site Assessment
- Solar Glare Analysis
- Stormwater Pollution Prevention Plan
- Transportation Study and Traffic Counts
- Visual Resources Analysis

Our scope of work presented in the following sections outlines our approach to successful completion of the Project and is based on our preliminary review of the studies identified above and our experience with similar projects.

Project Team

Chambers Group Information

Work Performance Address	Chambers Group, Inc. Work Performance Address: 9620 Chesapeake Drive, Suite 202, San Diego, CA 92123 Headquarters: 5 Hutton Centre Drive, Suite 750, Santa Ana, CA 92707
Point of Contact	Victoria Boyd, Project Manager M: (760) 685-4838 vboyd@chambersgroupinc.com
Firm Organization / Ownership	ESOP, S-Corporation Chambers Group is an S-Corporation and owned by Chambers Group Inc. Employee Stock Ownership Trust

Professional Qualifications of Team Committed to the Project

Chambers Group: Chambers Group has a strong staff of environmental planners and CEQA professionals, many at the top of their field as evidenced by their election to the Association of Environmental Professional (AEP) Boards of Directors on a local and State-wide level. Based on our experience with similar projects, the Chambers Group team will complete the necessary environmental documentation with both in-house staff and with the use of our trusted subconsultants, most of which have experience working on renewable energy projects in the County. Chambers Group Biological Resources and Cultural Resources teams would assist in preparing required studies and peer reviewing applicant prepared studies.

Vista Environmental: *Services provided for this contract: Prepare Energy, Noise and Greenhouse Gas (GHG) Analysis, Peer Review of the Air Quality Study provided by the Applicant.* Vista Environmental specializes in energy, air quality, GHG emissions, health risk assessments (HRAs) and noise impact analyses for governmental agencies and the business community and has completed numerous complex energy, air, and noise studies that conform to CEQA requirements. Vista Environmental, is a certified Women Business Enterprise (WBE) with the City of Los Angeles (Company ID: 81256) and the Supplier Clearinghouse (VON: 14030023). Vista is currently working with Chambers Group to review the Air Quality and Greenhouse Gas Analysis and to prepare the Energy and Noise Analysis for the Energy Source Project.

General Technologies and Solutions (GTS) - *Services provided for this contract: Peer Review of the Transportation Study and Traffic Counts provided by the Applicant.* GTS provides mobility solutions for all road uses: pedestrian, bicycle, transit, auto, and freight modes. They employ state-of-the-art technologies to provide innovation in traffic engineering, multi-modal planning, parking, and transportation technologies. This is leveraged to conduct and review traffic impact analyses and associated required CEQA findings. At GTS, results matter as much as the way getting there. They support their clients throughout the whole project lifecycle, including communicating mobility initiatives, technology goals, and strategies to stakeholders at all levels. Their team has worked with Chambers Group on various projects across Southern California from Imperial County to Los Angeles. GTS recently conducted review of the Transportation Study for the Energy Source Project.

POWER Engineers (POWER): *Services provided for this contract: Peer Review of the Solar Glare and Visual Resources Analysis provided by the Applicant.* POWER is a 100% employee-owned engineering and environmental consulting firm. They are a team of specialists, analyzing and reviewing potential visual impacts created from renewable energy

projects. POWER is a trusted subcontractor of Chambers Group and has worked with our team to create glare and visualization studies for the Brawley Solar Project.

Converse Consultants: *Services provided for this contract: Peer Review of the Geotechnical Report, Phase 1 Environmental Site Assessment, and Stormwater Pollution Prevention Plan provided by the Applicant.* Converse is a consulting engineering firm that provides services including environmental and hazardous materials consulting, environmental site assessments, remediations, geotechnical engineering, materials testing and inspection. Their environmental and hazardous materials services (asbestos and lead paint) include: Initial Survey & Sampling; Abatement Design & Monitor; and Air, Soil, Water Clearance. Converse's work is performed in strict accordance with federal, State, and local requirements, as well as to their own high standard for quality.

Q3 Consulting: *Services provided for this contract: Peer Review of the Drainage Study provided by the Applicant.* Combined with more than 70 years of professional experience, including 16 years working hand-in-hand together, the principals of Q3 are an established team with an extensive background in the planning, analysis, design, and management of comprehensive flood control/stormwater-related projects, solving a diverse range of challenges and issues for both public and private sector clients throughout California. Q3 team members have been involved in the planning and permitting of over 30 solar sites throughout California and will utilize this expertise to complete a detail peer review of Applicant's Drainage Study.

Relevant Project Experience

Imperial Valley Solar Company 2 Project (IVC2)

Client: County of Imperial, CA

Chambers Group prepared an EIR for the development of a 20-MW solar photovoltaic (PV) energy generation facility on approximately 160 acres of land in Imperial County. The project also includes a 92- kilovolt (kV) overhead gen-tie line interconnection to the Imperial Irrigation District Niland Substation. In support of this Environmental Impact Report (EIR), Chambers Group conducted impact studies to assess biological and cultural resources as well.

The EIR identified the environmental impacts from the project and the alternatives and identifies mitigation measures designed to reduce the level of significance of any impact. Notable project issues included impacts from construction to air quality and sensitive species. To address these issues, Chambers Group coordinated with the Imperial County Air Pollution Control District to identify and incorporate appropriate mitigation to reduce any impacts to air quality to less than significant; and Chambers Group biologists assisted the County with California Department of Fish and Wildlife (CDFW) consultation regarding the concern of potential impacts to sensitive species thus, incorporated mitigation to reduce any sensitive species impacts to less than significant.

County of Imperial Geothermal & Alternative Energy Element

Client: County of Imperial, CA

Chambers Group updated the Geothermal/Alternative Energy and Transmission Element that the County previously authored in 2006. The updated Geothermal and Alternative Energy Element was based on the constraints and opportunities identified in an environmental baseline analysis covering the entire County, which was completed as the first phase of the update. Information was obtained in GIS format from a variety of local, State, and federal agencies and mapped for use in determining the most suitable locations within the County for the generation and transmission of energy from renewable resources.

Key issues included eliminating potential conflicts between the various renewable energy generation technologies and existing urban and community developed areas, protection of high-quality park and recreation areas, and conservation of sensitive cultural and biological resources. The task also included any required revisions to other General Plan Elements to assure internal consistency. The Element update also included a consistency analysis with the Land Use, Agricultural, Conservation and Open Space, Water, and the Seismic and Public Safety Elements. In addition, special

Vikings Energy Solar Farm, LLC

Imperial County



attention was given to potential conflicts with adopted or proposed Natural Community Conservation Planning (NCCP) and Habitat Conservation Plan (HCP) programs.

A Programmatic Environmental Impact Report (PEIR) was prepared to accommodate the implementation of future renewable energy projects that are in conformance with the Element. Individual future energy generation projects will be able to tier from the PEIR in a manner that will encourage the project to be located in suitable areas and will expedite approval for appropriately sited projects.

Valley Center Battery Storage, San Diego County, CA

Client: Terra-Gen Power, CA

Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project in Valley Center, San Diego County, CA. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Specific to cultural resources, Chambers Group rapidly mobilized and performed archeological surveys and boundary delineations to allow development within 10-feet of recorded sites while ensuring avoidance of impacts to cultural resources and provided monitoring services during geotechnical testing with less than 24-hours' notice. These efforts included Native American engagement and outreach, coordination with tribal monitors, and close collaboration with the County of San Diego.

Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA

Client: County of Imperial, CA

Chambers Group contracted with Imperial County to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management (BLM); therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project.

Heber 1 Repower Project, Imperial County, CA

Client: Ormat Nevada, Inc., NV

Chambers Group prepared a CUP amendment for proposed upgrades to the existing Heber 1 geothermal facility southeast of Heber in Imperial County. The upgraded setup is better suited to the current and expected future conditions of the geothermal resource and improves overall efficiency of the operations by restoring the facility's output to capacity. Ultimately, the facility upgrades aid in producing clean renewable energy in the Imperial Valley for the next three decades. In compiling the CUP amendment package Chambers Group supplied an IS in accordance with CEQA, conducted impact studies for biological and cultural resources, and prepared or coordinated preparation of a variety of supporting technical reports. Technical reports prepared included a Biological Resources Technical Report, Phase I Cultural Assessment, Paleontological Report, Water Quality Management Plan, Geology and Soil Evaluation, Air Quality Memorandum, Hazards Assessment, Reclamation Plan, Noise Assessment, Traffic Generation Memorandum, and Visual Assessment.

Brawley Solar Project, Imperial County, CA

Client: Ormat Nevada, Inc.

Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley,



Vikings Energy Solar Farm, LLC

Imperial County



California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County’s Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Vidal Energy IS, San Bernardino County, CA

Client: Core Development Group, LLC

Chambers Group assisted in the preparation of the Vidal Energy Project Initial Study for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County. The Project will provide 160 megawatts of alternating current (MW-AC) of renewable energy and would be supported by the existing, adjacent Western Area Power Administration (WAPA) 161-kV overhead transmission corridor. The facility would include the construction of one on-site substation facility which would collect and convert the power generated on site for transmission in an overhead or underground line to the WAPA transmission system and interconnection location. The Project’s permanent facilities would include PV panels, BESS, fencing, service roads, a power collection system, communication cables, overhead and underground transmission lines, electrical switchyards, a Project substation, and operations and maintenance facilities.

Energy Source Mineral ATLiS Project, Imperial County, CA

Client: Imperial County

Chambers Group assisted in the preparation of an Initial Study and is drafting the Environmental Impacts Report (EIR) for the construction and operation of a commercial lithium hydroxide production, manganese, and zinc plant within the Salton Sea geothermal field. Chambers Group is overseeing the preparation of required technical reports, including a Cultural Resources Report, Biological Resources Technical Report, Energy Report, and Noise Memo. Additionally, Chambers Group is overseeing and performing peer review of the applicant-prepared Transportation Impact Study, Air Quality Analysis, Greenhouse Gas Analysis, and Water Supply Assessment.

Project Team Members

This table identifies the staff members who will work on the Project and includes a short description of their education and work experience. Resumes highlighting their qualifications are located in Appendix A of this proposal.

Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
<p>Victoria Boyd Project Manager BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo Affiliations - Member, Association of Environmental Professionals Certifications - Certificate of Completion (Esri), Going Places with Spatial Analysis Certificate of Completion (Esri), Working with CAD Data in ArcGIS Desktop</p>	<p>Victoria Boyd has more than 8 years of experience in environmental planning and permitting. Her background in environmental analysis within a variety of fields enables her to provide thorough assistance in the research and preparation of environmental documents. She has successfully worked on several projects complying with CEQA and NEPA, assisting and acting as a project manager with a wide variety of projects in Imperial, Santa Barbara, Ventura, Los Angeles, and San Bernardino Counties. Additionally, she has written Water Supply Assessments (WSA)s for several projects. Victoria utilizes GIS as needed to assist with environmental documentation and planning, and she has created maps for various projects, including the Los Angeles World Airports EIR and the Newhall Ranch EIR. Sampling of projects include:</p> <ul style="list-style-type: none"> • Brawley Solar Project, Imperial County, CA • Vidal Energy IS, San Bernardino County, CA • Energy Source Minerals Project, Imperial County, CA • Vista Soleada Supplemental EIR, City of La Quinta, CA • Vision Agua Caliente Master Plan, Palm Springs, CA • Section 24 Planning Area 8 Specific Plan, Riverside County, CA



Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
	<ul style="list-style-type: none"> San Fernando Corridors Specific Plan Amendment and WSA, San Fernando, CA Santa Paula West Business Park Specific Plan EIR & WSA, Santa Paula, CA University Park Specific Plan WSA, Palm Desert, CA
<p>Corinne Lytle Bonine, PMP Principal in Charge BA Environmental Studies, University of California, Santa Barbara, with honors Project Management Professional Affiliations - Association of Environmental Professionals Statewide Board of Directors, San Diego Chapter Director Technical Advisory Committee for County of San Diego's Comprehensive Renewable Energy Plan Women of Renewable Industries and Sustainable Energy</p>	<p>Corinne Lytle Bonine is a Vice President and Director of Environmental Planning at Chambers Group, as well as a Senior Project Manager with over 14 years of experience. She has managed an array of NEPA and CEQA documents (including CEQA-equivalency and adjudicated CEQA processes): Environmental Impact Statements (EIS), EIRs, Applications for Certification to the California Energy Commission, Environmental Assessments (EA)s, and IS/MNDs, exemptions/exclusions. Sampling of projects include:</p> <ul style="list-style-type: none"> Imperial Valley Solar Project, Tessera Solar, Imperial County, CA Valley Center Battery Storage, San Diego County, CA Orni 5 Truckhaven Geothermal Exploratory Wells EA /MND, Imperial County, CA Energy Source Minerals Project, Imperial County, CA Heber 1 Geothermal Repower Project, County of Imperial, CA Brawley Solar Project, Imperial County, CA Vidal Energy IS, San Bernardino County, CA Willey Reservoir Embankment Stabilization Project, Imperial County, CA County of Imperial Geothermal & Alternative Energy Element OCI Solar Lakeside Project, County of San Diego, San Diego County, CA
<p>Meghan Gibson Environmental Planning and CEQA Documentation MPP, Public Policy, Environmental Policy, University of Southern California BS, Environmental Management, University of Redlands, CA Affiliations - Association of Environmental Professionals: Los Angeles Chapter Board of Directors Chapter President Women of Renewable Industries and Sustainable Energy (WRISE)</p>	<p>Meghan Gibson has more than 12 years of experience providing environmental planning and policy services to public and private clients. She has experience managing both large- and small-scale projects that involved CEQA and NEPA documents. She is responsible for preparing CEQA documentation, including ISs, MNDs, and EIRs. In addition to her CEQA experience, Meghan has prepared multiple joint CEQA/NEPA documents, again, to both public and private clients. She also has extensive experience managing small to large projects, preparing mitigation monitoring summary reports, and compiling information from both survey and monitoring data. Sampling of projects include:</p> <ul style="list-style-type: none"> Imperial Valley Solar Company 2 Project EIR, County of Imperial Planning Department, Imperial County, CA Valley Center Battery Storage, San Diego County, CA County of Imperial Geothermal & Alternative Energy Element Willey Reservoir CEQA Compliance, County of Imperial, CA El Casco System, Construction Monitoring and Reporting, Southern California Edison (SCE), Various Locations, Riverside and San Bernardino Counties, CA

Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
<p>Eunice Bagwan Environmental Planning and CEQA Documentation MS, Environmental Management and Planning, Johns Hopkins University, Baltimore, MD 2015 BS, Environmental and Occupational Health and Safety, California State University, Northridge, CA 2011 Affiliations - Association of Environmental Professionals: Inland Empire Vice President of Membership Conservation Steward: North Etiwanda Preserve</p>	<p>Eunice Bagwan has a background in CEQA and NEPA environmental impact assessments as well as technical writing and editing. She has assisted with the preparation, writing, and editing environmental documents, such as IS/MNDs, CEs, EIRs and safety related documents such as job hazard safety forms and safety plans. Eunice has also managed and co-managed various projects as a Deputy Project Manager and Project Manager. Sampling of projects include:</p> <ul style="list-style-type: none"> • Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Imperial County, CA • Heber 1 Geothermal Repower Project, County of Imperial, CA • Vidal Energy IS, San Bernardino County, CA • Hale Engineering, Onyx Dust Control Plan, El Centro, CA • County of Imperial Geothermal & Alternative Energy Element • Taihan Electric USA Ltd., Sycamore- Peñasquitos 230-Kilovolt Transmission Line Project Monitoring, El Centro, CA
<p>Elizabeth Fortin Environmental Planning and CEQA Documentation BA, Environmental Biology, Columbia University, 2015 Training CEQA Essentials: 2019 CEQA Advanced: 2020 Affiliations - Association of Environmental Professionals San Diego: Co-Vice President of Programs</p>	<p>Elizabeth Fortin is a highly resourceful Environmental Planner experienced in both CEQA and NEPA compliance. She has experience working on a broad range of complex and highly controversial environmental issues with an emphasis in natural resource management and regulatory compliance in the private and public sectors. Sampling of projects include:</p> <ul style="list-style-type: none"> • Valley Center Battery Storage, San Diego County, CA • Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA • Brawley Solar Project, Imperial County, CA • Energy Source Minerals Project, Imperial County, CA • Vidal Energy IS, San Bernardino County, CA • Heber 1 Repower Project, Ormat Technologies, Inc., Heber, Imperial County, CA • San Onofre Nuclear Generation Station Environmental Management and Compliance during Decommissioning General Contractor, SONGS Decommissioning Solutions (SDS), Southern California Edison (SCE) and SDG&E, San Onofre, San Diego County, CA • Superior Avenue Pedestrian and Bike Bridge and Parking Lot, City of Newport Beach, Orange County, CA
<p>Paul Morrissey Biological Resources Lead MS, Biology, California State University, Dominguez Hills, 2005 BS, Biology, California State University, Dominguez Hills, 2001 Certifications - USFWS Permit, #TE182550-1, CDFW Scientific Collector's Permit, #SC-008151</p>	<p>Paul Morrissey has more than 15 years of experience participating in and conducting terrestrial and aquatic/marine studies, with a comprehensive background in both collecting data and performing biological monitoring surveys. He is an experienced biologist, field manager, and project manager. He has coordinated with State and federal agencies to develop and implement effective mitigation and monitoring plans for listed and sensitive species and to ensure compliance with State and federal laws. Sampling of projects include:</p> <ul style="list-style-type: none"> • Valley Center Battery Storage, San Diego County, CA • Brawley Solar Project, Imperial County, CA • Vidal Energy IS, San Bernardino County, CA • Heber 1 Repower Project, Ormat Nevada, Imperial County, CA

Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
	<ul style="list-style-type: none"> • Desert Valley Monofill CEQA Technical Studies, Terraphase Engineering, Imperial County, CA • Willey Reservoir Embankment Stabilization Project, Imperial Irrigation District, Imperial, CA • Silverado Solar Projects, Biological and Cultural Assessments, Silverado Power –, Los Angeles, Fresno, Imperial, and San Bernardino Counties, CA
<p>Richard Shultz, MA, RPA Cultural Resources MA, Cultural Resources Management, Sonoma State University BA, Anthropology, San Diego State University Registrations - Register of Professional Archaeologist, 15841</p>	<p>As a Principal Investigator and Senior Archaeologist, Richard Shultz has over 30 years of practical experience. Richard’s experience emphasizes California planning, CEQA and NEPA, the National Historic Preservation Act, and associated orders and legislation. His education and experience that meets the Secretary of the Interior Standards for Archaeology and Historical Preservation. He has Documented and evaluated historical resources for local, State, and federal jurisdictions, leading to both local and federal agency, and SHPO, concurrence with a number of evaluations and recommendations for various buildings, sites, and objects. Sampling of projects include:</p> <ul style="list-style-type: none"> • Valley Center Battery Storage, San Diego County, CA • Brawley Solar Project, Imperial County, CA • Vidal Energy IS, San Bernardino County, CA • Chapman Solar Ranch Project, San Diego County, CA • Cultural Resources Monitoring for the Goldmine Tap to Knob Wood Pole Replacement Project, Imperial County, CA
<p>Phillip Carlos GIS Analyst BA, Geography, Sonoma State University, 2007</p>	<p>Phillip Carlos has four years of experience in the GIS field. His GIS expertise includes aerial imagery analysis, spatial analyses of potential project impacts to biological resources, incorporating field-collected GPS data into GIS for report mapping and analysis, and natural resource mapping. He is familiar with industry data standards and cartographic requirements to produce figures and maps for reports. He is proficient in his use of Esri’s ArcGIS 10.X software including Desktop, Server, ArcGIS Online, Collector, and Survey123. Sampling of projects include:</p> <ul style="list-style-type: none"> • Valley Center Battery Storage, Terra-Gen Power, San Diego, San Diego County, CA • Orni 5 Truckhaven Geothermal Exploratory Wells EA/ MND, Imperial County, CA • Heber 1 Repower Project, Imperial County, CA • Brawley Solar Project, Imperial County, CA • Vidal Energy IS, San Bernardino County, CA • County of Imperial Geothermal & Alternative Energy Element • California Valley Solar Ranch EA, San Luis Obispo and Kern Counties, CA • Willey Reservoir Bank Monitoring, Imperial Irrigation District, CA • Desert Valley Monofill CEQA Technical Studies, Terraphase Engineering, Imperial County, CA

Vikings Energy Solar Farm, LLC

Imperial County



Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
<p>Greg Tonkovich, AICP, INCE Vista Environmental Air, Noise, GHG, Energy Analysis MS, Electrical Engineering, University of Southern California BS, Planning and Development, University of Southern California Certifications - American Institute of Certified Planners (AICP) American Planning Association (APA) Institute of Noise Control Engineering (INCE) State of California General 'B' Contractors License</p>	<p>Greg Tonkovich's air quality analysis experience includes global climate change analyses and HRAs. He is proficient in utilizing CalEEMod, URBEMIS2007, CALINE4, ISCST3, AERMOD, EMFAC2014, and OFFROAD2011 models, in order to quantify emissions impacts as well as to assess the efficacy of proposed mitigation. Greg is also experienced in noise analyses and is proficient in utilizing FHWA Traffic Noise Model (TNM), Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM), FAA Integrated Noise Model (INM), and SoundPlan. In addition, he has created and implemented a noise program based on the FHWA Standard. Through the use of the above models he is able to efficiently determine noise impacts to nearby sensitive land uses and assess the efficacy of proposed mitigation. Sampling of projects include:</p> <ul style="list-style-type: none"> • Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA • Energy Source Minerals Project, Imperial County, CA • Heber 1 Repower Project, Imperial County, CA • Valley Center Battery Storage, San Diego County, CA • Pacoima Spreading Grounds Improvement, Los Angeles County, CA • Highway 127 Baker to US Army National Training Center at Fort Irwin Project, San Bernardino County, CA • Mid-Basin Injection Wells Project, Santa Ana, CA • Lancaster Ethanol Facility, Los Angeles County, CA
<p>Rawad Hani, PE, TE, PTP, PTOE GTS Transportation Study and Traffic Counts MS, Civil Engineering, American University BS, Civil Engineering, American University Certifications - Civil Engineer in CA; Traffic Engineer in CA PTOE - Professional Traffic Operations Engineer PTP - Professional Transportation Planner</p>	<p>Rawad is a project manager with about 20 years of experience. He specializes in traffic engineering, technology applications, and parking studies. Rawad has managed engineering and planning projects in the US and internationally where he advised public, private, and institutional clients. His recent experience includes assisting local governments across California with traffic impact assessments, traffic signal projects, parking studies, and intelligent transportation systems. His Project Experience Includes:</p> <ul style="list-style-type: none"> • Westmorland Clean Harbors Traffic Analysis, Imperial County, CA • Energy Source Minerals Project, Imperial County, CA • Thompson Village Traffic Impact Analysis, Riverside County, CA • Hemet Solar Plant Traffic Impact Analysis, Hemet, CA • The District Specific Plan Traffic Impact Study, Moreno Valley, CA • LA County Sanitation District Traffic Impact Analysis, Carson, CA • Nature's Medicines Traffic Impact Analysis, Moreno Valley, CA • San Diego USD Traffic Impact Studies, San Diego, CA • Victorville Parking Simulation, Victorville, CA
<p>Norman S. Eke, CAC Converse Consultants Geotechnical/Geology & Soils BA, Liberal Studies, Environmental Studies Emphasis, University of California, Santa Barbara</p>	<p>Norman Eke is the Senior Vice President and Managing Officer of Converse's California Environmental offices. Mr. Eke has served as the Principal-in-Charge and Contract Administrator to deliver services to various Federal, State, Municipal, Financial, Utility, Educational, Transportation and Private clients. His experience includes:</p> <ul style="list-style-type: none"> • Phase I Environmental Site Assessments • Phase II Environmental Site Assessments



Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
<p>Registrations – Cal/OSHA Asbestos Consultant No. 96-2093 NIOSH 582 Equivalent Training 40-Hour OSHA Safety Training 8-Hour OSHA Supervisor Training 4-Hour SQAQMD Rule 1403 Asbestos; Rules 401, 402, 403 Dust & Emissions UCLA Extension- Air Permitting, Regulatory Framework of Hazardous Materials, Hazardous Materials Management Manufacturer’s Certification in the use of Niton XRF device</p>	<ul style="list-style-type: none"> • Geophysical Surveys to delineate underground features (septic tanks, pipelines, tanks.) • Soil Gas Surveys using tedlar bags, summa canisters and mobile laboratories in general compliance with the Joint DTSC and California Regional Water Quality Control Board guidelines. • Soil sampling by hand auger, direct-push rigs, hollow stem auger rigs or grab samples. • Chemical Analyses of Samples that will typically include total petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds, pesticides, herbicides, PCBs and metals. • Use of direct field reading equipment for volatile organic compounds, hydrogen sulfide and methane. • Groundwater well installation and sampling including hydro-punch methodology.
<p>Michael Van Fleet, PG, QSD Converse Consultants Geotechnical/Geology & Soils BS, Earth Sciences, University of Santa Cruz, 1999 Registrations – California, Professional Geologist No. 7869 Washington, Professional Geologist No. 2900 Qualified Stormwater Developer No. G07869</p>	<p>Michael Van Fleet has 19 years of experience working as a geologist in the States of California and Washington. Michael has experience in conducting Environmental Site Assessments for educational, municipal, industrial, commercial, and residential sites. He has experience preparing workplans to outline investigative activities such as Preliminary Environmental Assessments, as well as Remedial Action Workplans to outline remediation/mitigation activities. Additionally, he has experience related to the development and implementation of Stormwater Pollution Prevention Plans. Relevant project experience includes:</p> <ul style="list-style-type: none"> • Multiple assessments were conducted in San Jose for a client related to their purchase of a shopping center. • Collecting soil and soil gas samples from beneath numerous dry-cleaning facilities to evaluate for potential impacts from use of various solvents. • Oversaw remedial activities associated with redevelopment of the Rialto Municipal Airport
<p>Howard Barndt, PE Q3 Consulting Drainage Study MS, Civil Engineering (Water Resources), California State University, Long Beach BS, Civil Engineering, California State University, Long Beach Registrations – Civil Engineer, CA #65914</p>	<p>Howard Barndt is experienced in regional and local hydrology studies, urban drainage design, regional and local flood control design, flood inundation studies, constructed wetland design, 1- and 2-dimensional hydraulics, sediment transport and scour analysis, floodplain management studies and mapping, fish passage hydraulics, river-floodplain morphology, alluvial fan flooding, water quality management plans, hydromodification, risk and uncertainty analysis, sediment/debris production and yield, debris flows, geologic-based flood hazard studies, regional frequency analysis, analysis of infiltration and transmission losses on compacted surfaces, stream stabilization projects, bridge and culvert hydraulics. He has been providing hydrology/hydraulic engineering services to support the Solar Energy industry for over 10-years. He has completed hydrology and water quality studies for over 40 solar site projects throughout the western United States, including:</p> <ul style="list-style-type: none"> • Prospective Photovoltaic Solar Site Flood Hazard Investigations, 40 sites in various locations • North Palm Springs Solar Array Flood Hazard Mitigation, Palm Springs, Riverside County, CA

Key Personnel, Role, Education, Registrations/Certifications/Affiliations	Similar Past Project Experience
	<ul style="list-style-type: none"> • Adobe Solar Array Final Engineering, Unincorporated, Kern County, CA • Twisselman Solar Project Flood Hazard Study, Unincorporated, Kern County, CA • Prospective concentrated photovoltaic solar power generation station due diligence, 14 sites; CA, NV, and AZ
<p>Charlie Koenig POWER Engineers Solar Glare Analysis, Visual Resources Analysis BS, Virtual Technology and Design</p>	<p>Charlie Koenig is a Project Manager in POWER’s Visualization Services Group. He has worked extensively with cutting edge visualization tools that make complex projects easier for stakeholders to understand. Charlie leads many transmission, distribution and substation visual simulation projects, typically created for regulatory agencies and the public. He also has experience with federal litigation cases, mining, land use development/planning, product design, real-time situational training simulators, and environmental planning.</p> <ul style="list-style-type: none"> • Brawley Solar Project, 2021 • Rugged Solar Project 2019 • Mohawk Solar Project 2019 • Inyokern Phase II Solar Project 2019 • Prairie Solar Project 2018 • JVR Solar Project 2018 • RB Inyokern Solar Project 2018
<p>Darrin Gilbert POWER Engineers Visual Resources Analysis MLA, Landscape Architecture BLA, Landscape Architecture</p>	<p>Darrin Gilbert is an environmental professional with a strong foundation as a landscape designer, environmental planner, and visual resource specialist. His diverse experience includes project coordination, resource and permitting work for linear facilities, natural gas generation plants, solar facilities, and wind farms, combined with a working knowledge of all aspects of visual resource assessment. Darrin is familiar with governmental agency visual resource management planning methods, including Bureau of Land Management (BLM) Visual Resource Management (VRM) and USFS and Scenery Management System (SMS)/Visual Management System (VMS) processes, as well as many state specific requirements (California, Montana, Washington).</p> <ul style="list-style-type: none"> • Rugged Solar Project 2019 • Mohawk Solar Project 2019 • Inyokern Phase II Solar Project 2019
<p>Andy Stephens POWER Engineers Solar Glare Analysis, Visual Resources Analysis BS, Virtual Technology and Design</p>	<p>Andy Stephens is part of POWER’s Visualization and Visual Resources Department. Andy has a degree in virtual technology and design and has over 12 years of visualization experience with an emphasis in visual analysis and solar technology. While at POWER, he has tailored his skillset to the analysis and visualization of solar technologies and continues to excel at simplifying complex problems in an ever-changing industry.</p> <ul style="list-style-type: none"> • Rugged Solar Project 2019 • Mohawk Solar Project 2019 • Inyokern Phase II Solar Project 2019 • Prairie Solar Project 2018

Scope of Work

Chambers Group has prepared a scope of work to prepare the CEQA documentation according to all applicable federal, State, and local requirements that will be applied to the Project. Chambers Group can commence work on the Project as soon as we receive written notice to proceed (NTP). We will accomplish the scope of work as described below. As outlined below, we have followed the RFP's request for preparation of an EIR.

Task I: Project Initiation

Task IA: Initial Meeting and Data Acquisition

After receiving NTP, the Chambers Group Project Manager, Victoria Boyd, will be prepared to meet with representatives from the County for a Project Initiation/Kick-Off Meeting via teleconference to discuss the project description, specific Project issues, upcoming construction schedules and CEQA schedule; as well as receive any pertinent Project information or reports.

Chambers Group will review all available Project-related data and reports provided by the County including the IS that was previously prepared. During this process, Chambers Group will discuss with the County the best approach for releasing the document to the public. Following the review of existing data, any gaps in the data and recommendation for correcting the gaps would be discussed with the County. Chambers Group will work closely with the County to determine what additional data must be collected in support of the CEQA document preparation. It is assumed that the documents are accurate, and that Chambers Group can use these documents in the Project's environmental analysis.

Assumptions: It is assumed that the IS is finalized and ready for use by Chambers Group.

Meetings: One teleconference meeting to discuss approach to discuss the project description, specific Project issues, upcoming construction schedules and CEQA schedule; as well as receive any pertinent Project information or reports.

Task IB: Project Description

Chambers Group will review the CUP application and IS Project Description and add additional information as necessary to develop a comprehensive description for the Project that will form the basis for the analysis of the potential impacts on the environment, based on the information provided by the County. The Project Description will include a narrative and graphical presentation of the Project, including components, location and boundaries, regional and vicinity maps, and a statement of the Project Goals and Objectives.

Deliverables: One electronic copy of the Project Description for County review.

Task IC: Prepare Notice of Preparation (NOP)

Draft NOP. Chambers Group will prepare the NOP for the Project. The NOP will contain a description of the Project, a map showing the location of the Project, and a summary of the probable environmental impacts from the checklist.

Deliverables: One electronic copy of the Draft NOP for County review.

Final NOP. Upon receipt of the County's comments, Chambers Group will prepare a Final NOP for public review. Chambers Group will distribute copies of the NOP with the previously prepared IS to the appropriate responsible and trustee agencies, interested parties, and to the mailing list provided by the County. Additionally, Chambers Group will file the NOP with the Office of Planning and Research (OPR) and the County Clerk. The IS/NOP will be circulated for a 30-day public review period. The comments that are received on the IS/NOP will be used to further refine the Project Description and/or scope of the EIR, if needed. The IS, NOP, comments received, and all correspondence will be included in the EIR appendices.

For submittal to the OPR, Chambers Group will submit the IS/NOP electronically on behalf of the County. The County must approve Chambers Group as a submitter for the County on the OPR CEQANet Web portal. For submittal to the

County Clerk, documents will be sent via mail. Chambers Group will distribute up to 50 copies of the IS/NOP to affected public agencies and to the mailing list provided by the County.

Deliverables: One electronic copy of the IS/NOP will be provided to the County. Up to 10 hard copies and 20 CDs containing an electronic copy of the IS/NOP for public agency distribution. Up to 50 NOPs to be sent via mail.

Assumptions: It is assumed that the finalized IS would be utilized as a scoping document. It is assumed that the County will provide Chambers Group a mailing list of recipients to receive the notices.

Meetings: One EEC Meeting and one Scoping Meeting.

Task 2: Administrative Draft EIR (ADEIR)

Task 2A: Peer Review of Applicant-Prepared Technical Studies

Chambers Group will utilize in-house resource area experts to peer review the Applicant’s Aquatic Resources Delineation, Archaeological Resources Report, Biological Resources Report, Grading Plan, Land Evaluation and Site Assessment, and Paleontological Survey. Our trusted subconsultants Vista Environmental, General Technologies and Solutions, POWER Engineers, Converse Consultants, and Q3 Consulting, will review the Air Quality Report, Transportation Study and Traffic Counts, Solar Glare Analysis, Visual Resources Analysis, Geotechnical Report, Phase I Environmental Site Assessment, Stormwater Pollution Prevention Plan, and Drainage Study, respectively. Our in-house and subconsultant team will review all reports and documents for CEQA adequacy during preparation of the EIR.

The teams prepared to review the Applicant prepared technical studies are as follows with a more detailed scope of work for each team provided below:

Chambers Group Planning Department

- Land Evaluation and Site Assessment
- Grading Plan

Chambers Group Biology Department

- Aquatic Resources Delineation
- Biological Resources Report

Chambers Group Cultural Department

- Archaeological Resources Report
- Paleontological Survey

Vista Environmental

- Air Quality Report

General Technologies and Solutions

- Transportation Study and Traffic Counts

POWER Engineers

- Solar Glare Analysis
- Visual Resources Analysis

Converse Consultants

- Geotechnical Report
- Phase I Environmental Site Assessment
- Stormwater Pollution Prevention Plan

Q3 Consulting

- Drainage Study

Chambers Group Planning Department Peer Review:

Chambers Group will provide peer review of the Land Evaluation and Site Assessment (LESA) and Grading Plan. Chambers Group will review the LESA to assure that impacts to agricultural land are properly analyzed. Chambers Group will also review the grading plan to ensure that it contains all pertinent information.

Assumptions: It is assumed that one round of comments will be given on each report and then one review of those changes will be conducted.

Chambers Group Biology Department Peer Review:

Chambers Group will conduct a peer review of the applicant-prepared Biological Resources Report and Aquatic Resources Delineation Report for the Vikings Solar Energy and Storage Project. During the review, Chambers Group will verify the potential for sensitive plant and wildlife species to occur and the potential for other sensitive resources to be impacted by the Proposed Project. Chambers Group will also review potential impacts to aquatic resources as a result of the Proposed Project. Chambers Group will identify any inaccuracies or conflicts with current agency approved methods and Imperial County requirements.

Biological Constraints Memo Report

Following the review, Chambers Group will prepare a memo report documenting the results of the review. The memo report will state whether the reports are adequate, need to be revised, updated or if further additional studies are recommended.

Assumptions: Additional surveys, meetings, agency consultations or permitting are not included in this scope of work. If required, Chambers Group will be pleased to provide these services under a separate cost and scope of work. The cost and schedule are based on our best judgment of the requirements known at the time of the proposal and can be influenced favorably or adversely by agency coordination needs and other circumstances. Chambers Group will endeavor to perform the services and accomplish the objectives within the costs and schedule; however, if the scope of work or schedule changes, Chambers Group reserves the right to revise our costs accordingly. GIS data can be submitted in any of the following formats: (1) All ESRI, AutoCAD compatible; (2) AutoCAD (.dwg or .dxf); or (3) Microstation (.dgn). Acceptable image formats include: (1) TIF, (2) JPG (J-Peg), (3) SID (Mr. Sid), and (4) ECW. Chambers Group may charge additional costs related to translating the file into one of the above workable formats.

Chambers Group Cultural Department Peer Review:

Chambers Group archaeologists provide expertise in all facets of archaeology, paleontology, historic preservation, and preservation planning. All our cultural Project Managers are Registered Professional Archaeologists (RPA) and meet and exceed the Secretary of the Interior Qualifications in archaeology, history, and architectural history.

Chambers Group will complete a third-party peer review of the archaeological and paleontological reports to ensure that the technical studies for the Proposed Project meet the requirements of CEQA. Our technically qualified staff will review the cultural resources documents to assess if the reports adequately meet the statutory requirements of CEQA. This will include a thorough review of the background information, regulatory requirements, methods, results, and recommendations. Upon completion of the review, Chambers Group will provide a summary of the validity of the reports' findings, recommendation for eligibility of the site for inclusion in the CRHR and/or designation as a "unique archeological resource" pursuant to Public Resources Code 21083.2(g) if applicable, and mitigation measures if necessary.

If the review identifies data gaps, this information will be brought to the attention of the County to notify the consulting firm which prepared the report.

Assumptions: It is assumed that one round of comments will be given on each report and then one review of those changes will be conducted.

Vista Environmental Peer Review:

Vista Environmental would conduct a peer review of the Air Quality report prepared by the applicant as follows:

- Review the Air Quality Report and verify that the appropriate standards and thresholds were utilized in the analysis and identify any apparent fatal flaws or significant omissions or errors in the analysis.
- Prepare a set of comprehensive comments in a letter format to submit to the County and/or applicant.
- Provide a second review of the Air Quality Report in order to verify if all of the comments were adequately addressed.
- Prepare a final set of comprehensive comments in a letter format to submit to the County and/or applicant.

General Technologies and Solutions Peer Review:

GTS will conduct a peer review of the Traffic Impact Study (TIS) of the Proposed Project prepared by the applicant to ensure that the technical report is adequate for supporting the analysis, findings, and conclusions of the Traffic/Transportation section of the environmental document. The TIS will be evaluated in accordance with the Imperial County guidelines, as well as industry standards set forth by ITE, AASHTO, Caltrans and other applicable standards. The following scope of work is anticipated to be required for the peer review of the TIS:

- Review the most current Project description to fully understand the scope of the Proposed Project and ensure that it is consistent with the Project as analyzed in the applicant's TIS.
- Peer review the TIS for consistency of the analysis methodology with the County's requirements, including any measures identified in the report to reduce identified traffic impacts. Particular attention will be given to the vehicle-miles-traveled (VMT) calculation vis-à-vis the Imperial County guidelines.
- Discuss the peer review approach and initial findings with the County staff, to ensure that County and CEQA requirements have been addressed.
- Provide a written summary of the peer review of the TIS in the form of a memorandum or comments matrix identifying any shortcomings or flaws and outlining findings, including items needing clarification or recommendations to be addressed by the Project Applicant's traffic consultant.

GTS will conduct the peer review in a timely and thorough manner. After the TIS has been deemed complete and adequate, Chambers Group will incorporate the findings and recommendations of the technical report into the environmental document, and the report will be provided as an appendix to the environmental document. Any measures outlined in the technical report to reduce traffic impacts will be reviewed for their adequacy and ability to reduce identified impacts to a level of less than significant.

Assumptions: One round of review of the applicant's responses to the comments matrix to ensure that comments are addressed, one tele-meeting with County Staff.

POWER Engineers Peer Review:

POWER will conduct a review of the Visual Resources Report documents, Glare Study, and Visual Simulations.

POWER will conduct a preliminary review of the Visual Resources Report and the Glare Study document, provide comments, review the responses to those comments, and then conduct a second review, provide comments and review the responses to those comments.

POWER will also review the Visual Simulations created to depict the proposed design and changes to the environment. Power will review the methodology and provide two rounds of comments.

Assumptions: It is assumed that POWER will not participate in evidentiary hearings as a part of this scope of work. POWER will only analyze methodology and findings and this scope does not include GIS analysis of viewsheds. POWER will analyze/review up to three Visual Simulations as a part of this scope of work. Changes in design from Client/Project will be billed on a time and material basis.

Converse Consultants Peer Review:

Converse Consultants would peer review the Geotechnical Report, Stormwater Pollution Prevention Plan (SWPPP), and Phase I Environmental Site Assessment as follows:

Review of Geotechnical Report:

- A field reconnaissance to verify the site conditions with the information presented in the geotechnical investigation report.
- Review of the borings logs and laboratory test results.
- Review of the local and regional geology pertaining to the site.

- Review of the earthquake hazard and related secondary effects.
- Independent calculations to verify the geotechnical parameters.
- Review of the site grading recommendation.
- Preparation of a letter report to present our findings and conclusions.

Review of SWPPP:

- Performance of a field reconnaissance to verify the site conditions with the information presented in the SWPPP.
- Evaluation and review of risk category calculations, BMPs, site run-off, drainage systems, rainfall duration and frequency, topography, and present and future permeability.
- Prepare a letter report to present our findings and conclusions.

Review of Phase I Environmental Site Assessment (Phase I ESA):

- A field reconnaissance to verify the site conditions with the information presented in the Phase I ESA.
- Evaluation of historic aerial photographs, interviews, regulatory database, findings, and conclusions.
- Present opinion on standard of care exercised by consultant.
- Preparation of a letter report to present our findings and conclusions.

Assumptions: It is assumed that one round of comments will be given on each report and then one review of those changes will be conducted. It is also assumed that site access will be provided at no additional cost, an electronic and a hard copy of one geotechnical investigation report will be provided, no field exploration and/or laboratory testing would be required.

Q3 Consulting Peer Review:

Q3 Consulting (Q3) would provide a peer review of the Applicant's Drainage study for the proposed Project. The drainage patterns, discharge points and hydrology map for existing conditions will be reviewed and confirmed. Q3 will review the proposed development and grading plan and confirm drainage patterns, discharge points, and storm drain improvements for the proposed condition. Methodology and modeling parameters will also be verified. Changes in runoff for each discharge point will be reviewed and potential impacts identified. Identification of any potential impacts will be confirmed. The Applicant's Water Quality Plan will also be reviewed. Q3 will confirm that the applicable water quality standards have been adhered to and the proper BMPs have been selected. The findings will be summarized into a Peer Review letter with specific comments to the report provided via pdf.

Assumptions: It is assumed that one round of comments will be given on each report and then one review of those changes will be conducted.

Assumptions for all peer reviews: Chambers Group will not be responsible for any inaccurate results or analysis described in the Applicant submitted reports. Chambers Group will identify any inconsistencies or potentially inaccurate results/analysis as part of the review. This 3rd party peer review will determine whether the reports are compliant with current CEQA requirements and whether the report will need to be revised, updated, or reproduced. Chambers Group will provide guidance regarding potential revisions to the current report; however, it is assumed that Chambers Group is not responsible for revisions to the Applicant prepared technical reports.

Task 2B: Additional Technical Analyses to be Included in the EIR

Based on review of the RFP and technical studies provided to date, and preliminary research, Chambers Group suggests the preparation of the following technical analyses – AB 52 Consultation, Energy Analysis, Noise Analysis, Greenhouse Gas Emissions Analysis, and Water Supply Assessment. The additional technical analysis would be completed as follows:

AB 52 Tribal Consultation Support

CEQA Assembly Bill 52 (AB 52) established a new category titled "Tribal Cultural Resources". These resources can only be identified by the lead agency through consultation with local Native American tribes. On behalf of the County, Chambers Group will prepare and send notification letters to the list of Tribes in which the County has identified for notification under AB 52. This task will provide support to the County including, but not limited to preparing and transmitting notification letters to respective Tribes; support with consultation regarding the Proposed Project plans and potential impacts; conference calls with tribes; and/or development of mitigation measures, as appropriate. Based on experience working in Imperial County, we are aware that only two tribes have notified the County to be notified of new projects. This scope and cost include time for preparing two notification letters, setting up no more than two separate conference calls with tribes, and coordinating the conclusion of consultation through emails and up to two additional calls.

Assumptions: It is assumed that only two Tribes would require notification letters and if Tribe(s) request a site visit, the Applicant will cover this expense and provide the Tribe(s) an opportunity to visit the site. The cost assumes up to 24 hours of consultation support. This includes preparing and sending out letters, responding to tribes, and facilitating meetings.

Energy Analysis

Vista Environmental will provide the following services:

- Provide a Project description that details the components of the Project.
- Identify applicable energy-related regulations and thresholds of significance for energy usage.
- Calculate construction energy usage through utilization of the CalEEMod model run provided in either the Air Report or GHG Emissions Report to quantify the total hours off-road equipment will operate, the total worker miles traveled, and total haul and vendor truck miles traveled during construction of the Proposed Project. Utilize the fuel usage factors from OFFROAD2011 and off-road equipment operating hours to calculate the fuel usage from the off-road equipment. Utilize the vehicle fleet average miles per gallon rates from EMFAC2017 and the worker and truck vehicle miles traveled to calculate the fuel usage from on-road construction trips.
- Provide a qualitative operational analysis that details the benefits that the Project will provide with regard to generating non-carbon based energy.
- Provide an assessment of how the applicable renewable energy and energy efficiency rules and regulations will be implemented by the Proposed Project and where possible, quantify the energy savings achieved through implementing each rule and regulation. If the Proposed Project is found to be inconsistent with any rule or regulation, provide mitigation to ensure the Project meets the requirements.
- Prepare an Energy Report documenting the results of the study and provides responses to each of the energy-related CEQA checklist questions.

Assumptions: It is assumed that Vista Environmental would not need to attend public hearings/meetings. If required, attendance would be billed on a time and materials basis.

Noise Analysis

Vista Environmental will provide the following services:

- Provide a Project description that details the Project components, the Project location and the nearest sensitive receptors, which are homes located over 1.8 mile to the west.
- Identify nearby noise sources such as the equipment at the nearby agricultural uses and possible aircraft noise.
- Detail fundamentals of noise that include noise source characteristics, noise propagation, and definition of decibels and other noise descriptors.
- Identify applicable noise and vibration regulations and thresholds of significance.

- Provide a table that lists the construction equipment that would likely be used during construction of the Project and typical noise levels that would be created from each piece of equipment and then detail that due to the distance of the nearest sensitive receptor, that construction-related noise would create a less than significant impact.
- Utilize a version of the FHWA RD-77-108 noise prediction model to calculate the existing and future offsite traffic noise contours at up to four (4) roadway segments. Vista Environmental will use the roadway traffic data provided in the Traffic Study prepared for the Proposed Project.
- Calculate the future Project exterior traffic noise contributions by comparing the Pre-Project and Post-Project noise contours on the study area roadways and compare the results with the County noise standards.
- Utilize equipment noise specifications provided by the manufacturer and standard noise attenuation rates to calculate the operational noise levels at the nearest sensitive receptor and compare the results to the County's stationary noise standards.
- Provide a qualitative operational vibration analysis that details how the operation of the Proposed Project would not include any known sources of vibration.
- Prepare a noise memo documenting the results of the study and provide responses to each of the noise-related CEQA checklist questions.

Assumptions: It is assumed that Vista Environmental would not need to attend public hearings/meetings. If required, attendance would be billed on a time and materials basis.

Greenhouse Gas Analysis

Vista Environmental will provide the following services:

- Provide the Project location and nearby sensitive receptors and a Project description that details the components of the Project.
- Identify greenhouse gases (GHGs) and their associated impacts to global climate change.
- Identify applicable international, federal, state, and ICAPCD GHG rules and regulations.
- Evaluate and quantify GHG emissions associated with construction of the Proposed Project through utilization of the CalEEMod Model.
- Evaluate and quantify GHG emissions associated with operation of the Proposed Project through utilization of the CalEEMod Model.
- Compare the construction-related and operation-related GHG emissions to all applicable GHG emissions thresholds including AB 32, SB 32, and ICAPCD's GHG thresholds. If the GHG emissions exceed any applicable thresholds, provide mitigation to reduce the GHG emissions to less than significant.
- Determine if the Proposed Project would conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The analysis will detail the benefits that the Project will provide with regard to generating non-carbon based energy.
- Utilize the results of the above tasks to develop responses to each of the GHG-related CEQA checklist questions.

Assumptions: It is assumed that Vista Environmental would not need to attend public hearings/meetings. If required, attendance would be billed on a time and materials basis.

Water Supply Assessment (WSA)

Chambers Group will prepare a WSA for the Proposed Project as required by California State Senate Bill 610 (SB 610). The WSA will assess the adequacy of the water supply to serve the Project over the next 20 years under average year, single dry year, and multiple dry year conditions. Beginning in 2010 Imperial Irrigation District no longer prepared an Urban Water Management Plan (UWMP) and the cities it served were required to prepare and submit their own individual UWMPs therefore, it is assumed that an up-to-date and location appropriate UWMP would be available for Chambers Group to utilize in preparation of the WSA.

Assumptions: It is assumed that the Applicant will provide the water demand estimates and that an up-to- date and location appropriate UWMP would be available for Chambers Group to utilize.

Task 2C: Preparation of the Administrative Draft EIR (ADEIR)

Conduct Environmental Impact Analysis. The document will contain a section for each environmental issue area that has a potentially significant impact identified in the IS and as further described in the RFP. Discussion of each issue will begin with a description of the environmental setting. Impact evaluations for each environmental issue area will contain the following elements: (1) a statement identifying the impact and its significance; (2) a discussion of the impact and methodology used to evaluate the Proposed Project; (3) cumulative impacts evaluation; (4) applicable County policies and requirements; (5) recommended measures to mitigate the impact; and (6) a statement identifying the level of significance after measures are implemented. Based on the RFP, Chambers Group proposing drafting the following sections, however after review of the IS, further topics may be able to be scoped out:

Aesthetics	Energy	Land Use and Planning
Agriculture and Forest Resources	Geology and Soils	Noise
Air Quality	Greenhouse Gas Emissions	Transportation
Biological Resources	Hazards and Hazardous Materials	Tribal Cultural Resources
Cultural Resources	Hydrology and Water Quality	Utilities and Service Systems

General Plan Renewable and Transmission Element Consistency Analysis. As part of the Land Use Section of the ADEIR, Chambers Group would access the Project’s consistency with the Imperial County General Plan Renewable and Transmission Element.

Assess Cumulative Impacts. In collaboration with County staff, Chambers Group will develop a list of ongoing or future projects in the area within a reasonable radius around the Project site to develop the cumulative impact analysis. The Project’s contribution to the overall cumulative impact will also be evaluated and discussed.

Analyze Alternatives. Chambers Group, in concert with County staff, will develop a range of reasonable alternatives to be evaluated in the EIR. Alternatives will be assessed for their ability to reduce or eliminate significant impacts of the Project, while resolving public, as well as agency concerns. As required by CEQA, the No Project Alternative will also be examined.

Prepare Other Required Sections. In addition to the sections discussed above, Chambers Group will prepare all other required CEQA sections, including: Table of Contents: an executive summary; impacts of the Project found not to be significant; growth-inducing impacts of the Project; any significant irreversible environmental changes that will be involved with continued operation of the Project; and a list of organizations and persons consulted.

Deliverables: One electronic copy of the ADEIR, five hardcopies of the ADEIR, and 5 CD’s of the ADEIR for the County for review.

Assumptions: It is assumed that the County will provide one round of comments and one round of revisions will be made.

Task 3: Public Review Draft EIR (DEIR)

Draft EIR Preparation and Distribution. Upon Chambers Group’s receipt of the County’s review comments, the Administrative Draft EIR will be modified and the DEIR prepared. Chambers Group will prepare and distribute copies of the Draft EIR to the County, the Office of Planning and Research (OPR), and affected public agencies. The Draft EIR will be circulated for a 45-day public review period.

Prepare and Distribute Notice of Completion (NOC)/Notice of Availability (NOA). As soon as the Draft EIR is completed, a NOC must be filed with the OPR and a NOA must be filed with the County Clerk. Additionally, the NOA must be

provided to the public, either in a newspaper of general circulation or through direct mail. Chambers Group will provide the Draft NOC/NOA to the County for their review and approval.

Chambers Group will distribute copies to the appropriate responsible and trustee agencies, interested parties, and to the mailing list provided by the County and will file the NOC with the OPR and the NOA with the County Clerk. The NOC/NOA will be circulated with the Draft EIR for a 45-day public review period.

Chambers Group will prepare and file all notices with OPR and the County Clerk. For submittal to the OPR, Chambers Group will draft a NOC and Summary Form, and to be submitted electronically along with the DEIR with associated appendices on behalf of the County. The County must approve Chambers Group as a submitter for the County on the OPR CEQANet Web portal. For submittal to the County Clerk, documents will be sent via mail. Chambers Group will distribute up to 50 copies of the NOC/NOA to affected public agencies and to the mailing list provided by the County.

Deliverables: One electronic copy of the DEIR, five hardcopies of the DEIR, and 5 CD's of the DEIR to the County. Up to 50 NOC/NOAs to be sent via mail. As required by OPR, electronic copies of the NOC, Summary Form, and DEIR with appendices will be transmitted to OPR.

Assumptions: It is assumed that the County will provide Chambers Group a mailing list of recipients to receive the notices.

Task 4: Final EIR (FEIR)

Coordination before Preparation of FEIR. After the 45-day circulation period on the DEIR, Chambers Group will evaluate the written comments received and attend a virtual meeting with the County on the approach for preparing response to comments. After approach is decided upon, Chambers Group will prepare a set of responses to comments.

Response to Comments. The FEIR will include each comment letter received, which will be followed by a response to each comment. Chambers Group will provide County staff with a complete draft copy of the Response to Comments for review and will modify the Response to Comments in response to County review and comments. The Response to Comments will be contained within the FEIR. Chambers Group will distribute a complete and final set of Response to Comments to each public and private organization that commented on the DEIR.

The scope for this task assumes no more than 20 commenting agencies/individuals and/or over total 150 comments that require answers other than "comment noted" are received on the DEIR. In the event more comments are received, then the costs will be determined on a "negotiated basis" when the public comment period is over, and the County has received all comments.

Administrative FEIR. After the County's review and comments on the Response to Comments, the responses will be finalized for inclusion in the FEIR. Based on comments from the public review and input from the County, some changes to the wording of the DEIR may be needed. Any required changes will be handled by including amended text and/or graphics within the FEIR. It is assumed that no new field work or substantially new analyses or technical studies will be required.

Prepare FEIR. Upon Chambers Group's receipt of the County's review and comments, the Administrative FEIR will be modified and the FEIR prepared.

Planning Commission and Board of Supervisors Meetings: Chambers Group will attend and prepare any appropriate presentation material required during the meetings.

Deliverables: One electronic copy of the FEIR, five hardcopies of the FEIR, and 5 CD's of the FEIR to the County.

Assumptions: It is assumed that the County will provide one round of comments and one round of revisions will be made. It is also assumed no more than 20 commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted" are received on the DEIR. Chambers Group anticipates that no new analysis will need to be conducted as a result of comments received during the public review period.

Chambers Group assumes that Planning Commission and Board of Supervisors meetings will take no more than three hours each. If needed, Chambers Group will attend any other additional meetings requested by the Client on a time and materials basis.

Meetings: One teleconference meeting to discuss approach to Response to Comments, one Planning Commission meeting, and one Board of Supervisors meeting.

Task 5: Mitigation, Monitoring, and Reporting Plans (MMRP)

Chambers Group will prepare a MMRP as required by CEQA. Chambers Group will work with the technical staff and the County to develop the MMRP. The MMRP will include all mitigation measures, identification of all responsible parties, timing, and enforcement. Chambers Group will provide a Draft MMRP at the time of submittal of the Administrative FEIR. The MMRP will be incorporated into the FEIR.

Deliverables: One electronic copy of the MMRP for County review.

Assumptions: It is assumed that the County will provide one round of comments, and one round of revisions will be made.

Task 6: CEQA Findings and Notice of Determination (NOD)

Findings of Fact and Statement of Overriding Considerations, if necessary. Chambers Group shall prepare Findings of Fact (FOF) and if warranted, a Statement of Considerations (SOC).

Notice of Determination (NOD). The NOD is filed following the Board of Supervisor's decision to carry out or approve the Project for which the EIR has been prepared. Chambers Group will prepare the NOD and will file the NOD with the OPR and the County Clerk.

Deliverables: One electronic copy of each the FOF, SOC (if warranted), and the NOD.

Assumptions: It is assumed that the County will pay the CDFW filling fee.

Task 7: Assumptions

Assumptions have been made as needed throughout each task. Deliverables were assumed for each task based on the RFP request. If additional copies of either the ADEIR or DEIR are needed the cost of each additional copy will be \$150. If additional copies of the FEIR are needed the cost of each additional copy will be \$45. Each additional CD copy would be \$2 per CD.

Prior to any cost overruns, Chambers Group shall discuss first and then seek written approval from the County Planning and Development Services Director before such costs are incurred.

Task 8: Meetings:

All meetings associated with the scope of work outlined above include all meetings required to complete the EIR. Please note, as a best practice, Chambers Group initiates bi-weekly status update phone calls at the beginning of the Project and increases frequency to every week as the Project moves closer to the Public Review DEIR. The costs associated with these meetings is built into the scope for each task identified above; therefore, there will be no additional cost associated with status update phone calls. Additional meetings would be billed on a time and material basis.

Schedule

Schedule Adherence: As Chambers Group provides these services, we are committed to completing all tasks on time. Chambers Group does not generally anticipate schedule delays on projects, but we are always prepared to address them. In response to conditional changes, Chambers Group will work with the County to determine the cause for delay and take corrective actions to readjust the schedule. Actions to ensure schedule adherence could range from adding additional technical professionals to complete the task, reassessing the direction of the task, and/or utilizing new personnel. Schedule changes due to changing conditions will be immediately brought to the County’s attention and the schedule would be updated and revised only at the County’s direction and readjusted with its approval.

A Timetable of Completion of Major Tasks and Subtasks for which, Chambers Group, Vista Environmental, General Technologies and Solutions, POWER Engineers, Converse Consultants, and Q3 Consulting will provide services is provided below.

Please Note: Tasks with asterisks * occur concurrently with other tasks, thus the sum of all tasks looks to be greater than the time allowed for completion.

PROJECT ACTION	PROJECT DURATION
Notice to Proceed	1 Day
Task 1A: Initial Meeting and Data Acquisition	1 Week
Task 1B: Project Description	1 Week
<i>County Review of Project Description</i>	1 Week
Task 1C: Prepare NOP	1 Week
<i>Public Review/Scoping Period</i>	30 Days
Task 2A: Peer Review of Applicant Prepared Technical Studies	4 Weeks
Task 2B: Additional Technical Studies	6 Weeks*
<i>County Review of Technical Studies</i>	2 Weeks
Task 2C: Preparation of the Administrative Draft EIR	8 Weeks*
<i>County Review of Administrative Draft EIR</i>	3 Weeks
Task 3: Public Review Draft EIR	3 Weeks
<i>County Review of Public Review Draft EIR</i>	3 Weeks
<i>Public Review Period</i>	45 days
Task 4: Final EIR	4 Weeks*
<i>County Review of Final EIR</i>	2 Weeks
Task 5: Mitigation and Monitoring Reporting Plan	1 Week*
<i>County Review of MMRP</i>	1 Week
Task 6: CEQA Findings and Notice of Determination	2 Weeks*
<i>County Review of CEQA Findings and Notice of Determination</i>	1 Week
Approximate Total	45 Weeks

Cost Estimate/Milestones

Cost Control

Chambers Group uses Deltek Vision, to track project costs. Raw costs are loaded into the computer daily (staff hours on a weekly basis) to give the project manager up-to-date data and timely management reports. Costs and/or staff hours can be quickly and accurately compared to budgeted costs/hours on a project, task, or activity basis. Weekly, on a work in progress basis, the percent of project cost expended is compared to estimated percent completion. Any variance of project/task cost versus budget, is immediately flagged. This ensures early identification of possible cost overruns and appropriate remedy. Progress is also tracked monthly with a senior management team. In this way, each task is monitored for maximum efficiency and, if necessary, early action is taken to achieve strict budget adherence. The total not to exceed cost would be \$126,930.25.

TASK	Hours	FEE
Task 1A: Initial Meeting and Data Acquisition	32	\$3,853.00
Task 1B: Project Description	20	\$2,472.00
Task 1C: Prepare NOP	16	\$2,199.00
Task 2A: Peer Review of Applicant Prepared Technical Studies*		
Chambers Group Planning Department Peer Review	8	\$1,072.00
Chambers Group Biology Department Peer Review	14	\$1,932.00
Chambers Group Cultural Department Peer Review	38	\$5,477.00
Vista Environmental Peer Review*		\$966.00
General Technologies and Solutions Peer Review*		\$3,588.00
POWER Engineers Peer Review*		\$12,641.95
Converse Consultants Peer Review*		\$17,215.50
QS Consulting Peer Review*		\$5,717.80
Task 2B: Additional Technical Analysis to be Prepared		
AB 52 Tribal Consultation Support	25	\$2,905.00
Energy, Noise, and Greenhouse Gas Emissions*		\$7,176.00
Water Supply Assessment	96	\$12,674.00
Task 2C: Administrative Draft EIR	128	\$16,398.00
Task 3: Public Review Draft EIR	84	\$10,564.00
Task 4: Final EIR	112	\$13,140.00
Task 5: MMRP	16	\$1,842.00
Task 6: CEQA Findings and Notice of Determination	42	\$5,044.00
TOTAL PROJECT COST		\$126,930.25

Please note that work provided by or that includes subconsultants is a flat fee amount indicated by an asterisk. A more detailed breakdown of cost by personnel, billing rate, hours and task is provided in Appendix B.

Conflict of Interest Statement

Chambers Group is currently working with the County to prepare the Energy Source Minerals Project EIR, however, does not hold any current/ongoing or previous contracts with the applicant, Jurg Heuberger. Therefore, there are no conflicts or potential conflicts of interest.

Appendix A:

Project Team Resumes

Victoria Boyd

Project Manager

Education

BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

Affiliations

Member, Association of Environmental Professionals

Certificates

Certificate of Completion (Esri), Going Places with Spatial Analysis

Certificate of Completion (Esri), Working with CAD Data in ArcGIS Desktop

Professional Summary

Victoria Boyd has more than 8 years of experience in environmental planning and permitting. Her background in environmental analysis within a variety of fields enables her to provide thorough assistance in the research and preparation of environmental documents. She has successfully worked on several projects complying with CEQA and NEPA, assisting and acting as a project manager with a wide variety of projects in Santa Barbara, Ventura, Los Angeles, and San Bernardino Counties. Additionally, she has written WSAs for several projects. In addition, Victoria utilizes GIS as needed to assist with environmental documentation and planning, and she has created maps for various projects, including the Los Angeles World Airports EIR and the Newhall Ranch EIR.

Project Experience

Vidal Energy IS, San Bernardino County, CA

Environmental Planner. Victoria assisted in the preparation of the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County. Victoria was responsible for reviewing the IS in its entirety.

San Diego Gas & Electric (SDG&E) Proponent's Environmental Assessment (PEA) Checklist Update, San Diego County, CA

Environmental Planner. Chambers Group assisted SDG&E in updating the PEA Guidance Manual and Templates. Victoria assisted in finalizing the Hazards, Wildfire, and Helicopter Operations and Safety templates for all future SDG&E projects to utilize.

Vista Soleada Supplemental EIR, Riverside County, CA

Assistant Project Manager/ Project Planner. Helped to write the Supplemental EIR for the Vista Soleada residential project on approximately 80 acres adjacent to the City of La Quinta. The EIR originally proposed developing 230 residential units; however, after discovering tribal cultural resources on the project site, the Supplemental EIR looked at the impacts of removing 32 residential units from the plans and constructing a Cultural Resources Preservation Lot.

Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) EIR, Rancho Cucamonga, San Bernardino County, CA

Project Planner. Assisted in the preparation of the EHNCP EIR. The EHNCP Plan Area (Plan Area) is located along the northeastern edge of Rancho Cucamonga (City). Roughly 3,565 acres of the Plan Area would provide for conservation within the Rural Conservation Area (RCA) and the northern Neighborhood Area (NA), and roughly 828 acres of the NA would allow for development as further detailed. The Plan would concentrate development in a pattern of compact, walkable new neighborhoods in the NA and implement the City's existing General Plan land use designations in the RCA. The Plan would permit the development of up to 2,900 residential units and 180,000 square feet of neighborhood shops and restaurants in the NA, along with a new K-8 School and other public facilities and limit development in the RCA to a maximum of 100 units on privately owned property in the RCA. The Plan also includes a Conservation Strategy & Transfer of Development Rights Program to encourage and facilitate the conservation of privately-owned land in the RCA by allowing the voluntary transfer of development rights from privately-owned property in the RCA to the NA. Through this

program, the maximum 3,000 residential units allowed by the Plan could be developed in the NA. Victoria assisted in the preparation of the mineral resources and utilities and service systems.

In-N-Out Rancho Mirage EIR, Rancho Mirage, CA

Project Manager. Assisted in managing the preparation of an Environmental Impact Report for an In-N-Out in Rancho Mirage. an approximately 3,885-square-foot building with indoor seating for 74 guests, and outdoor seating for 82 guests on approximately 1.52 acres. A 1,762-square-foot patio cover would be connected to the restaurant building at its southwest corner to provide shade for outdoor dining. The proposed building would include a preparation and kitchen area, a cooler area, an office, two dressing rooms, two restrooms, a dining room, a self-serving bar area, a serving area, and a storage/miscellaneous room. The Project required a zone text amendment to allow fast food restaurants in this location with a conditional use permit which in turn required an analysis of the secondary effects that could be expected from the zone text amendments.

American Hockey League Arena Tribal Preliminary Environmental Review, Palm Springs, CA

Project Manager. Managed the preparation of a Tribal Preliminary Environmental Review Document under the Tribal Environmental Policy Act (TEPA). The 262,000 net square feet Arena was proposed on approximately 14 acres of Tribal land located in downtown Palm Springs and included the main arena, a practice arena, associated facilities, and a surface parking lot. The project involved demolition of the existing parking lot, single-family house, and North Calle Santa Rosa Street and the construction of the new arena and parking lot.

City of Needles Housing Element Update ND, Needles, CA

Project Manager. Prepared a negative declaration for the City of Needles Housing Element Update. The City proposed to adopt the 2019 Housing Element Update as part of its General Plan and an update to its current 2005 Housing Element. Since the City last updated their Housing Element in 2005, the City received a "Notice of Non-Compliance" from the Department of Housing and Community Development. By updating the Housing Element and complying with the environmental review process, the City became compliant. Victoria also assisted in the AB 52 consultation process and helped to prepare the staff report for City Council.

Santa Paula West Business Park Specific Plan EIR and WSA, Santa Paula, CA

Project Manager. Helped to update the EIR for the Santa Paula West Business Park Specific Plan. This Specific Plan would guide future land use development and provide a mix of low-intensity industrial, professional office, and supporting commercial businesses on approximately 54 acres in the City of Santa Paula. Victoria also prepared the for the project.

San Fernando Corridors Specific Plan Amendment and WSA, San Fernando, CA

Staff Planner. Assisted in the preparation of the Specific Plan Amendment for the City of San Fernando. The Specific Plan Amendment was created to provide a policy framework with design guidelines and development standards for the City. The purpose of the framework is to create an attractive, livable, and economically vital community. Wrote the WSA for the San Fernando Corridors Specific Plan, which has the potential to develop a mix of up to 759 residential units, retail, and office space within the City of San Fernando.

University Park Specific Plan WSA, Palm Desert, CA

Project Planner. Prepared the WSA for the University Park Specific Plan, which included development of up to 1,069 dwelling units consisting of eight different types of single- and multifamily residential units. The 1,069 dwelling units would include approximately 623 single family homes constructed on approximately 120 acres, and approximately 446 multifamily homes constructed on 23 acres. The Project would also include six parks on approximately 22.5 acres, retention basins on approximately 7.7 acres, and two well sites on approximately 1.4 acres. Based on the water demand and supply analyses conducted by Victoria for this Project, CVWD had sufficient water supplies available to meet the demands of the Project in addition to current and planned future water uses, including manufacturing, industrial, and agricultural users for the 20-year period.

Corinne Lytle Bonine, PMP

Principal in Charge

Education

BA, Environmental Studies, UC Santa Barbara, 2007, (with honors)

Certifications

Project Management Professional, #2005796

Affiliations

Technical Advisory Committee, San Diego County Comprehensive Renewable Energy plan, 2014 – present
Professional–Association of Environmental Professionals Statewide Board of Directors, San Diego Chapter Director
Technical Advisory Committee for County of San Diego's Comprehensive Renewable Energy Plan
Women of Renewable Industries and Sustainable Energy

Professional Experience

Corinne Lytle Bonine is a Vice President Director of Environmental Planning at Chambers Group, as well as a Senior Project Manager with 15 years of experience. She has managed an array of NEPA and CEQA documents (including CEQA-equivalency and adjudicated CEQA processes): Environmental Impact Statements, Environmental Impact Reports, Applications for Certification to the California Energy Commission, Environmental Assessments, and IS/MNDs, exemptions/exclusions.

Both an accomplished team leader and field agent, Corinne has served as the visual resources and land use specialist on more than 75 projects. Her permitting projects include, but are not limited to Endangered Species Act Sections 7 and 10 consultations, USACE Individual Permits, and Section 106 consultations. She has managed environmental constraints analyses, fatal flaw analyses and technical reports. Her experience includes supervisory roles in general environmental projects, large-scale environmental compliance projects, as well as in visual resources and land use impact analysis.

Project Experience

Imperial Valley Solar Project, Tessera Solar, Imperial County, CA

Assistant Project Manager. The Imperial Valley Solar Project is notable for multiple reasons not the least of which is that it was one of the first major projects to go through a joint BLM and CEC permitting process. Corinne and her team were responsible for developing not only a new permitting strategy, but also for collecting and synthesizing technical analysis from resource leads, coordinating with other agencies and members of the public, and to provide expert testimony. Consisting of a 6,500 acre site, eight miles of transmission line corridor, and 30,000 future solar dishes, the Imperial Valley Solar Project ultimately helped facilitate an MOU with the BLM and CEC for a joint AFC/EIS document to comply with both NEPA and CEQA requirements.

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

Project Principal. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Orni 5 Truckhaven Geothermal Exploratory Wells EAMND, Ormat Technologies, Inc., Imperial County, CA

Project Principal. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management (BLM); therefore, there is a federal nexus for the Project. Chambers

Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project.

Heber 1 Repower Project, Ormat Technologies, Inc., Heber, Imperial County, CA

Project Principal. Chambers Group prepared the CUP Amendment Application to expand the Heber 1 geothermal facility. The CUP Amendment Application package includes an IS, a Reclamation Plan, Water Quality Management Plan, and technical studies for Biological Resources, Cultural Resources, Paleontological Resources, Geology and Soils, Air Quality, Hazards, Noise, Traffic, and Visual Resources.

Brawley Solar Project, Ormat Nevada, Inc., Imperial County, CA

Project Principal. Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley, California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County's Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Vidal Energy IS, San Bernardino County, CA

Principal in Charge. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

OCI Solar Lakeside Project, County of San Diego, San Diego County, CA

Project Manager. Corinne's oversight the day to day operations related to the development and submission of technical studies in support of a proposed project entailing 2 MW of Photovoltaic Solar modules on a 35 acre site located on fallow agriculture under the jurisdiction of the County of San Diego.

Renewable Energy and Transmission Element Update and Programmatic EIR, County of Imperial, Imperial County, CA

Staff Environmental Planner. Corinne assisted with the update the Geothermal Alternative Energy and Transmission Element of the Imperial County General Plan and preparation of the corresponding PEIR. She also assisted in the preparation of the EIR identifying potential impacts associated with future development of renewable energy in Imperial County based on the General Plan Element update. The PEIR won the AEP San Diego Chapter award for Outstanding Environmental Analysis Document EIR/EIS, and the Element Update and Implementation Ordinance received a Certificate of Merit for Outstanding Planning Document.

Ocotillo Sol Project, San Diego Gas & Electric (SDG&E), Imperial County, CA

Senior Technical Reviewer. Corinne oversaw preparation of an Environmental Assessment, Findings of No Significant Impact (FONSI), and Decision Record (DR) for proposed geotechnical investigations for a 115-acre photovoltaic project.

Solar Due Diligence, OCI, San Diego County, CA

Project Manager. Corinne conducted an Independent Technical Review of due diligence documentation, Phase 1 ESAs, and geological/geotechnical review of three sites in San Diego, County (80 acres in Lew Lakeside, 190 acres in Potrero and 400 acres in Merrigan.) The constraints analyses included land use, biology, cultural, and water resource focuses.

Naval Base Coronado San Clemente Island ECM-I Project, Schneider Electric, San Clemente Island, CA

Project Manager. Corinne's team was responsible for the development of NEPA document Chapters 1 and 2. To help achieve these goals on San Clemente Island, Schneider Electric proposed to achieve 50-60% Net Zero Energy which included between 400 and 1,400 kilowatt (kW) of solar photovoltaics (PV), between 1.2 and 2.7 megawatts (MW) of additional wind power, 1.5 - 4 megawatt hour (MWh) of energy storage, as well as microgrid and "Green Light" technology demand reduction measures.

Meghan Gibson

Environmental Planning and CEQA Documentation

Education

MPP, Public Policy,
Environmental Policy,
University of Southern
California, 2013
BS, Environmental
Management, University of
Redlands, 2009

Training

AEP Advanced CEQA
Workshop, February 2020
NEPA Advanced Workshop
October 2019

Affiliations

Association of Environmental
Professionals, Los Angeles
Chapter President 2018-
present
Association of Environmental
Professionals, Los Angeles
Chapter Vice President of
Membership, 2018
Association of Environmental
Professionals, Los Angeles
Chapter Secretary, 2017
Women of Renewable
Industries and Sustainable
Energy

Professional Experience

Meghan Gibson has more than 12 years of experience providing environmental documentation, environmental planning, and policy services to public and private clients. She has experience managing both large- and small-scale projects that involved CEQA and NEPA documents. She is responsible for preparing CEQA documentation, including Initial Studies (ISs), Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs.) In addition to her CEQA experience, Meghan has prepared multiple joint CEQA/NEPA documents, again, for both public and private clients. She also has extensive experience managing both large- and small-scale projects, preparing mitigation monitoring summary reports and compiling information from both survey and monitoring data. Meghan has multiple years of experience providing project management support to projects of various complexities throughout the western U.S.

Project Experience

Imperial Valley Solar Company 2 Project EIR, County of Imperial Planning Department, Imperial County, CA

Associate Environmental Planner. An EIR was prepared for the development of a 30-megawatt solar farm located on a 158.8-acre parcel of land. Project issues included air quality construction impacts and sensitive species impacts. Meghan assisted in the preparation of the EIR for the Project, including conducting background research and writing sections of the EIR. She also made revisions to the Draft EIR based on comments received during the public review period.

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

Environmental Planner. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Renewable Energy and Transmission Element Update and Programmatic EIR, County of Imperial, Imperial County, CA

Staff Environmental Planner. Meghan assisted with the update the Geothermal Alternative Energy and Transmission Element of the Imperial County General Plan and preparation of the corresponding PEIR. She also assisted in the preparation of the EIR identifying potential impacts associated with future development of renewable energy in Imperial County based on the General Plan Element update. The PEIR won the AEP San Diego Chapter award for Outstanding Environmental Analysis Document EIR/EIS, and the Element Update and Implementation Ordinance received a Certificate of Merit for Outstanding Planning Document.

AT&T Hwy 127 Project, Forkert Engineering and Surveying, Inc. and AT&T, Baker, San Bernardino County, CA

Staff Environmental Planner. Meghan is assisting in the preparation of the EA/IS/MND for fiber-optic cable installation activities from the unincorporated community of Baker, California, to Cell Site 9 at the United States (U.S.) Army National Training Center (NTC) at Fort Irwin. Environmental review included technical analysis for air quality, biological resources, cultural resources, noise, and a jurisdictional delineation.

AT&T Fiber-Optic Cable Replacement Project, Halloran Summit to Slash X Regeneration Station, CEQA and NEPA Compliance, AT&T, San Bernardino, CA

Staff Environmental Planner. Meghan assisted in the preparation of the EA/IS/MND for the maintenance/replacement of an approximately 88-mile portion of AT&T's fiber-optic cable route. Environmental review included technical analysis for air quality, biological resources, cultural resources, noise, and a jurisdictional delineation.

Wood to Steel Pole Replacement Tie Line 637, CEQA Compliance, SDG&E, San Diego, San Diego County, CA

Deputy Project Manager. Meghan supported the effort to replace 156 transmission lines along a 13-mile stretch from Creelman Substation to Santa Ysabel Substation through preparation of the pre-construction CEQA Checklist for compliance, including incorporating technical reports. In addition, Meghan co-authored sections of a Proponent's Environmental Assessment (PEA) including Hydrology, Land Use, Transportation and Traffic, and Recreation. The PEA document was then submitted to the California Public Utilities Commission (CPUC) as part of an application for a Certificate of Public Convenience and Necessity (CPCN). SDG&E's Tie Line 637 project involved the replacement of 156 transmission, distribution, interest, and stub poles with steel tubular poles along the 13 mile linear project route.

Wood to Steel Pole Replacement Tie Line 649, CEQA Compliance, SDG&E, San Diego County, CA

Associate Environmental Planner. Meghan prepared the pre-construction CEQA checklist in order to support the effort to replace wood poles along a 12-mile expanse of tie line 649 from the existing Otay Substation to the existing San Ysidro Substation, Otay Lake Substation, and Border Substation.

Wood to Steel Pole Replacement Tie Line 685, CEQA Compliance, SDG&E, San Diego County, CA

Associate Environmental Planner. Meghan supported the effort to replace 156 transmission lines with 107 new light duty direct-embedded weatherized steel poles, four new heavy duty direct embedded weatherized steel poles, and 42 micropile foundation poles, including access only to one existing steel pole and the removal of two poles on tie line 685 from the Warner Substation to the Santa Ysabel Substation by preparing the pre-construction CEQA checklist.

Big Horn Sheep Mitigation, NEPA Compliance, SDG&E, San Diego, San Diego County, CA

Project Environmental Planner. Meghan assisted with the preparation of an Environmental Assessment for the invasive species vegetation management in portions of Myer Creek and Devils Canyon Creek to satisfy the Peninsular bighorn sheep (*Ovis canadensis nelsoni*; PBS) mitigation requirements for the Sunrise Powerlink (SRPL) Project. The writing of the EA includes incorporation of technical studies including a Biological Technical Report, an Archaeological Survey Report, and a Historical Resources Compliance Report.

Eunice Bagwan

Environmental Planning and CEQA Documentation

Education

MS, Environmental Management and Planning, Johns Hopkins University, Baltimore, MD 2015
BS, Environmental and Occupational Health and Safety, California State University, Northridge, CA 2011

Training

NEPA Basics – Fundamentals: 2018
Advanced CEQA Essentials: 2019
SCE's EDGE Program Safety First Workshop 2016

Affiliations

Association of Environmental Professionals: Inland Empire Vice President of Membership
Conservation Steward: North Etiwanda Preserve

Professional Experience

Eunice Bagwan has a background in CEQA and NEPA environmental impact assessments as well as technical writing and editing. She has assisted with the preparation, writing, and editing environmental documents, such as IS/MNDs, Categorical Exemptions, EIRs and safety related documents such as job hazard safety forms and safety plans. Eunice has also managed and co-managed various projects as a Deputy Project Manager and Project Manager.

Project Experience

County of Imperial Geothermal & Alternative Energy Element, CA

Environmental Planner. Eunice assisted with the update the Geothermal Alternative Energy and Transmission Element of the Imperial County General Plan and preparation of the corresponding PEIR. She also assisted in the preparation of the EIR identifying potential impacts associated with future development of renewable energy in Imperial County based on the General Plan Element update. The PEIR won the AEP San Diego Chapter award for Outstanding Environmental Analysis Document EIR/EIS, and the Element Update and Implementation Ordinance received a Certificate of Merit for Outstanding Planning Document.

Orni 5 Truckhaven Geothermal Exploratory Wells EAMND, Ormat Technologies, Inc., Imperial County, CA

Environmental Planner. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management (BLM); therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project.

Heber 1 Repower Project, Ormat Technologies, Inc., Heber, Imperial County, CA

Environmental Planner. Chambers Group prepared the CUP Amendment Application to expand the Heber 1 geothermal facility. The CUP Amendment Application package includes an IS, a Reclamation Plan, Water Quality Management Plan, and technical studies for Biological Resources, Cultural Resources, Paleontological Resources, Geology and Soils, Air Quality, Hazards, Noise, Traffic, and Visual Resources.

Vidal Energy IS, San Bernardino County, CA

Environmental Planner. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

Hale Engineering, Onyx Dust Control Plan, El Centro, CA

Project Manager. The client proposes the development of solar panels on vacant lands located in the City of El Centro in Imperial County. Eunice managed and developed a dust control plan for the proposed solar project in order to mitigate any potential dust and airborne emissions that may arise during project construction and operation.

San Onofre Nuclear Generation Station Environmental Management and Compliance during Decommissioning General Contractor, SONGS Decommissioning Solutions (SDS), Southern California Edison and San Diego Gas & Electric (SDG&E), San Onofre, San Diego County, CA

Planner. SONGS Units 2 and 3 occupy approximately 52.8 acres of SCE's 83.63-acre easement from the U.S. Government. The principal structures consist of two pressurized water reactors with containment structures, turbine buildings, auxiliary buildings, an administrative building, a training building, and cooling system intake and discharge structures. The power block for both units and the site switchyard cover 27.7 acres, with the remaining 25.1 acres for parking, access, and miscellaneous structures. In June 2013, SCE submitted a Certification of Permanent Cessation of Power Operations to the Nuclear Regulatory Commission (NRC), certifying that the company has permanently ceased power operations of SONGS Units 2 and 3. The notification triggered SCE to prepare for the decommissioning process as defined by the NRC. As part of the Decommissioning General Contractor environmental team, the team has assisted with environmental permitting and compliance strategies, submittals, representation with the Community Engagement Panel, and key CEQA and NEPA related documents.

Emergency Storm Projects – Preliminary Environment Studies, Los Angeles County Public Works, Various Sites in Los Angeles County, CA

Assistant Environmental Planner. Eunice supported the Project Manager in the development and delivery of a Preliminary Environment Study (PES) for nine sites as per Caltrans District 7 requirements including mapping out potential hazardous sites nearby the project locations. The PES included project information, a project description complete with a Purpose and Need statement, location maps, photographs, a Visual Impact Assessment, an Envirostor Map, a Geotracker Map and a FEMA/Floodplain Map.

Grayback Wind Project, Critical Issues Assessment and Site Characterization Study, RES Americas., Throckmorton and Haskell County, TX

Assistant Planner. Chambers Group was responsible for conducting a Critical Issues Assessment and Site Characterization Study for a proposed renewable energy site located within Throckmorton County and Haskell County in the state of Texas. Eunice assisted the Project Manager in drafting the Critical Issues Assessment such as conducting a desktop research on locations on possible impacted structures. Eunice also completed the safety forms and risk assessment forms to be used during the site visit.

Tehachapi Renewable Transmission Project (TRTP) Segment 8 Chino Underground, Document control and surveys, Taihan Electric USA, Chino Hills, San Bernardino County CA

Assistant Environmental Planner. Chambers Group was retained by Taihan Electric and Daewoo International to provide safety and environmental support for Southern California Edison's TRTP project, specific to Segment 8 located in Chino Hills. The project includes the addition of new and upgraded transmission infrastructure in order to deliver electricity from new wind farms in the Tehachapi area to SCE customers and the California transmission grid. Eunice assisted the Project Manager in drafting an Environmental Compliance Plan specific to Segment 8. In addition, she drafted safety related forms including a Job Hazard Analysis, Safety Inspection Checklist, Safety Violation, Incident Report, and a Disciplinary Action form.

AT&T Hwy 127 EA, EIR/EA, Forkert Engineering & Surveying, Inc. Baker, San Bernardino County, CA

Assistant Environmental Planner. The Hwy 127 project consists of plans to build a fiber optic cable to provide additional bandwidth support at the National Training Center in Fort Irwin. Eunice assisted the Project Manager in preparing the land use applications to be delivered to the San Bernardino County. Additional duties include researching landowner and parcel information, providing project and biological summaries, drafting responses to the land use application questionnaire, and drafting cultural and biological summaries for Fort Irwin.

Elizabeth Fortin

Environmental Planning and CEQA Documentation

Education

BA, Environmental Biology,
Columbia University, 2015

Training

CEQA Essentials: 2019
CEQA Advanced: 2020

Affiliations

Association of Environmental
Professionals San Diego: Co-Vice
President of Programs

Professional Experience

Elizabeth Fortin is a highly resourceful Environmental Planner experienced in both CEQA and NEPA compliance. She has experience working on a broad range of complex and highly controversial environmental issues with an emphasis in natural resource management and regulatory compliance in the private and public sectors.

Project Experience

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

Environmental Planner. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA

Assistant Environmental Planner. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management; therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project. Elizabeth assisted in preparation of the IS/MND, MMRP, and Draft EA with associated notices, as well as producing deliverables specific to the BLM such as the Conservation and Management Action table. The project requires coordination between the County of Imperial, California State Lands Commission, California State Parks, the BLM, and the project proponent, Ormat Technologies, Inc.

Brawley Solar Project, Ormat Nevada, Inc., Imperial County, CA

Environmental Planner. Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley, California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County's Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Vidal Energy IS, San Bernardino County, CA

Environmental Planner. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

Heber 1 Repower Project, Ormat Technologies, Inc., Heber, Imperial County, CA

Assistant Environmental Planner. Elizabeth assisted with preparation of the CUP Amendment Application to expand the Heber 1 geothermal facility. The CUP Amendment Application package includes an IS, a Reclamation Plan, Water Quality Management Plan, and technical studies for Biological Resources, Cultural Resources, Paleontological Resources, Geology and Soils, Air Quality, Hazards, Noise, Traffic, and Visual Resources.

Superior Avenue Pedestrian and Bike Bridge and Parking Lot, City of Newport Beach, CA

Assistant Environmental Planner. Elizabeth assisted in the preparation of an IS/MND for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot project. The entire project site is located within the boundary of the coastal zone as established by the California Coastal Act and is therefore under the land use planning and regulatory jurisdiction not only of local government agencies, but also the California Coastal Commission. The project required consideration of two architectural design options, application for a Coastal Development Permit, as well as completion of a Visual Assessment, a Hazards Assessment, a Jurisdictional Delineation under Section 404 of the Clean Water Act, a NEPA categorical exclusion, a Biological Technical Report, and various documents for the California Department of Transportation.

Park Master Plan CEQA Review, City of La Puente, Los Angeles County, CA

Assistant Environmental Planner. The City of La Puente prepared a Draft Park Master Plan in 2018 that included a site analysis and inventory of facilities and services for areas throughout the City. Improvements to the 27-acre La Puente Park were prioritized, which includes a splash pad area, themed playground, skate park area, basketball courts, fitness pathway, fitness area, amphitheater, fitness building, restroom enhancements, sewer improvements, football fields, softball fields, soccer fields, and event pavilions. Elizabeth assisted in the preparation of the IS/MND for compliance with CEQA.

Blue Jay Well IS/MND, Tidewater Inc., Blue Jay, Lake Arrowhead Community Service District (LACSD), San Bernardino County, CA

Assistant Environmental Planner. Elizabeth is aiding in the preparation of an IS/MND and review of associated technical reports. The project involves development of a production well located at a vacant lot adjacent to the LACSD's offices in Blue Jay, California. The well would further utilize existing groundwater resources to supplement the service district's water supply obligations to the Lake Arrowhead community. The project requires permitting through the County of San Bernardino, service district, and State Water Resources Control Board.

San Onofre Nuclear Generating Station Environmental Management and Compliance during Decommissioning, SONGS Decommissioning Solutions, Southern California Edison and SDG&E, San Onofre, San Diego County, CA

Assistant Environmental Planner. SONGS Units 2 and 3 occupy approximately 52.8 acres of SCE's 83.63-acre easement from the U.S. Government. The principal structures consist of two pressurized water reactors with containment structures, turbine buildings, auxiliary buildings, an administrative building, a training building, and cooling system intake and discharge structures. The power block for both units and the site switchyard cover 27.7 acres, with the remaining 25.1 acres for parking, access, and miscellaneous structures. In June 2013, SCE submitted a Certification of Permanent Cessation of Power Operations to the Nuclear Regulatory Commission (NRC), certifying that the company has permanently ceased power operations of SONGS Units 2 and 3. The notification triggered SCE to prepare for the decommissioning process as defined by the NRC. As part of the Decommissioning General Contractor environmental team, Elizabeth has assisted with CEQA documents

Big Horn Sheep Mitigation, NEPA Compliance, SDG&E, San Diego, San Diego County, CA

Assistant Environmental Planner. Elizabeth assisted with the preparation of an Environmental Assessment (EA) for the invasive species vegetation management in portions of Myer Creek and Devils Canyon Creek to satisfy the Peninsular bighorn sheep (*Ovis canadensis nelsoni*; PBS) mitigation requirements for the Sunrise Powerlink (SRPL) Project. Writing of the EA includes incorporation of technical studies including a Biological Technical Report, an Archaeological Survey Report, and a Historical Resources Compliance Report. The project required coordination between BLM and SDG&E.

Paul Morrissey

Biological Resources

Education

MS, Biology, California State University, Dominguez Hills, 2005

BS, Biology, California State University, Dominguez Hills, 2001

Certifications

USFWS Permit, #TE182550-1, CDFW Scientific Collector's Permit, #SC-008151

USACE, Wetland Training Institute, Wetland Delineator Certification

Desert Tortoise Surveying Techniques Workshop, Desert Tortoise Council, qualified desert tortoise biologist CDFW authorized to take, possess, and transport flat-tailed horned lizards, 2007

Marvin M. Black Excellence in Partnering Award for the San Gabriel River Project Southwestern Willow Flycatcher Workshop, Southern Sierra Research Station; Basic Tracking, Earth Skills

Electrofishing and Fish Handling Techniques

Professional Experience

Paul Morrissey has more than 15 years of experience participating in and conducting terrestrial and aquatic/marine studies, with a comprehensive background in both collecting data and performing biological monitoring surveys. He is an experienced biologist, field manager, and project manager. He has coordinated with state and federal agencies to develop and implement effective mitigation and monitoring plans for listed and sensitive species and to ensure compliance with state and federal laws. Working on and managing complex linear projects such as the Pacific Gas and Electric (PG&E) and San Diego Gas & Electric (SDG&E) power transmission line projects has made him familiar with the flora and wildlife species within Riverside, San Diego, and Imperial counties. He has conducted wetlands delineations pursuant to Section 404 of the CWA and riparian delineations pursuant to Section 1601/1603 of the CDFW Code. He has also prepared jurisdictional delineation reports and prepared permit applications for the U.S. Army Corps of Engineers (USACE), CDFW, and Regional Water Quality Control Board (RWQCB). He has performed agency consultations, prepared CDFW and Bureau of Land Management (BLM)/United States Fish and Wildlife Service (USFWS) permits for state and federal-listed species, and developed habitat mitigation monitoring plans and restoration plans for associated impacts. He has authored technical biological sections of PEAs and has negotiated mitigation measures with the CPUC to receive authorization of construction for utility tie line projects.

Paul has assisted in the designs of several projects to identify and minimize potential impacts. In fact, Paul earned Chambers Group the Marvin M. Black Award for partnering by the Associated Contractors of America for a stilling pool design and implementation which allowed the award-winning project to move forward.

Project Experience

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

Lead Biologist. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent SDG&E 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Brawley Solar Project, Ormat Nevada, Inc., Imperial County, CA

Lead Biologist. Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley, California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County's Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Vidal Energy IS, San Bernardino County, CA

Lead Biologist. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

Heber 1 Repower Project, Ormat Nevada, Imperial County, CA

Lead Biologist. Heber Geothermal Company and Ormat Nevada, Inc. propose a Repower Project which will take the existing dual-flash steam turbine generator out of service and install two new two-level geothermal power generation units at the Heber 1. In addition, OEC-11 and OEC-13 will be reconfigured into a combined two-level unit, OEC-11 ITLU. The new and updated units operate by a different process and will perform better than the steam turbine generator at the current lower temperature of the geothermal fluid. Additional new equipment including storage tanks and an evacuation skid/vapor recovery maintenance unit (VRMU) will also be added to the facility. Paul coordinated the biological and jurisdictional waters assessment studies and report. No sensitive resources were found on site.

Willey Reservoir Embankment Stabilization Project, Imperial Irrigation District, Imperial, CA

Biological Services Project Manager. Chambers Group prepared an IS/MND and associated technical studies for the project; additionally, Chambers Group prepared the 401, 404 permit application and 1602 notification letter. The project involves the stabilization of 525 linear feet of the embankment separating the New River from Willey Reservoir.

Centinela and ISEC Solar Restoration Project, Restoration Monitoring, SDG&E, San Diego County, CA

Co-Program/Project Manager. Paul is co-program/project manager of a five-year restoration project consisting of construction of two tie-lines (TL), and deconstruction of one TL, monthly/quarterly/annual restoration monitoring, raven control plan (RCP) surveys, and bird and bat conservation strategy (BBCS) surveys for Centinela and ISEC Solar TLs. He has helped with the transition of scope from ICF, Ultrasystems, PAR, and incumbent contractors to restoration implementation and monitoring by Chambers Group. Restoration activities include success criteria monitoring, weed abatement, seeding, monitoring, and transect sampling. This project is located within flat-tailed horned lizard (FTHL). FTHL monitors are required for all activities. The RCP surveys are conducted monthly. The BBCS surveys are conducted along transects searching for bird carcasses over seven consecutive days each month. When a carcass is observed, a GPS location is recorded at the carcass for DISTANCE analysis (statistical analysis), and information regarding carcass condition are recorded per USFWS protocols (2011). In addition to surveys, Chambers Group is drafting an environmental assessment (EA), quarterly/annual reports, and BLM coordination on a monthly basis.

Sunrise 1 transmission Line Route, Siting Studies, SDG&E, Various Locations, San Diego County, CA

Field Biologist. Paul surveyed proposed routes in 2005/2006 to identify sensitive wildlife and plant species for future placement of electrical transmission lines. The survey covered approximately 50 miles of 500-kV transmission line corridor from the Imperial Valley Substation to a new substation (known as Central) in central San Diego County. The survey was at a reconnaissance level of detail. The project required identification of sensitive habitat and identified areas needing future focused surveys. In 2009/2010, he conducted environmental trainings for the SDG&E and surveyor teams. Paul led teams in the field to minimize impacts to sensitive resources. He was transported by helicopter to remote locations with SDG&E engineering and surveying teams to identify sensitive resources and offer solutions to minimize impacts to pole and helicopter pad locations for final design.

Richard Shultz, MA, RPA

Cultural Resources Archaeologist

Professional Summary

Education

MA, Cultural Resources
Management, Sonoma State
University

BA, Anthropology, San Diego
State University

Registrations

Register of Professional
Archaeologist, 15841

Affiliations

Society for California
Archaeology

As a Principal Investigator and Senior Archaeologist, Richard Shultz has over 30 years of practical experience. Richard's experience emphasizes California planning, CEQA and NEPA, the National Historic Preservation Act, and associated orders and legislation. His education and experience that meets the Secretary of the Interior Standards for Archaeology and Historical Preservation. He has Documented and evaluated historical resources for local, State, and federal jurisdictions, leading to both local and federal agency, and SHPO, concurrence with a number of evaluations and recommendations for various buildings, sites, and objects. Richard has experience with the BLM, Bureau of Reclamation for projects associated with Western Area Power Administration and Sempra Energy, California State Water Resources Control Board and various national telecommunications companies, as well as for Federal Energy Regulatory Commission, U.S. Customs and Border Patrol, Department of Homeland Security, USACE, and Federal Aviation Administration.

Project Experience

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

Cultural Resources. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Vidal Energy IS, San Bernardino County, CA

Cultural Resources. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

Brawley Solar Project, Ormat Nevada, Inc., Imperial County, CA

Cultural Resources. Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley, California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County's Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Chapman Solar Ranch Project, San Diego County, CA

Participated in the archaeological survey of the 135 acre project area. The project parcel would be impacted by construction of a solar generating facility, gen-tie components, and access roads. Assisted in identifying and recording cultural resources and isolated artifacts. Subsequent work included testing two historic-period archaeological deposits.

Analyzed artifacts, cross referencing type artifacts to derive date ranges of deposits, facilitating resource evaluation for inclusion on the California and National registers.

Cultural Resources Monitoring for the Goldmine Tap to Knob Wood Pole Replacement Project, Imperial County, CA

The Western Area Power Administration, Desert Southwest Region, replaced 161 wood pole structures along the Goldmine Tap to Knob transmission line in Imperial County located on private and BLM lands. As Principal Investigator, served as the primary archaeological monitor, established exclusion zones and limits of work areas around previously identified cultural resources, identified previously undocumented resources, relocated mis-mapped previously recorded trails, and provided cultural resources awareness education to line crews rotating into the project as needed.

CBP San Diego Primary Wall Replacement Restoration and Environmental Monitoring Project, San Diego, CA

As an environmental monitor, performed cultural resources monitoring during construction activities. Project involved plant and topsoil salvage, mechanical excavation, and a revegetation plan for an estimated 14 miles of existing primary border fence within the Roosevelt Reservation along the International Border. Utilized previous experience gathered during 2008 excavation program to coordinate with USACE means and methods to minimize adverse effects on cultural resources, particularly at Lichty Mesa – an intact, minimally disturbed trans-Holocene shell midden and archaeological deposit. Coordinated with Tribal Monitor during ground-disturbing activities occurring in the vicinity of previously recorded sites.

Lawson Valley Road Bridge Replacement Project, San Diego County, CA

Served as interim Principal Investigator on this Caltrans-sponsored bridge replacement project, where he prepared a Caltrans-approved data recovery plan as a response to findings during monitoring operations.

Cultural Resources Services for the San Diego Border Barrier Project, Border Field State Park, San Diego, CA

Served as co-Principal Investigator, and Field and Laboratory Director on the Border Field Border Fence project. Was responsible for managing up to 18 field and 4 laboratory archaeologists. Successfully negotiated the multifaceted aspects of this project through constant open dialogue between federal and state agency heads, project construction personnel, and concerned Native American monitors. Ensured analytical and data accuracy, supported senior Principal investigators and authors, and coordinated maintenance and transfer of collections. Project identified numerous intact features, defined intact living surfaces, and added extensive radiocarbon data to the archaeological record. Project was undertaken by the U.S. Department of Homeland Security, which proposed to build a new secondary fence along the international border with Mexico. The Fort Worth US Army Corp of Engineers was responsible for overseeing environmental studies.

Group Job 809 Archaeological Data Recovery and Construction Monitoring, San Diego, CA

Performed as Field Director and Laboratory Director for preconstruction data recovery project at two large-area, highly sensitive, archaeological deposits in the urban area of La Jolla. The project required considerable coordination with construction crews, city engineers, local residents, Native American monitors, and offsite wet-screen staff. Excavation program resulted in identifying intact deposits from a site previously described as “destroyed” by Malcolm Rogers. Program also identified a previously undocumented buried deposit, and intact human remains. Conducted historical research at La Jolla Historical Society to identify landform history of the area. Authored geomorphology and unit soils descriptions, conducted laboratory analyses, and presented data to Society for California Archaeology and the San Diego County Archaeological Society.

Phillip Carlos

Geographic Information Systems | GIS Analyst

Education

BA, Geography, Sonoma State University, 2007

Professional Summary

Phillip Carlos has four years of experience in the GIS field. His GIS expertise includes aerial imagery analysis, spatial analyses of potential project impacts to biological resources, incorporating field-collected GPS data into GIS for report mapping and analysis, and natural resource mapping. He is familiar with industry data standards and cartographic requirements to produce figures and maps for reports. He is proficient in his use of Esri's ArcGIS 10.X software including Desktop, Server, ArcGIS Online, Collector, and Survey123. He has regularly been part of a multidisciplinary team and is experienced in working with public agencies and on projects involving interagency coordination.

Project Experience

Valley Center Battery Storage, Terra-Gen Power, San Diego County, CA

GIS Analyst. Chambers Group Inc. is providing project development, environmental permitting, site surveys, preparation of technical studies, and impact analysis in compliance with CEQA for the Valley Center Storage Project, a battery energy storage project. The project involves construction and operation of a lithium-ion based battery energy storage facility capable of delivering up to 140 megawatts for up to 4 hours. The batteries will be charged from the CAISO (California Independent System Operator) grid via the adjacent San Diego Gas & Electric (SDG&E) 69kV Valley Center Substation, which the project will connect to via a 0.3-mile underground generation tie-line. Energy stored in the project will be discharged back into the grid when the energy is needed, providing essential electricity reliability services to the local area.

Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA

GIS Analyst. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by BLM; therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (Environmental Assessment) for the Project.

Heber I Repower Project IS/MND, County of Imperial, CA

GIS Analyst. Chambers Group scope includes the preparation and submittal of forms associated with an Imperial County CUP, preparation of technical studies, and document preparation and noticing in compliance with the California Environmental Quality Act.

Brawley Solar Project, Ormat Nevada, Inc., Imperial County, CA

GIS Analyst. Chambers Group is providing CEQA services for development and submittal of a CUP, and all supplemental and supporting documents as required by Imperial County for a proposed solar and storage project just north of Brawley, California. All of the proposed Project parcels are currently zoned General Agriculture (A-2-G), thus in accordance with the County's Zoning Ordinance, development of the Project requires a CUP. The solar site is within private property, wholly owned by ORNI 29 LLC, a subsidiary of Ormat.

Vidal Energy IS, San Bernardino County, CA

GIS Analyst. Chambers Group is preparing the Vidal Energy Project IS for a proposed 1,220 acre photovoltaic (PV) and battery energy storage system facility (BESS) to generate renewable energy in Vidal in San Bernardino County.

Desert Valley Monofill CEQA Technical Studies, Terraphase Engineering, Imperial County, CA

GIS Analyst. for the Phase II Evaluations for sites recorded during field surveys. Tasks include advising on the Phase II test design, client consultation, Native American coordination, and fieldwork.

CEQA-NEPA Compliance Services for Willey Reservoir Bank Stabilization Project, Imperial Irrigation District, San Diego County, CA

GIS Analyst. Managed GIS for the preparation of the IS/MND and associated technical studies for the project; additionally, Chambers Group prepared the 401, 404 permit application and 1602 notification letter. The project involves the stabilization of 525 linear feet of the embankment separating the New River from Willey Reservoir.

Potential Well Sites Investigation CEQA, Lake Arrowhead Community Services District, Tidewater Inc., San Bernardino County, CA

A draft IS was prepared to analyze the environmental impacts of the construction and operation of the wells in five locations within the District's service area. Recommendations were also provided to provide further analysis on impacts to biological resources, cultural resources, noise, and Tribal Cultural resources.

BSOA Otay Lakes Campground, Boy Scouts of America, San Diego County, CA

GIS Analyst. Chambers Group performed cultural resources technical study for the development of an EIR for a campground development in Otay Mesa. Conducted a desktop analysis, led archaeological survey, recorded new sites, and submitted DPR Site Forms, and prepared cultural resources report following CEQA and San Diego County guidelines.

Operations and Maintenance, Major Projects and Restoration Master Service Agreement, SDG&E, San Diego, CA

GIS Analyst. Chambers Group performs Environmental reviews and releases, record searches, cultural resource surveys and reporting, subsurface testing and construction monitoring to help meet project goals for this MSA. Phillip supports the team as a GIS Analyst.

Marblehead Coastal Development, SunCal Marblehead, LLC, San Clemente, Orange County, CA

GIS Analyst. Supported team with mapping for protocol-level focused surveys and nest monitoring for coastal California gnatcatcher during the breeding season. Mapped active coastal California gnatcatcher nests at various stages and the buffer/foraging area during vegetation removal in the vicinity.

Skookumchuck Wind Project and Eagle/Large Avian Use Studies, RES America Developments Inc, Lewis & Thurston Counties, WA

GIS Analyst. Phillip managed an Enterprise GIS system for this multi-disciplinary team in support of a proposed 100 mW wind energy in Washington state. Phillip managed our in-house web app viewer to view project data, planning and land use data among other pertinent data. This viewer allowed the project team to access project-related data from their desktops, or from mobile devices in the field, and allowed project design update changes to be streamlined immediately throughout the team. Phillip was also relied upon by the project team as a point-of-contact for a variety of site-specific concerns regarding access, site safety, among other project-related needs. 20898 RES Americas

Big Tujunga Dam and Reservoir Cleanout Project, Phase II, Monitoring, County of Los Angeles, Sunland, Los Angeles County, CA

GIS Analyst. Phillip managed GIS databases, and supported mapping of the revegetation enhancement of upland and riparian habitat in the 200-acre mitigation bank for LACDPW. The revegetation components of the master plan included the restoration of existing riparian habitat by removing exotic plant species and revegetating with native plant species.

Greg Tonkovich, AICP, INCE

Air, Noise, GHG, and Energy Analysis | [Vista Environmental](#)

Education

MS, Electrical Engineering,
University of Southern
California
BS, Planning and
Development, University of
Southern California

Certifications

American Institute of Certified
Planners (AICP)
American Planning Association
(APA)
Institute of Noise Control
Engineering (INCE)
State of California General 'B'
Contractors License

Training

Stays up to date with
modeling techniques and
regulations through
continuing education courses

Professional Experience

Greg Tonkovich has over 15 years of environmental consulting experience and over 13 years of air quality and noise analysis experience. He specializes in air quality and noise impact analyses for governmental agencies and the business community and has completed numerous complex air and noise studies that conform to both CEQA and NEPA requirements.

Greg's air quality analysis experience includes global climate change analyses and health risk assessments. He is proficient in utilizing CalEEMod, URBEMIS2007, CALINE4, ISCST3, AERMOD, EMFAC2014, and OFFROAD2011 models, in order to quantify emissions impacts as well as to assess the efficacy of proposed mitigation.

Greg is also experienced in noise analyses and is proficient in utilizing FHWA Traffic Noise Model (TNM), FHWA Roadway Construction Noise Model (RCNM), FAA Integrated Noise Model (INM), and SoundPlan. In addition, he has created and implemented a noise program based on the FHWA Standard. Through the use of the above models he is able to efficiently determine noise impacts to nearby sensitive land uses and assess the efficacy of proposed mitigation.

He has successfully run an environmental consulting business for over nine years and has been responsible in managing costs, scheduling, and accounting. Greg has a proven record of preparing air quality and noise impact analyses to successful completion. During his 15 year career he has prepared more than 400 environmental documents with a 100 percent success rate. Greg is experienced in a wide range of project types, including: residential, commercial, industrial, and recreational projects as well as public projects that include specific plans and general plans. He has experience in preparing studies to specific standards and formats such as Caltrans Air Quality and Noise Study Reports and has completed air quality and/or noise analyses in over 150 different local jurisdictions throughout California.

Project Experience

Orni 5 Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA

Prepared an Air Quality, Noise Analysis and GHG Emissions Impact Analysis. Chambers Group contracted with Imperial County to prepare an IS/MND for the Orni 5 Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. Bureau of Land Management (BLM); therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (EA) for the Project.

Heber 1 Repower Project, Imperial County, CA, Imperial County, CA

Prepared the Noise Section of an Initial Study/Mitigated Negative Declaration (IS/MND) for Chambers Group that analyzed the upgrading of the Heber 1 geothermal facility with new equipment. The noise analysis utilized the FHWA RCNM model to calculate the noise levels from each phase of construction activities and utilized manufacturer noise specifications to analyze the operational noise levels from the new equipment. The noise analysis found that both construction and operational activities would result in less than significant impacts and no mitigation was required.

Salton City Landfill Expansion Project, Imperial County, CA

Prepared a Health Risk Assessment (HRA) and Local Air Concentrations Analysis that analyzed the expansion of the landfill from 50 tons of waste per day to 6,000 tons of waste per day. The HRA utilized OFFROAD2007 to calculate the emissions rates from the onsite equipment, EPA's AP42 emissions factors to calculate the emissions rates from the propane-powered generator, and the LANDGEM model to calculate the landfill gas emissions. The AERMOD was utilized to calculate the emissions concentrations at the nearby homes. No significant health risk impacts were found.

Blair Ranch Hay Processing Project, Imperial County, CA

Prepared a HRA and Local Air Concentrations Analysis that analyzed the development of a hay pressing facility near the City of Calipatria. The HRA utilized CalEEMod to calculate the emissions rates from the onsite equipment and EMFAC2014 to calculate the emissions rates from trucks. The AERMOD was utilized to calculate the emissions concentrations at the nearby homes. No significant health risk impacts were found.

Pacoima Spreading Grounds Improvement Project, Los Angeles County, CA

Prepared an Air Quality, Greenhouse Gas Emissions and Health Risk Assessment and Noise Impact Analysis for project that analyzed the removal of up to 1.6 million cubic yards of sediment and reconfiguration of the spreading grounds. The air quality analysis utilized the CalEEMod model to calculate the criteria pollutant and GHG emissions from construction of the proposed project, utilized the SCAQMD Look-Up Tables and AERMOD to calculate the local concentrations at the nearby homes, and the AERMOD model to calculate the DPM concentrations and associated cancer risks at the nearby homes. No significant construction or operational air quality, GHG, or health risks were found. The noise analysis utilized the FHWA's RCNM model to analyze the noise impacts from onsite construction activities and utilized the FHWA RD-77-108 model to analyze the noise impacts associated with the haul trucks on the roads to the sediment depository locations. No significant construction or operational noise or vibration impacts were found.

Highway 127 Baker to US Army National Training Center at Fort Irwin, San Bernardino County, CA

Prepared the Air Quality Section for an EIS for Chambers Group that analyzed the installation of approximately 12.25 miles of fiber optic cable that roughly parallels Highway 127 from Baker to the north. Air quality analysis utilized the CalEEMod model to calculate air emissions from each phase of construction activities. Results were compared to the MDAQMD thresholds of significance. The air quality analysis found that all analyzed criteria pollutants and greenhouse gas emissions were below both the MDAQMD thresholds and de minimis levels. No mitigation was required.

Surprise Valley Geothermal Project, Modoc County, CA

Principal. Greg prepared an air quality and global climate change analysis and noise impact analysis for the development of six exploratory wells located in Surprise Valley. The air quality analysis utilized URBEMIS2007 to analyze the project's regional criteria pollutant and GHG emissions. The air quality analysis found less than significant emissions during the construction of the proposed project and no operational emissions. The noise analysis utilized the FHWA RCNM model to calculate the noise levels from construction activities at the nearby homes. The noise analysis found that a significant construction noise impact would occur at the closest well to the nearby homes and provided mitigation that required the use of mufflers on all equipment as well as placement of storage containers between the well drilling activities and the nearest home.



Rawad Hani PE, TE, PTOE, PTP

Transportation Impact Analysis | [GTS](#)

Education

MS, Civil Engineering,
American University
BE, Civil Engineering,
American University

Registrations / Certifications

Professional Civil Engineer
(CA, WA, FL)
Professional Traffic Engineer
(CA)
Professional Traffic Operations
Engineer
Professional Transportation
Planner

Professional Summary

Rawad is project manager with about 20 years of experience. He specializes in traffic engineering, technology applications, and parking studies. Rawad has managed engineering and planning projects in the US and internationally where he advised public, private, and institutional clients.

His recent experience includes assisting local governments across California with traffic impact assessments, traffic signal projects, parking studies, and intelligent transportation systems.

Rawad understands the importance of striking the right balance between engineering (mobility and safety) and planning (livability and sustainability) considerations. He has worked on context-sensitive design projects and has helped planning and transportation agencies achieve effective solutions.

Project Experience

- Westmorland Clean Harbors Traffic Analysis, Imperial County
- Thompson Village Traffic Impact Analysis, Riverside County
- Hemet Solar Plant Traffic Impact Analysis, Hemet
- The District Specific Plan Traffic Impact Study, Moreno Valley
- LA County Sanitation District Traffic Impact Analysis, Carson
- Nature's Medicines Traffic Impact Analysis, Moreno Valley
- San Diego USD Traffic Impact Studies, San Diego
- Victorville Parking Simulation, Victorville, CA
- Government Center Master Plan, San Bernardino County
- Crown Recycling Signal and Lighting Designs, Los Angeles
- Recology Sun Valley Traffic Impact Analysis, Los Angeles
- Westhills Crest Homes Traffic Impact Analysis, Los Angeles
- Los Angeles Metro Hazard Mitigation Plan, Los Angeles
- NELA Plaza Traffic Impact Analysis, Los Angeles
- Notre Dame High School Traffic Impact Analysis, Los Angeles
- John Adams Middle School Traffic Impact Study, Santa Monica
- Victoria Plaza Parking Assessment, Ventura
- Commercentre Drive Development, Lake Forest, CA
- Vroman's Parking Lot Analysis, Pasadena, CA
- MixMaster Analysis and Alternatives Design, City of Commerce
- Foothill Blvd and Oak Tree Dr Warrant Analysis, Glendora
- CSU Dominguez Hills Parking and Traffic Analysis, Carson
- Old Pasadena Commercial Vehicle Loading, Pasadena
- West Hollywood Parking Studies, West Hollywood
- Downtown Temple City Parking Study Update, Temple City

Appendix

- Adaptive Signal Control Pilot Study, Irvine
- Probe Data Analysis, Irvine
- Electronic Parking Guidance Design, Santa Monica
- Newport Beach Mariners Mile Parking Analysis, Newport Beach
- Eco-Rapid Station Area Planning, Paramount and South Gate
- Fallbrook Shopping Center Streetlight, Los Angeles
- ATP and HSIP Grant Funding Applications, City of Commerce
- 8888 Washington Blvd Traffic Engineering Design, Culver City
- 20th St Pedestrian and Bicycle Connection, Santa Monica
- Glendale Community College EIR Traffic Analysis, Glendale



Norman Eke, CAC

Geotechnical Environmental Assessments | Senior Vice President | [Converse Consultants](#)

Education

BA, Liberal Studies,
Environmental Studies
Emphasis, University of
California, Santa Barbara,
1988

Registrations/ Certifications

Cal/OSHA Asbestos Consultant
No. 96-2093
NIOSH 582 Equivalent Training
40-Hour OSHA Safety Training
8-Hour OSHA Supervisor
Training
4-Hour SQAQMD Rule 1403
Asbestos; Rules 401, 402, 403
Dust & Emissions
UCLA Extension- Air
Permitting, Regulatory
Framework of Hazardous
Materials, Hazardous
Materials Management
Manufacturer's Certification in
the use of Niton XRF device

Expertise

Asbestos & Lead Paint
Management
Compliance Permitting &
Consulting
Groundwater Assessment &
Monitoring
Health and Safety Compliance
Industrial Hygiene & Air
Quality
Landfill Gas Monitoring
Methane Assessment &
Remedial Design
Phase I & II Environmental Site
Assessments

Professional Summary

Mr. Eke is the Senior Vice President and Managing Officer of Converse's California Environmental offices. Mr. Eke has served as the Principal-in-Charge and Contract Administrator to deliver services to various Federal, State, Municipal, Financial, Utility, Educational, Transportation and Private clients.

Project Experience

Phase I Environmental Site Assessments (Phase I ESA) - Mr. Eke has completed and managed Phase I ESAs for banks, cities, developers, municipalities, private owners and school districts. The ESAs were typically completed as part of pre-acquisition due diligence. Sites assessed have included heavy industrial, light industrial, landfills, shopping malls, schools/universities, hospitals, office buildings, parks, agricultural operations, residential and undeveloped land. Mr. Eke is actively involved with the ASTM E50.02 Task Group for the ASTM1527 Standard for Phase I ESAs. Mr. Eke is experienced with related issues including Vapor Encroachment, Property Condition Assessment Reports and Probable Maximum Loss Assessments.

Phase II Environmental Site Assessments (Phase II ESAs) - In conjunction with Professional Geologists and Engineers, Mr. Eke has completed Phase II ESA scope of services throughout California, Washington, Nevada, and Arizona that have included:

- Geophysical Surveys to delineate underground features (septic tanks, pipelines, tanks.)
- Soil Gas Surveys using tedlar bags, summa canisters and mobile laboratories in general compliance with the Joint DTSC and California Regional Water Quality Control Board guidelines.
- Soil sampling by hand auger, direct-push rigs, hollow stem auger rigs or grab samples.
- Chemical Analyses of Samples that will typically include total petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds, pesticides, herbicides, PCBs and metals.
- Use of direct field reading equipment for volatile organic compounds, hydrogen sulfide and methane.
- Groundwater well installation and sampling including hydro-punch methodology.

Preliminary Endangerment Assessments and Removal Actions - Norman was Principal in Charge for Preliminary Endangerment Assessments (PEA), Supplemental Site Investigations (SSIs) and Removal Actions. Work has also included the generation of PEA Workplans, Conceptual Site Models, Human Health Risk Assessments (HHRA) and final PEA reports. Work has been approved by the EPA Brownfields Unit, Department of Toxic Substances Control, Regional Water Quality Control Board and various Certified Unified Program Agencies.

Asbestos, Lead-Based Paint (LBP) and Fungal Surveys/Abatement Monitoring/Clearance Sampling - Completed and managed asbestos, LBP and fungal projects in conjunction with Certified Site Surveillance Technicians and CDPH Certified Lead Professionals to complete surveys, abatement specifications and abatement monitoring projects on public works projects, hospitals, hotels, schools/universities,

Expertise Cont'd

Preliminary Endangerment Assessments
Property Condition & PMLA Regulatory Agency Liaison
Risk Assessments
Removal Actions & Work Plans
Remediation
Stormwater Pollution Prevention Plans

Affiliations

Member ASTM E.50 Committee on Environmental Assessment, Risk Management and Corrective Action (Former Subcommittee Chairman 2008-2016)

retail shopping malls and commercial offices. Current with pending South Coast Air Quality Management District changes to Rule 1403.

Methane Assessment, Monitoring and Remedial Design - Provided methane assessment to developers in accordance with City of Los Angeles City Building and Safety Department. Monitoring Services have been completed for the Los Angeles Unified School District at RFK High School and Roybal Learning Center, Landfill Gas Monitoring for the Los Angeles County CEOs Office design and installation of methane mitigation systems on low-rise residential buildings in Downtown Los Angeles, clean closure of Canyon Park Hog Ranch.

Remediation - Completed and managed dig and haul, soil vapor extraction, air sparge, pump and treat remediation projects.

Storm Water Pollution Prevention Plans (SWPPPs) and Monitoring - Assisted and was the Principal-in-Charge for the preparation of SWPPPs for military, educational, commercial, transportation and residential construction sites in conjunction with Qualified Stormwater Developers and Practitioners.

Publications

ASTM International Manual, Technical Aspects of Phase I/II Environmental Site Assessments 3rd Edition, 2015.

Michael Van Fleet, PG, QSD

Geotechnical Environmental Assessments | Senior Geologist | [Converse Consultants](#)

Education

BS, Earth Sciences, University of Santa Cruz

Certifications

California, Professional Geologist No. 7869
Washington, Professional Geologist No. 2900
Qualified Stormwater Developer No. G07869

Professional Experience

Mr. Van Fleet has 19 years of experience working as a geologist in the States of California and Washington. Mr. Van Fleet has experience in conducting Environmental Site Assessments for educational, municipal, industrial, commercial, and residential sites. He has experience preparing workplans to outline investigative activities such as Preliminary Environmental Assessments, as well as Remedial Action Workplans to outline remediation/mitigation activities. Additionally, he has experience related to the development and implementation of Stormwater Pollution Prevention Plans.

Field experience relating to environmental investigations and remediation includes the collection of soil, soil vapor, ambient air, and groundwater samples, installation of groundwater and soil vapor monitoring wells, remedial extraction and injection wells, preparation of boring logs in accordance with USCS methods, waste stream management, and evaluation of Best Management Practices at construction sites. Mr. Van Fleet also has experience in the design, operation and maintenance of soil vapor and groundwater remediation systems and methane/gas mitigation systems.

Project Experience

Project experience includes various activities at multiple sites for various school districts and other municipal and private clients. Projects include:

- Multiple assessments were conducted in San Jose for a client related to their purchase of a shopping center. Activities included the collection of soil, soil vapor, groundwater, and indoor air samples to evaluate the site for impacts from past auto repair and dry-cleaning activities, as well as conducting a pilot test to evaluate soil vapor extraction (SVE) as a potential remedial technology. Activities necessary to delineate the extent of contamination and develop a cost estimate for necessary remedial activities were completed within the original due-diligence period to allow the client to negotiate an appropriate reduction in the purchase price of the property. Responsibilities included the development of workplans, permitting and coordination with various agencies, oversight of drilling and well installation activities, sample collection, operation of a SVE system, preparation of boring logs, report writing, budget estimating and tracking, and project management.
- Collecting soil and soil gas samples from beneath numerous dry-cleaning facilities to evaluate for potential impacts from use of various solvents. Upon identifying impacted soil, he assisted in preparing human health risk assessments, as well as developing and implementing remedial workplans. He oversaw the installation and sampling of numerous groundwater monitoring, soil vapor extraction, and air sparge wells, and managed the operation, maintenance, and evaluation of remediation systems. Activities were generally conducted under the oversight of the Regional Water Quality Control Board or in coordination with the local county's environmental health department.
- Oversaw remedial activities associated with redevelopment of the Rialto Municipal Airport. Supervised field staff overseeing contractor activities to verify compliance with the Cleanup Plan. Work included the removal and disposal of impacted soil, evaluation of import fill material, and oversight of excavation backfill. Activities were conducted under the oversight of the Regional Water Quality Control Board.

Charlie Koenig

Solar Glare Analysis and Visual Simulations | Project Manager | [Power Engineers](#)

Education

BS, Virtual Technology and Design

Professional Experience

Mr. Koenig is a Project Manager in POWER's Visualization Services Group. He has worked extensively with cutting edge visualization tools that make complex projects easier for stakeholders to understand. Mr. Koenig leads many transmission, distribution and substation visual simulation projects, typically created for regulatory agencies and the public. He also has experience with federal litigation cases, mining, land use development/planning, product design, real-time situational training simulators, and environmental planning.

Darrin Gilbert

Solar Glare Analysis and Visual Simulations | [Power Engineers](#)

Education

MLA, Landscape Architecture
BLA, Landscape Architecture

Professional Experience

Mr. Gilbert is an environmental professional with a strong foundation as a landscape designer, environmental planner, and visual resource specialist. His diverse experience includes project coordination, resource and permitting work for linear facilities, natural gas generation plants, solar facilities, and wind farms, combined with a working knowledge of all aspects of visual resource assessment. Mr. Gilbert is familiar with governmental agency visual resource management planning methods, including Bureau of Land Management (BLM) Visual Resource Management (VRM) and USFS and Scenery Management System (SMS)/Visual Management System (VMS) processes, as well as many state specific requirements (California, Montana, Washington, etc.).

Mr. Gilbert has performed visual studies in Montana, Idaho, Washington, New York, Kansas, Nebraska, Nevada, Wyoming, South Dakota, California, and elsewhere in the U.S., as well as in Costa Rica. He has collected visual baseline data, performed impact analysis, authored environmental review documents (NEPA EAs and EISs), developed project siting criteria, and coordinated visual simulations.

Andy Stephens

Solar Glare Analysis and Visual Simulations | [Power Engineers](#)

Education

BS, Virtual Technology and Design

Professional Experience

Andy Stephens is part of POWER's Visualization and Visual Resources Department. Andy has a degree in virtual technology and design and has over 12 years of visualization experience with an emphasis in visual analysis and solar technology. While at POWER, he has tailored his skillset to the analysis and visualization of solar technologies and continues to excel at simplifying complex problems in an ever-changing industry.

Project Experience

Recent Power Engineers Solar Glare Examples:

- Rugged Solar Project 2019
- Mohawk Solar Project 2019
- Inyokern Phase II Solar Project 2019
- Prairie Solar Project 2018
- JVR Solar Project 2018

- RB Inyokern Solar Project 2018
- Drew Solar Project 2017
- Aloha Solar II Solar Project 2017
- Kona Airport Solar Project 2017
- SMUD Solar Simulations 2017
- Thousand Palms Solar Project 2016
- Oahu Solar Farm 2016
- North Star Solar Project 2015
- EPD Hemet Solar Field 2015
- Kalaeloa Solar Project – 2014
- Kahului Airport Project – 2014
- Westwood Maxton, Solar Project – 2014
- Cabrillo Solar Project – 2014
- EPD Sunedison Project – 2014
- Hemet Solar Project – 2014
- San Diego Ballpark Village 2013, 2014
- 8 Minute Energy, Calexico – 2013
- Soitec Boulevard Project – 2013
- Aloha Solar Energy, Kalaeloa Solar Project – 2013
- Ocotillo Wells Solar, Gildred Co – 2013
- East Kapolei Solar Project, Aloha Solar – 2013
- Beechwood Builder Green Solutions – 2013
- Laurinburg Solar Project – 2013, 2014
- Soitec Desert Green Solar Project – 2013
- Westwood Skyfuel Project – 2013
- SunPower, Inc C7, Solar Study – 2012
- MEMC Kuala Lumpur International Airport Solar Project – 2012
- Palo Verde Mesa Solar Project, RRG – 2012
- Blythe Mesa Solar Project, RRG – 2011,12
- Calico Solar Project, Calico LLC – 2012
- Silverado Solar Project, 20, 200kV project Animations – 2011

Appendix B:

Detailed Cost Sheet

Santa Ana Glendale San Diego El Centro

9620 CHESAPEAKE DRIVE, SUITE 202
SAN DIEGO, CA 92123
858-541-2800 (OFFICE) 866-261-3100 (FAX)



CHAMBERS
GROUP



www.chambersgroupinc.com

Attachment E.
RFP for Vikings Solar Energy and Storage
Project for an Environmental Impact Report (EIR)



Imperial County Planning & Development Services Planning / Building

January 6, 2021

Jim Minnick
DIRECTOR

CERTIFIED MAIL #7016-2140-0000-2125-2519

McIntyre Environmental, LLC
1900 West Desert Highlands
Oro Valley, AZ 85737

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

Dear Consultant:

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

The Vikings Solar Energy and Storage Project includes:

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

Attached is a copy of the application package.

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

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

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

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

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

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

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

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

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

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

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

One page cover letter introducing your firm.

1. Project Understanding

2. Project Team

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

3. Scope of Work

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

4. The tasks should be presented as follows:

a. Project Initiation

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

b. Administrative Draft EIR

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

c. Public Review Draft EIR

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

d. Final EIR

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

e. Mitigation, Monitoring and Reporting Program

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

f. CEQA Findings and Notice of Determination

Include the preparation per CEQA requirements;

g. Assumptions

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

h. Meetings

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

5. Proposed Schedule

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

6. Cost Estimate/Milestones

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

7. Consultant Selection Criteria

a) Understanding of the project: the proposer should demonstrate understanding of key elements of the project and, accordingly, provide the names of personnel and their expertise.

b) Approach to the project: The selection process will evaluate the extent to which the proposer has recognized and identified special circumstances on the project and whether the proposer has provided logical approach to tasks and issues of the project.

c) Professional qualifications necessary for satisfactory performance: The project manager and key team members should be qualified to perform the work categories on the project; and the proposer's knowledge of standards and procedures will be examined.

d) Specialized experience and technical competence in the type of work required: The proposer should provide information about comparable projects they have been involved with and/or successfully accomplished; past performance on contracts with government agencies and private industry will be considered together with past performance evaluations; and the capacity to accomplish the work in the required time will also be evaluated.

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

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

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

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

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

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

Sincerely,



JIM MINNICK, Director
Planning & Development Services Department

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

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

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Letter of Transmittal:

December 7, 2020

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

Jim:

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

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

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

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

With this memo therefore I am requesting the following:

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

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

letter of Transmittal:

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

Thanks once again for your assistance.

CONDITIONAL USE PERMIT

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

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

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

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

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

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

See attached owners affidavit

Print Name _____ Date _____
Applicant: Vikings Energy Farm, LLC
Signature MUHAMMAD S. ALRAI 12/7/2020
Print Name _____ Date _____
Signature _____

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: _____	DATE: _____	REVIEW / APPROVAL BY OTHER DEPT'S required:
APPLICATION DEEMED COMPLETE BY: _____	DATE: _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE: _____	<input type="checkbox"/> F. H. S.
TENTATIVE HEARING BY: _____	DATE: _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE: _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____

CUP #

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

Table of Contents

Introduction..... 1

Property Description..... 1

Solar Technology 2

Project Facilities..... 2

Site Access 4

Site Construction 4

Site Operations 5

Water Resource Requirements..... 5

Waste..... 5

Permit Requirements..... 6

Environmental Protection Measures and Baseline Information..... 6

Figure 1 Project Location Map.....10

Figure 2 Project Vicinity Map..... 11

Figure 3 Project Site Map..... 12

VIKINGS

SOLAR AND STORAGE PROJECT DESCRIPTION

Introduction

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

Property Description

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

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

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

Solar Technology

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

Project Facilities

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

Interconnection Facilities:

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

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

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

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

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

Site Access

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

Site Construction

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

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

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

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

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

Site Operations

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

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

Water Resource Requirements

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

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

Waste

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

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

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

Permit Requirements

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

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

Environmental Protection Measures and Baseline Information

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

Aesthetics:

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

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

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

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

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

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

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

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

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

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

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

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

Geology, Soils and Mineral Resources:

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

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

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

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

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

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

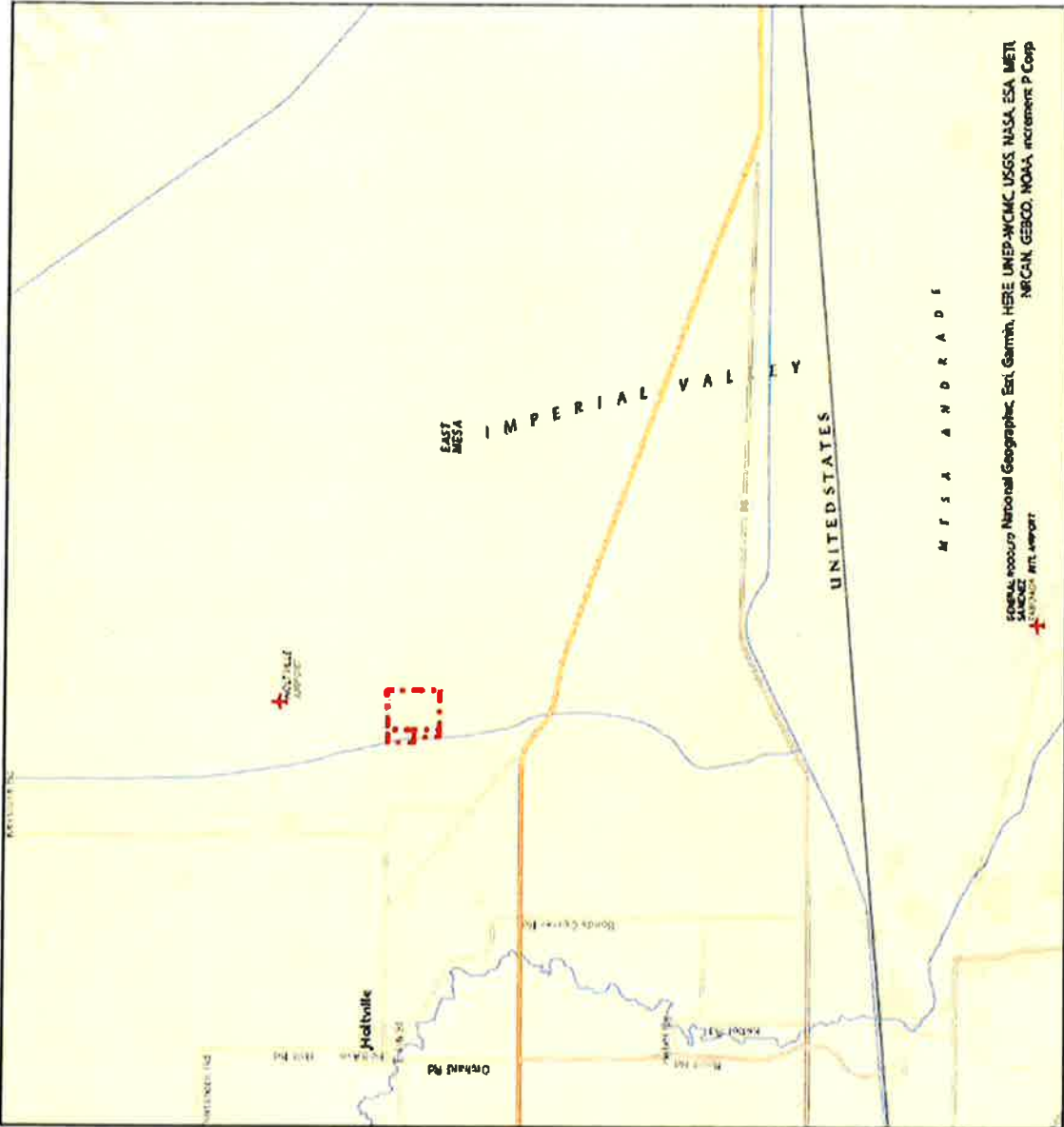
- *Fire Prevention:* The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three 10,000-gallon fire water tanks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

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

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

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

Vikings Project Site
 050-070-018-000
 050-070-019-000
 050-070-021-000



Special thanks to National Geographic, East Garman, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment, P Corp.
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Figure 1 Project Location Map



Figure 2 Project Vicinity Map

