Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

TO: Chairman Mike Goodsell
Vice-Chairman Sandy Carver
Commissioner Dennis Logue
Commissioner Kristopher Haugh

FROM: Jim Minnick, Secretary
Airport Land Use Commission

SUBJECT: Public Hearing to consider the proposed WISTER SOLAR Energy Project, General Plan Amendment #19-0001, Zone Change #19-0001, Variance #19-0003 & Conditional Use Permit's #18-0040 & #20-0006 and Initial Study #18-0026, for consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) (**ALUC 02-20**)

DATE OF REPORT: **June 17, 2020**

AGENDA ITEM NO: 2

HEARING DATE: June 17, 2020

HEARING TIME: 6:00 p.m.

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

SECRETARY'S RECOMMENDATION

It is staff's recommendation that the proposed Wister Solar Energy Project including proposed General Plan Amendment #19-0001, Zone Change #19-0001, Variance #19-0003, Conditional Use Permit's #18-0040 & #20-0006, be considered consistent with the Airport Land Use Compatibility Plan (ALUCP).

SECRETARY'S REPORT

Project Description:

The Wister Solar Energy Project is a proposed solar photovoltaic (PV) energy generating facility being developed by the applicant, ORNI 21, LLC, to sell its electricity and all renewable and environmental attributes to an electric utility purchaser(s) under long-term contracts to help meet California Renewable Portfolio Standard (RPS) goals.

The project includes a General Plan Amendment, Zone Change, Initial Study, 2 CUP's and a Variance. The request for a Variance is to have the ability to exceed the maximum height requirement of 40-feet for power poles in the S-2 zone. According to the Variance and Project Description received, said power poles could be up to 70-feet, subject to final design.

The proposed project has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP), although the proposed site is not located near or within the vicinity of any of the Imperial County Airports.

Project Location:

The project is comprised of one parcel (APN 003-240-001-000) utilizing approximately 100 acre within the northwest portion of a 640-acre parcel, located approximately 3 miles north of the Townsite of Niland, California. The Project site is generally located east of Wilkins Road, North of the East Highline Canal, and west of Gas Line Road.

General Plan/ALUCP Analysis:

The Project site is designated as Agriculture by the Imperial County General Plan Land Use Element, and the Project site parcels are comprised of lands zoned as S-2 (Open Space/Preservation).

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, "Policies", Section 1.3.2. "Statutory Requirements" states:

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

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

ALUCP's Chapter 2, Section 1.3.3 "Other Project Review" states that "...the specific types of "actions, regulations, and permits" which the Commission shall review include:

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

The Drew Solar project will have building permit valuations greater than $500,000.

Also, the Airport Land Use Compatibility Plan, Chapter 2, "Policies", Section 3.3, "Other Project Review" includes:

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

As previously mentioned, the requested Variance is to have the ability to exceed the allowable 40-feet height limit to up to 70-feet for power poles.

It is staff's recommendation that the proposed Wister Solar Energy Project including proposed General Plan Amendment #19-0001, Zone Change #19-0001, Variance #19-0003, Conditional Use Permit's #18-0040 & 20-0006, be considered consistent with the Airport Land Use Compatibility Plan (ALUCP).

Attachment A "Location Maps"
Attachment B "Application Package"

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: ORNI 21, LLC	EMAIL ADDRESS: borcutt@ormat.com	
2.	MAILING ADDRESS (Street / P O Box, City, State): 6140 Plumas Street, Reno, NV	ZIP CODE: 89519-6075	PHONE NUMBER: (775) 356-9029 Ext. 32258
3.	APPLICANT'S NAME: ORNI 33, LLC	EMAIL ADDRESS: borcutt@ormat.com	
4.	MAILING ADDRESS (Street / P O Box, City, State): 6140 Plumas Street, Reno, NV	ZIP CODE: 89519-6075	PHONE NUMBER: (775) 356-9029 Ext. 32258
4.	ENGINEER'S NAME: Eric Hafner (FastGrid Energy) — CA. LICENSE NO.	EMAIL ADDRESS: eric.hafner@fastgridenergy.com	
5.	MAILING ADDRESS (Street / P O Box, City, State): 225 E Germann Road, Suite 140, Gilbert, AZ	ZIP CODE: 85297	PHONE NUMBER: 602-290-2149

6.	ASSESSOR'S PARCEL NO.: 003-240-001	SIZE OF PROPERTY (in acres or square foot): 640 acres	ZONING (existing): S-2-G
7.	PROPERTY (site) ADDRESS: 8601 Wilkins Road, Niland, CA 92257	(T10S, R14E, Section 27)	
8.	GENERAL LOCATION (i.e. city, town, cross street): North of Niland		
9.	LEGAL DESCRIPTION: Section 27, Township 10 South, Range 14 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat thereof.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)

20 MW solar farm on approximately 100 acres of a 640 acre parcel north of Niland, California, sited in a manner to avoid potentially significant environmental impacts, especially those related to the local hydrology.

11.	DESCRIBE CURRENT USE OF PROPERTY	Vacant
12.	DESCRIBE PROPOSED SEWER SYSTEM	A sewer system is not proposed as part of the project. Please see project description.
13.	DESCRIBE PROPOSED WATER SYSTEM	Proposed groundwater well (8-in diameter) drilled to approximately 400 ft below surface
14.	DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Please see project description.

15. IS PROPOSED USE A BUSINESS? ☐ Yes ☒ No

IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?
50 - 60 a day during construction. Zero during operation.

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

Kevin Kohan, Authorized Agent of Property Owner — 6/3/2020
Print Name — Date
Signature

Print Name — Date
Signature

REQUIRED SUPPORT DOCUMENTS

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

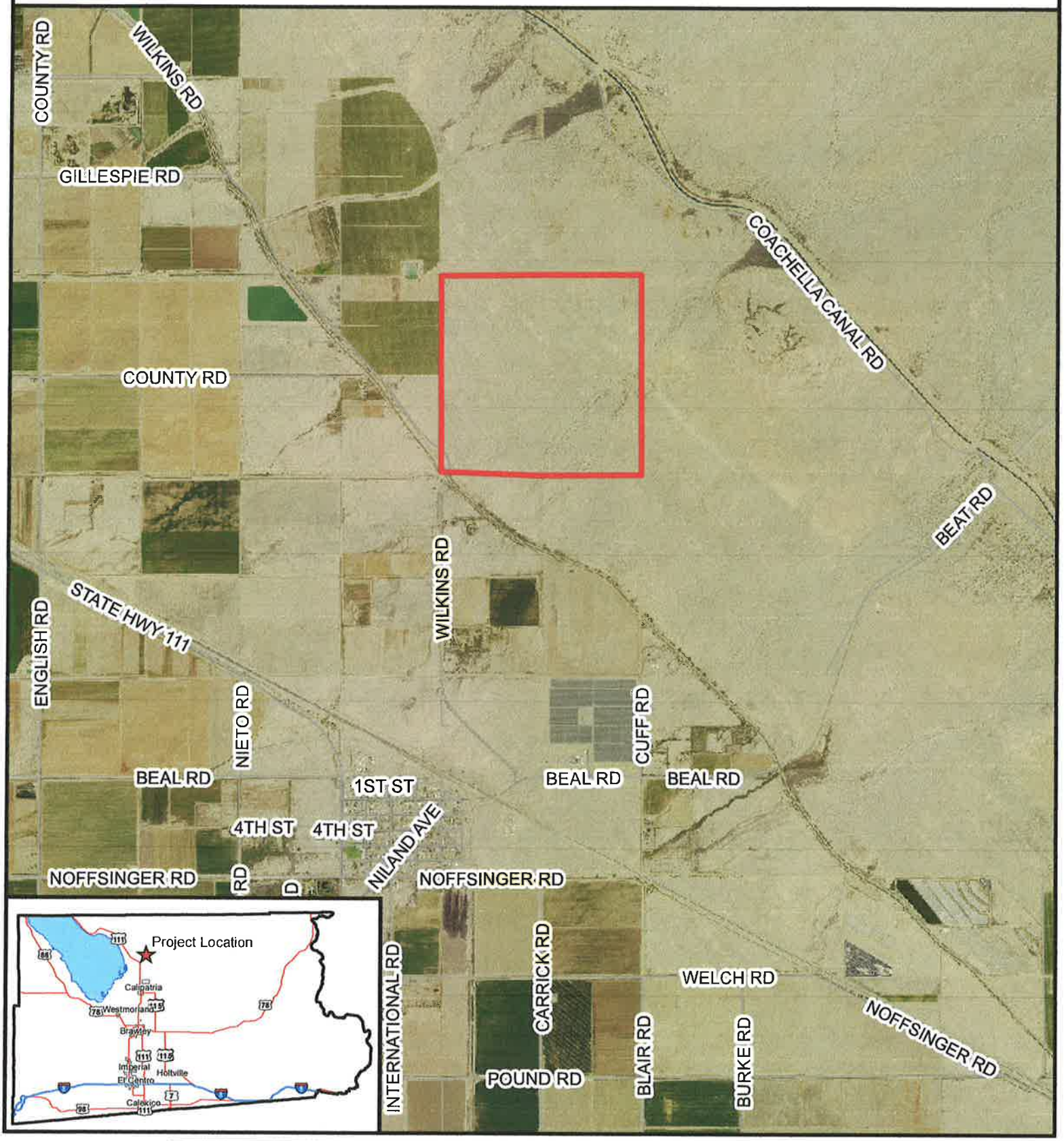
APPLICATION RECEIVED BY:		DATE	
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

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

CUP # _____

Vicinity Map

PROJECT LOCATION MAP



IMPERIAL COUNTY CALIFORNIA 1907

WISTER SOLAR ENERGY FACILITY; ORNI 21, LLC
GPA #19-0001 / ZC #19-0001 / VARIANCE #19-0003 /
CUP #18-0040 / CUP #20-0006 / IS #18-0026
003-240-001-000

Project Parcel

N

Stantec Consulting Services Inc.
290 Conejo Ridge Avenue, Thousand Oaks, CA 91361-4972

July 22, 2019

Attention: Patricia Valenzuela
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243

Reference: Orni 21, LLC Request for General Plan Amendment

Orni 21, LLC hereby requests from the County of Imperial a General Plan Amendment for the construction and operation of a solar facility, pursuant to a Conditional Use Permit (CUP). The Wister Solar Energy Facility (the Project) will use photovoltaic (PV) technology in the construction and operation of a 20 Megawatt (MW) solar farm on approximately 100-acres within the 640-acre Section (T10S, R14E, Section 27) owned by ORNI 21, LLC. The Project is located within Assessor's Parcel No. 003-240-001 and is currently zoned Open Space/Preservation (S-2). The proposed site is located east of the intersection of Wilkins and an unnamed private road, about 3 miles north of the unincorporated town of Niland.

Regards,

Kevin Kohan
Senior Environmental Planner
Phone: 805-719-9391
Kevin.Kohan@stantec.com

CHANGE OF ZONE

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

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

1. PROPERTY OWNER'S NAME ORNI 21, LLC		EMAIL ADDRESS borcutt@ormat.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV		ZIP CODE 89519	PHONE NUMBER (775) 356-9029 x 32258
3. ENGINEER'S NAME TBD	CA. LICENSE NO.	EMAIL ADDRESS TBD	
4. MAILING ADDRESS (Street / P O Box, City, State) TBD		ZIP CODE TBD	PHONE NUMBER TBD

5. ASSESSOR'S PARCEL NO. 003-240-001	ZONING (existing) S-2-G	ZONING (proposed) S-2-REG
6. PROPERTY (site) ADDRESS 8601 Wilkins Road, Niland, CA 92257		SIZE OF PROPERTY (in acres or square foot) 640
7. GENERAL LOCATION (i.e. city, town, cross street) North of Niland, at the corner of Wilkins and Weist Roads.		
8. LEGAL DESCRIPTION Section 27, Township 10 South, Range 14 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat therof.		

8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail)

The property is currently vacant land and is located adjacent to agricultural lands. The property is intersected by transmission lines.

9. PLEASE STATE REASON FOR PROPOSED USE (be specific)

ORNI 33, LLC proposes to construct and operate a 20 MW photo voltaic solar farm on approximately 100 acres of the 640 acre property, which is located just outside of Imperial County's current Renewable Energy Overlay.

10. DESCRIBE SURROUNDING PROPERTY USES

The adjacent land uses are a combination of agriculture (to the west and south) and open space (to the north and east). The East Highland Canal touches the property's southwest corner.

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

Connie Stechman — Print Name

7/22/19 — Date

Connie Stechman — Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B. PRELIMINARY TITLE REPORT (6 months or newer)
C. FEE
D. OTHER

APPLICATION RECEIVED BY:		DATE	
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

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

ZC #

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 ORNI 21, LLC	EMAIL ADDRESS borcutt@ormat.com	
2.	MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV	ZIP CODE 89519-6075	PHONE NUMBER (775) 356-9029 Ext. 32258
3.	APPLICANT'S NAME ORNI 33, LLC	EMAIL ADDRESS borcutt@ormat.com	
4.	MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV	ZIP CODE 89519-6075	PHONE NUMBER (775) 356-9029 Ext. 32258
4.	ENGINEER'S NAME CA. LICENSE NO. Eric Hafner (FastGrid Energy)	EMAIL ADDRESS eric.hafner@fastgridenergy.com	
5.	MAILING ADDRESS (Street / P O Box, City, State) 225 E. Germann Road, Suite 140, Gilbert, AZ	ZIP CODE 85297	PHONE NUMBER (602) 290-2149

6.	ASSESSOR'S PARCEL NO. 003-240-001	SIZE OF PROPERTY (in acres or square foot) 640 Acres	ZONING (existing) S-2-G
7.	PROPERTY (site) ADDRESS 8601 Wilkins Road, Niland, CA 92257 (T10S, R14E, Section 27)		
8.	GENERAL LOCATION (i.e. city, town, cross street) North of Niland		
9.	LEGAL DESCRIPTION Section 27, Township 10 South, Range 14 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat therof.		

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

10.	DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) 20 MW solar farm on approximately 100 acres of a 640 acre parcel north of Niland, California, sited in a manner to avoid potentially significant environmental impacts, especially those related to the local hydrology.	
11.	DESCRIBE CURRENT USE OF PROPERTY	vacant
12.	DESCRIBE PROPOSED SEWER SYSTEM	TBD
13.	DESCRIBE PROPOSED WATER SYSTEM	TBD
14.	DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	TBD
15.	IS PROPOSED USE A BUSINESS? ☐ Yes ☒ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

Connie Stechman — Print Name
7-22-19 — Date
Connie Stechman — Signature

Print Name — Date
Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:		DATE	
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

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

CUP # _____

Stantec

Orni 21, LLC

Wister Solar Energy Facility

Project Description

June 6, 2020

Prepared for:

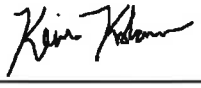
ORNI 21, LLC
6140 Plumas Street
Reno, NV 89519

Prepared by:

Stantec Consulting Services
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361

ORNI 21, LLC WISTER SOLAR ENERGY FACILITY

This document entitled ORNI 21, LLC Wister Solar Energy Facility was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of ORNI 21, LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Reviewed by 

(signature)

Kevin Kohan, Senior Environmental Planner

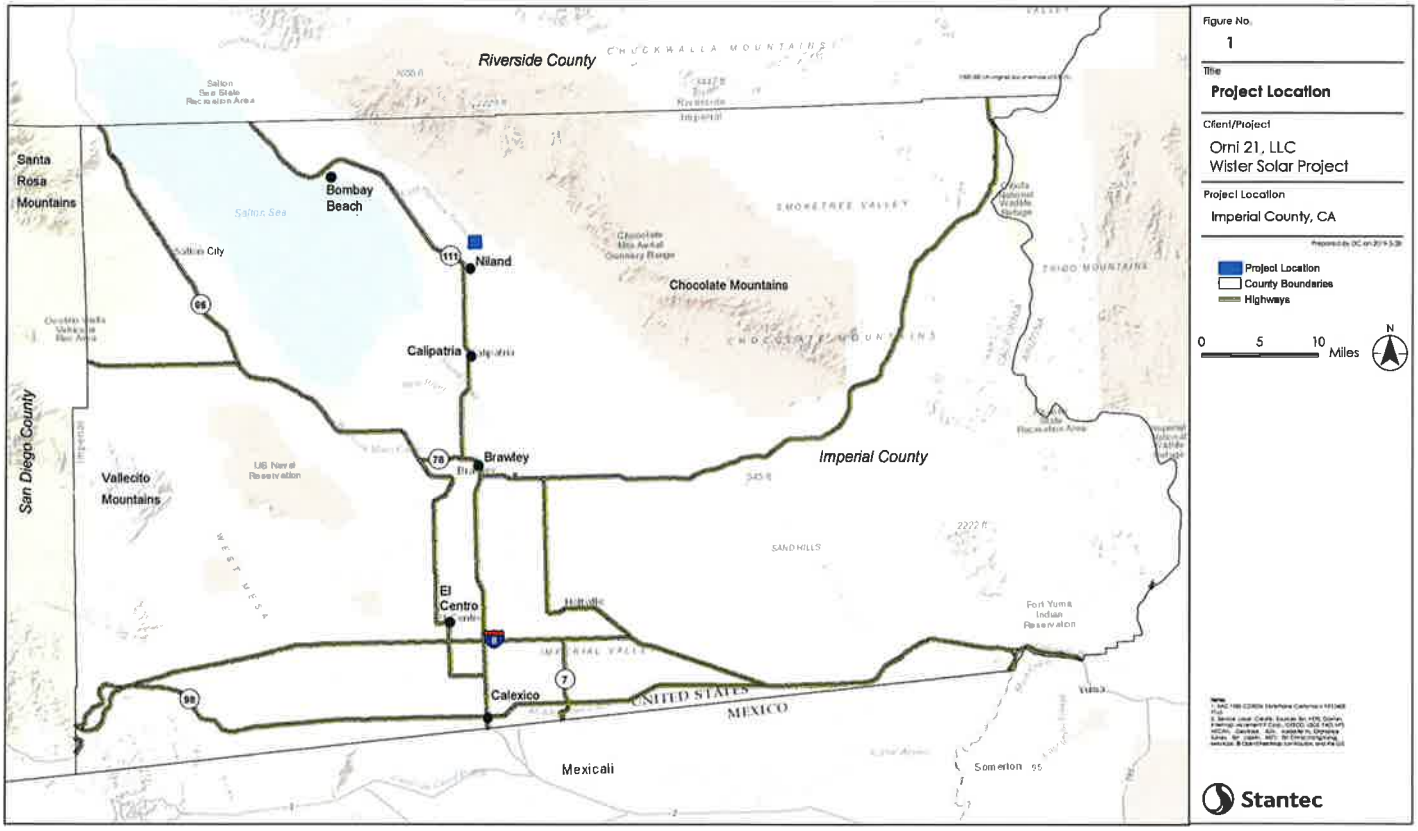
Table of Contents

1.0 INTRODUCTION

ORNI 21, LLC (Orni) is proposing to build, operate and maintain a solar power plant on private lands owned by Orni in unincorporated Imperial County (refer to Figure 1). The Wister Solar Energy Facility (the Project) will use photovoltaic (PV) technology and would include the construction and operation of a 20 Megawatt (MW) solar farm on approximately 100-acres within the 640-acre Section (T10S, R14E, Section 27) owned by ORNI 21, LLC. The Project is located within Assessor's Parcel No. 003-240-001 and is currently zoned Open Space/Preservation with Geothermal Overlay (S-2-G). The proposed site is located east of the intersection of Wilkins and Wiest Roads, about 3-miles north of the unincorporated town of Niland.

Orni is developing the Wister Solar Energy Facility in order to reasonably maximize the Project's generating capacity, taking into account land and environmental constraints. Orni intends to begin construction on the Project upon acquisition of all County entitlements and environmental clearance. Assuming one year to complete all permits, construction would begin the first quarter of 2020.

A Power Purchase Agreement (PPA) for 20 MW to San Diego Gas & Electric (SDG&E) has been secured by Orni. The remaining portion of the property will remain undeveloped in order to protect sensitive environmental resources.


Riverside County
Santa Rosa Mountains
Bombay Beach
Niland
Calipatria
Brawley
Imperial County
San Diego County
Vallecito Mountains
El Centro
Calexico
Chocolate Mountains
Mexicali
UNITED STATES
MEXICO
Figure No.
1
Title
Project Location
Client/Project
Orni 21, LLC
Wister Solar Project
Project Location
Imperial County, CA
Project Location
County Boundaries
Highways
0 5 10 Miles
N
Stantec

2.0 BACKGROUND

According to the County of Imperial Municipal Code, a solar development is permitted within an Open Space, Preservation Zone with Geothermal Overlay pursuant to a Conditional Use Permit (CUP). As shown in **Figure 1**, the Project consists of one parcel located within unincorporated Imperial County. The proposed Project site is currently vacant. No Williamson Act contract encumbers the Project site. Power generated at the Project would be low voltage direct current (DC) power that would be collected and routed to a series of inverters and their associated pad-mounted transformers. Each 2.5 MW array would have (1) one 2.5 MW inverter and (1) one 2.5 MW transformer, which are collectively known as a Power Conversion Station (PCS). The inverters would convert the DC power generated by the panels to alternating current (AC) power and the pad mounted transformers would step up the voltage to a nominal 12.47 kV voltage level. The proposed substation would connect to an existing Imperial Irrigation District 92 kV "K" Line. The power would then be sold to the wholesale market or retail electric providers in furtherance of the goals of the California Renewable Energy Portfolio Standards and other similar renewable programs in the Pacific Southwest power market.

2.1 OBJECTIVES

Orni's objectives for the proposed Project are to:

- Construct, operate and maintain an efficient economic, reliable, safe and environmentally sound solar-powered electricity generating facility.
- Help meet California's Renewable Portfolio Standard (RPS) requirements, which require that by 2030, California's electric utilities are to obtain 50 percent of the electricity they supply from renewable sources.
- Generate renewable solar-generated electricity from proven technology, at a competitive cost, with low environmental impact, and deliver it to markets as soon as possible.
- Develop, construct, own and operate the Wister Solar Energy Facility, and ultimately sell its electricity and all renewable and environmental attributes to an electric utility purchaser under a long-term contract to meet California's RPS goals.
- Utilize a location that is in close proximity to an existing switching station and power lines.
- Minimize and mitigate any potential impact to sensitive environmental resources within the project area.

2.2 SOLAR PHOTOVOLTAIC TECHNOLOGY

Solar cells, also called photovoltaic (PV) cells, convert sunlight directly into electricity. PV gets its name from the process of converting light (photons) to electricity (voltage), which is called the *PV effect*. The panels are mounted at a fixed angle facing south, or they can be mounted on a tracking device that follows the sun, allowing them to capture the most sunlight. Many solar panels combined together to create one system is called a solar array. For large electric utility or industrial applications, hundreds of solar arrays are interconnected to form a large utility-scale PV system.

Traditional solar cells are made from silicon, are usually flat-plated, and generally are the most efficient. Second-generation solar cells are called thin-film solar cells because they are made from amorphous silicon or non-silicon materials such as cadmium telluride (CdTe). Thin film solar cells use layers of semiconductor materials only a few micrometers thick. Because of their flexibility, thin film solar cells can double as rooftop shingles and tiles, building facades, or the glazing for skylights.

Third-generation solar cells are being made from variety of new materials besides silicon, including solar inks using conventional printing press technologies, solar dyes, and conductive plastics. Some new solar cells use plastic lenses or mirrors to concentrate sunlight onto a very small piece of high efficiency PV material. The PV material is more expensive, but because so little is needed, these systems are becoming cost effective for use by utilities and industries. However, because the lenses must be pointed at the sun, the use of concentrating collectors is limited to the sunniest parts of the country. Insolation is a measure of solar radiation energy received on a given surface area in a given time. The name comes from a portmanteau of the word's *in*cident *sol*ar radi*ation*. It is commonly expressed as average irradiance in watts per square meter (W/m_2) or kilowatt-hours per square meter per day ($kW \cdot h/(m_2 \cdot day)$ (or hours/day). In the case of PV's, it is commonly measured as $kWh/(kW_p \cdot y)$ (kilowatt hours per year per kilowatt peak rating).

2.3 LOCATION

The undeveloped Project site is located in Imperial Valley and is regionally bounded by Mexico on the south, the Algodones Sand Hills on the east, the Salton Sea on the north, San Diego County on the northwest, and the alluvial fans bordering the Coyote Mountains and the Yuha Desert to the southwest. The Project site is under the jurisdiction of the Imperial County General Plan, located within a portion of Meridian San Bernardino, Section 27, Township 10S, Range 14E. The Project site is located within Assessor's Parcel No. 003-240-001 and is currently zoned Open Space, Preservation Zone with Geothermal Overlay (S-2-G). The entire Project site is contained within a 640-acre lot. The proposed Project site is located east of the intersection of Wilkins and Wiest Roads, about 3 miles north of the unincorporated town of Niland. The Project site (development footprint where proposed Project components are to be located) is generally located east of Wilkins Road, north of the East Highline Canal, and west of Gas Line Road in Section 27 of Township 10 South, Range 14 East (San Bernardino Baseline and Meridian). The Project site's proposed entrance would be located near the intersection of Wilkins Road and a private road abutting the property. A substation located on the Project site would connect to an existing 92KV transmission lines along Wilkins Road.

2.4 REGIONAL SETTING

The surrounding area is predominantly located on a plain that slopes gently downward from the northeast to the southwest. Small rivulets run across the proposed Project site. The site is vacant with minimal vegetation. The site is mostly surrounded by vacant land. An agricultural field lies to the northwest and shares a corner with the Project site, and an irrigation canal intersects with the southwest corner of the Project Site. The most visible structures in the area are the numerous transmission lines that are readily visible throughout the area.

2.4.1 Agriculture

The proposed Project would be developed close to productive agricultural and developed lands. Much of the land base in the vicinity is considered productive farmland where irrigation water is available. Farming operations in this area generally consist of medium to large-scale crop production with related operational facilities. Crops generally cultivated in the area may include alfalfa, barley, and/or Bermuda grass in any given year.

2.4.2 Air Quality

The Project site is located in the Salton Sea Air Basin (SSAB) under the jurisdiction of the Imperial County Air Pollution Control District (ICAPCD). The SSAB, which contains part of Riverside County and all of Imperial County, is governed largely by the large-scale sinking and warming of air within the semi-permanent subtropical high-pressure center over the Pacific Ocean. The high-pressure ridge blocks out most mid-latitude storms, except in winter when the high is weakest and farthest south. When the fringes of mid-latitude storms pass through the Imperial Valley in winter, the coastal mountains create a strong "rain shadow" effect that makes Imperial Valley the second driest location in the U.S. The flat terrain near the Salton Sea, intense heat from the sun during the day, and strong radiational cooling at night create deep convective thermals during the daytime and equally strong surface-based temperature inversions at night. The temperature inversions and light nighttime winds trap any local air pollution emissions near the ground. The area is subject to frequent hazy conditions at sunrise, followed by rapid daytime dissipation as winds pick up and the temperature warms.

Currently, the SSAB is either in attainment or unclassified for all federal and state air pollutant standards with the exception of 8-hour ozone, Particulate Matter (PM10), and PM2.5. Imperial County is classified as a "serious" nonattainment area for PM10 for the National Ambient Air Quality Standards (NAAQS). On November 13, 2009, EPA published Air Quality Designations for the 2006 24-Hour Fine Particle (PM2.5) NAAQS wherein Imperial County was listed as designated nonattainment for the 2006 24-hour PM2.5 NAAQS. However, the nonattainment designation for Imperial County is only for the urban area within the County and it has been determined that the proposed Project is located within the nonattainment boundaries for PM2.5. On April 10, 2014, the CARB gave final approval to the 2013 Amendments to Area Designations for California

Ambient Air Quality Standards (CAAQS). For the state PM2.5 standard, effective July 1, 2014, the City of Calexico will be designated nonattainment, while the rest of the SSAB will be designated attainment.

Greenhouse Gas (GHG) are gases that trap heat in the atmosphere. These emissions occur from natural processes as well as human activities. GHGs present in the Project site primarily include Carbon Dioxide (CO2) and Nitrous Oxide (N2O) from farm equipment and local traffic. Please see supplemental Air Quality Study prepared by Stantec for more information.

2.4.3 Biological Resources

Approximately 500,000 acres of the Colorado Desert in Imperial County has been converted to agricultural use and this 640-acre parcel is immediately adjacent to that conversion area. The plant community would largely be considered Larrea tridentata Shrubland Alliance (creosote bush scrub) within the Project Area. The Project site is not active used as agricultural lands but is located immediately adjacent to agricultural crops. Ruderal vegetation is found within the Imperial Irrigation District (IID) canal and drains located immediately adjacent to the Project site. Non-native plants such as salt cedar and Russian thistle were found on site. Presence of these weedy plants on the Project site could be attributed to the site's proximity to agricultural activities. Sensitive habitats are those that are designated either rare within the region by governmental agencies or known to support sensitive animal or plant species and/or they serve as "corridors" for wildlife within the region. Although the burrowing owl (species of special concern) is abundant in the area, its presence is due to manmade features such as the irrigation canals, ditches and drains and the cultivation of agricultural crops within the region and none "native" factors. This would also apply to the mountain plover and several species of raptors. As this Project site is located immediately adjacent to agricultural activities, sensitive species found within the agricultural areas could be incidentally attracted to this site. Please see attached Biological Study prepared by Stantec for more information.

2.4.4 Cultural Resources

A sensitivity map for cultural resources, prepared by Mr. Jay Von Werlhof in 1990, and presented in the County of Imperial General Plan, indicated that areas along the base of East Mesa to the East Highline Canal are very sensitive for cultural resources. However, the current Project site includes areas that have all been previously developed and are now considered to have little likelihood of significant cultural resources. The proposed Project would not require large grading activities that would alter significant amount of soil nor affect any sensitive cultural resources during construction.

2.4.5 Geologic Resources

The proposed Project area is located on what was once the bottom of Lake Cahuilla and near the margins of an ancient shoreline. Within the Project area, the terrain gently slopes down to the southwest, with an elevation of between 20 feet above and 40 feet below mean sea level. The Project consists of Holocene age alluvium. Soils are made up of fine-grained silts and sand. The soils within the Project area belong to the Niland soil series and include Niland gravelly sand, Niland gravelly sand wet, and Niland Imperial complex wet. Niland series soils are moderately well drained, non-saline to moderately saline, and are located primarily in basins. Niland soils are found in alluvium derived from mixed sources.

2.4.6 Hydrologic Resources

The Project site is located within the Colorado River Basin Region. The Colorado River Basin Region covers approximately 13 million acres (20,000 square miles) in the southeastern portion of California. It includes all of Imperial County and portions of San Bernardino, Riverside, and San Diego Counties. The Colorado River Basin Region is divided into seven major planning areas on the basis of different economic and hydrologic characteristics.

The Project site is located within the Imperial Valley Planning Area of the Colorado River Basin. The Imperial Valley Planning Area consists of the following hydrological units (HU): Imperial (723.00) comprised of 2,500 square miles in the southern portion of the Colorado River Basin Region, with the majority located in Imperial County; Davies (724.00) and Amos-Ogilby (726.00). The Project site is located within the East Salton Sea Hydrological Area (California RWQCB 2017).

The source of nearly all surface waters in Imperial County is 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 82-mile All-American Canal has several main canals that branch off: the East Highline, Central Main, and Westside Main canals (IID n.d. (a)). These three canals supply water service to Imperial Valley and are operated and maintained by IID (IID n.d. (a)). The IID serves irrigation water and electric power to farmers and residents in the lower southeastern portion of California's desert.

2.4.7 Noise

The predominant source of noise in the Project area includes vehicular traffic on local roads and highways, and off-site agricultural operations. The use of heavy-duty equipment such as front-end loaders, tractors, forklifts, and diesel-powered trucks are common noise sources typically associated with agricultural uses. Agricultural operational equipment can reach maximum levels of approximately 84 dBA at 50 feet (Caltrans 2013). With the soft surfaces characterizing the agricultural landscape, these noise levels attenuate to approximately 60 dBA at distances over 800 feet. However, operation of the proposed Project would not exceed noise levels within the area and potential impacts would be less than significant. Overall, there are no sensitive resources near the Project area that would be affected by the proposed Project.

2.5 PROJECT SITE GENERAL PLAN DESIGNATION AND ZONING

The Project site is under the jurisdiction of the Imperial County General Plan, located within a portion of Meridian San Bernardino, Section 27, Township 10S, Range 14E. The Project site is located within Assessor's Parcel No. 003-240-001 and is currently zoned Open Space/Preservation with Geothermal Overlay (S-2-G) and contained within a 640-acre lot.

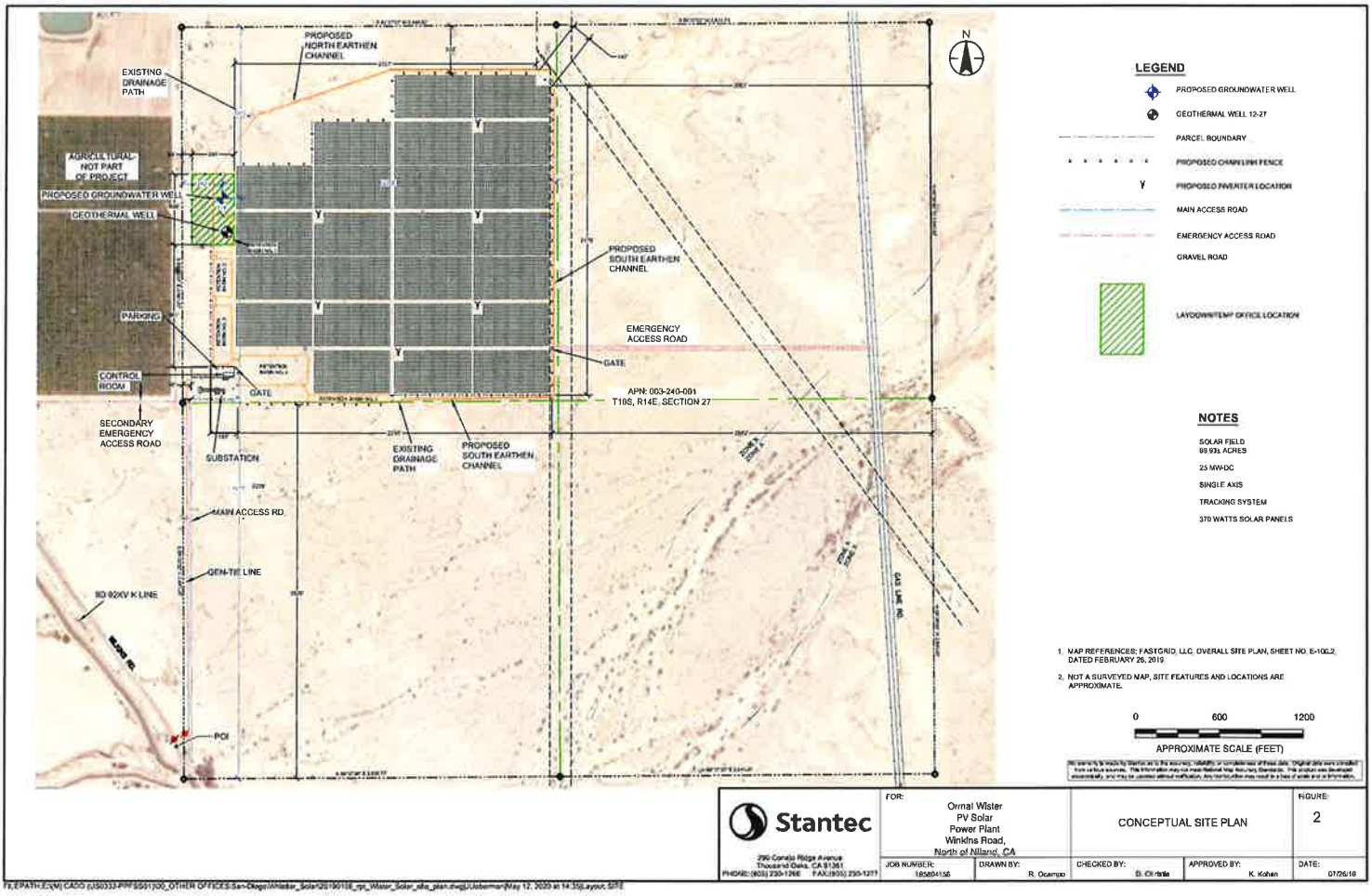
ORNI 21, LLC WISTER SOLAR ENERGY FACILITY

June 3, 2020

Project Vicinity

- **North**
  - Vacant land borders the northern boundary of the Project site.
- **South**
  - A private road and the East Highline Canal border the Project site to the south.
- **East**
  - Transmission lines border the Project site to the east.
- **West**
  - Active agricultural fields border the western boundary of the Project site.

Project Site Aerial



Stantec

290 Conejo Ridge Avenue
Thousand Oaks, CA 91361
PHONE: (805) 230-1266 FAX: (805) 230-1277

FOR:
Ormat Wister
PV Solar
Power Plant
Winkhna Road,
North of Niland, CA

CONCEPTUAL SITE PLAN

FIGURE:
2

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
185804156	R. Ocampo	D. Christie	K. Kohan	07/26/19

3.0 PROJECT DESCRIPTION

The project will produce 20 MW of energy and cover approximately 100 acres. The solar PV generating component would consist of a 3.2 foot by 6.5-foot PV modules (or panels) on single-axis horizontal trackers in blocks that each hold 2,520 PV panels, with 90 modules in each of the 28 rows. Each PV module would be constructed out of a poly-crystalline silicon semiconductor material encapsulated in glass, in which the PV effect would allow the electrons to flow through that material to produce electricity. The panels would be oriented from east to west for maximum exposure and the foundation would be designed based on soil conditions. The PV modules are made of a poly-crystalline silicon semiconductor material encapsulated in glass. Installation of the PV arrays would include installation of mounting posts, module rail assemblies, PV modules, inverters, transformers and buried electrical conductors. Concrete would be required for the footings, foundations and pads for the transformers and substation work. Tracker foundations would be comprised of either driven or vibrated steel posts/pipes, and/or concrete in some places (depending on soil and underground conditions).

The proposed Project would be operated on an "unstaffed" basis and, therefore, would not include construction of a permanent office. Proposed Project facilities are described in more detail below.

Primary access to the Project site is anticipated from a 20-foot dirt road, which traverses along the east edge of the site. Secondary access into the site would be from Jasper Road into the southeast corner of the subject site. The emergency access road would be constructed with an all-weather surface, to meet the County Fire Department's standards, and lead to a locked gate that can be opened by any emergency responders. The attached site plan (Figure 2) illustrates the proposed Project site layout and access points.

An all-weather surface access road, to meet the County's standards, would surround the perimeter of the site parcel. In addition, there would be approximately 10 feet of access on the Project site between the PV panels. The proposed Project would be required to conform to all California Public Utilities Commission (CPUC) safety standards. The Project site would be fenced with a 6-foot high chain link security fence topped with barbed wire and two gates would be located in each fenced area.

3.1 PROJECT CHARACTERISTICS

The net amount of land covered by the PV panels and associated structures would be approximately 100 acres. The power produced by the proposed Project would be conveyed to the local power grid via a 92-kV substation connected to the grid, which will be tied directly to the IID 92 kV transmission line.

The proposed Project is intended to operate year-round. Using an array of thin film PV modules to convert solar energy directly to electrical power for export to the electrical grid, the proposed Project would generate electricity during daylight hours when electricity demand is at its peak.

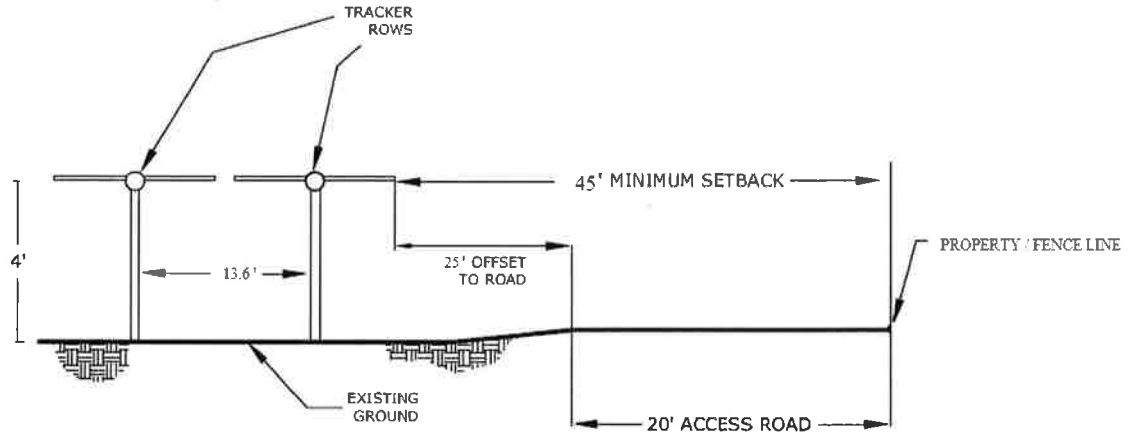
3.2 PROJECT FACILITIES

The solar PV generating facility would consist of 3.5 foot by 4.8-foot PV modules (or panels) on single-axis horizontal trackers in blocks that each hold 2,520 PV panels. The panels would be oriented from east to west for maximum exposure and the foundation would be designed based on soil conditions, with driven piles as the preferred method. The PV modules are made of a poly-crystalline silicon semiconductor material encapsulated in glass. Installation of the PV arrays would include installation of mounting posts, module rail assemblies, PV modules, inverters, transformers and buried electrical conductors. Concrete would be required for the footings, foundations and pads for the transformers and substation work.

PV modules would be organized into electrical groups referred to as "blocks," and the proposed Project will require approximately 28 blocks. Every four blocks will be collected to an inverter and would typically encompass approximately 20 acres, including a pad for one transformer and one inverter. Approximately 100 acres of ground disturbance, including acreage for 28 blocks, is required for the Project. The proposed Project would include design elements to reduce the potential glare impacts on adjacent sensitive receptors, e.g. local residents, aircraft, traveling public on adjacent County roads, which may include fencing and landscaping.

The electrical output from the PV modules would be low voltage DC power that would be collected and routed to a series of inverters and their associated pad-mounted transformers. Each array would have one inverter and one transformer, which are collectively known as a Power Conversion Station (PCS). The inverters would convert the DC power generated by the panels to AC power and the pad mounted transformers step up the voltage to a nominal level. The outputs from the transformers are grouped together in PV combining switchgear, which in turn supplies the switchyard, where the power is stepped up to 92 kV for interconnection with the transmission system. The proposed Project would consist of solar arrays that are located to avoid potential flood plains and undevelopable easements.

Project Boundary Cross-section



3.2.1 Fiberoptic Cable

A proposed fiberoptic line from the proposed Wister Substation would be connected with the existing Niland Substation approximately 2 miles to the south, which would then be added to connect the proposed Wister Substation to the region's telecommunications system. Overall, this would provide Supervisory Control and Data Acquisition (SCADA), protective relaying, data transmission, and telephone services for the proposed Wister Substation and associated facilities. New telecommunications equipment would be installed at the proposed Wister Substation within the Mechanical and Electrical Equipment Room (MEER). A proposed fiber optic telecommunications cable would then connect the proposed Wister Substation to the substation located at the IV Solar Company site, utilizing existing transmission lines. The length of this proposed fiber optic telecommunications cable route would be approximately 2 miles.

3.2.2 Substation

The proposed Wister Substation would be a new 92/12 kV unstaffed, automated, low-profile substation. The dimensions of the fenced substation would be approximately 300 feet by 175 feet. The enclosed substation footprint would encompass approximately 1.2 acres of the approximately 640-acre Project parcel. The proposed Wister Substation site would be located at the northeast corner of Wilkins and Weist Roads. The California Building Code and the IEEE 693, Recommended Practices for Seismic Design of Substations, will be followed for the substation's design, structures, and equipment.

3.3 CONSTRUCTION SEQUENCE AND EQUIPMENT

Construction activities would be sequenced and conducted in a manner that addresses storm water management and soil conservation. During construction, electrical equipment would be placed in service at the completion of each 2,500-kW power-block. The activation of the power-blocks is turned over to interconnection following the installation of transformer and interconnection equipment upgrades. This in-service timing is critical because PV panels can produce power as soon as they are exposed to sunlight, and because the large number of blocks and the amount of time needed to commission each block requires commissioning to be integrated closely with construction on a block-by-block basis. Construction is expected to last approximately 6-9 months. The on-site workforce would consist of laborers, electricians, supervisory personnel, support personnel, and construction management personnel. The average number of construction workers would be approximately 50-60 people per day.

Construction would generally occur during daylight hours, Monday through Friday. However, non- daylight work hours may be necessary to make up schedule deficiencies, or to complete critical construction activities. For example, during hot weather, it may be necessary to start work earlier to avoid pouring concrete during high ambient temperatures. If construction is to occur outside of the County's specified working hours, permission in writing will be sought at the time. Construction of the proposed Project would occur in phases beginning with site preparation and grading and ending with equipment setup and commencement of commercial operations. Overall, construction would consist of three major phases over a period of approximately 6-9 months:

1. Site Preparation, which includes clearing grubbing, grading, service roads, fences, drainage, and concrete pads; (1 month)
2. PV system installation and testing, which includes installation of mounting posts, assembling the structural components, mounting the PV modules, wiring; (7 months) and
3. Site clean-up and restoration. (1 month)

3.4 WORKFORCE

Construction is expected to last approximately 6-9 months. The on-site workforce would consist of laborers, electricians, supervisory personnel, support personnel and construction management personnel. The average number of construction workers would be approximately 50-60 people per day. Construction would generally occur during daylight hours, Monday through Friday; however, non-daylight work hours may be necessary to make up schedule deficiencies, or to complete critical construction activities. For example, during hot weather, it may be necessary to start work earlier to avoid pouring concrete during high ambient temperatures. If construction is to occur outside of the County's specified working hours, permission in writing will be sought at the time. Nonetheless, construction activities would be conducted in a manner consistent with Imperial County Municipal Code. Noise generating sources in Imperial County are regulated under the County of Imperial Codified Ordinances, Title 9, Division 7 (Noise Abatement and Control). Noise limits are established in Chapter 2 of this ordinance. Under Section 90702.00 of this rule, average hourly noise in residential areas is limited to 50 to 55 dB(A) from 7 AM to 10 PM, and to 45 to 50 dB(A) from 10 PM to 7 AM.

3.5 MATERIALS AND PREPARATION

The proposed Project would require general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as the materials necessary to construct the proposed PV arrays. Most construction waste is expected to be non-hazardous and to consist primarily of cardboard, wood pallets, copper wire, scrap steel, common trash and wood wire spools. Although field equipment used during construction activities could contain various hazardous materials (i.e., hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints, etc.), these materials are not considered to be acutely hazardous and would be used in accordance with the manufacturer's specifications and all applicable regulations.

Each PV module would be constructed out of poly-crystalline silicon semiconductor material encapsulated in glass, in which the PV effect would allow the electrons to flow through that material to produce electricity The PV effect is defined as the process of converting light (i.e., photons) to electricity (i.e., voltage). Construction of the PV arrays will include installation of support beams, module rail assemblies, PV modules, inverters, transformers, and underground electrical cables. Concrete will be required for the footings, foundations, pads for transformers, and substation equipment. Concrete will be purchased from a local supplier and transported to the proposed Project site by truck. The PCS housing the inverters will have a precast concrete base. Final concrete specifications will be determined during detailed design engineering in accordance with applicable building codes.

Example Construction Equipment

Equipment	Use
1-ton crew trucks	Transport construction personnel
2-ton flatbed trucks; flatbed boom trucks	Haul and unload materials
Mechanic truck	Service and repair equipment
Aerial bucket trucks	Access poles, string conductor, and other uses
Shop vans	Store tools
Bulldozers	Grade pole sites; reclamation
Truck-mounted diggers or backhoes	Excavate
Small mobile cranes (12 tons)	Load and unload materials
Large mobile cranes (75 tons)	Erect structures
Transport	Haul poles and equipment
Drill rigs with augers	Excavate and install fences
Semi tractor-trailers	Haul structures and equipment
Splice trailers	Store splicing supplies
Air compressor	Operate air tools
Air tampers	Compact soil around structure foundations
Concrete trucks	Pour concrete
Dump trucks	Haul excavated materials/import backfill
Fuel and equipment fluid trucks	Refuel and maintain vehicles
Water trucks	Suppress dust and fire

3.5.1 Site Preparation

Project construction would include the renovation of existing dirt roads to all-weather surfaces (to meet the County minimum standards) from Wilkins Road for access to the Project site. Construction of the proposed Project would begin with clearing of existing brush and installation of fencing around the Project boundary. Construction of the proposed Project would begin with clearing of existing brush and installation of fencing around the Project boundary.

Fencing will consist of a six-foot chain-link fence with barbed wire. A 20' road of engineering-approved aggregate will surround the site within the fencing. Approximately 20,000 – 30,000 gallons of water per day would initially be required for grading, dropping to much less for the remainder of the Project construction. Construction water needs would be limited to earthwork, soil conditioning, dust suppression, and compaction efforts. Water would be provided from an on-site water well. Material and equipment staging areas would be established on-site within an approximate 10-acre area. The staging area would include an airconditioned temporary construction office, a first-aid station and other temporary facilities including, but not limited to, sanitary facilities, worker parking, truck loading and unloading, and a designated area for assembling the support structures for the placement of PV modules. The location of the staging area would change as construction progresses throughout the Project site. The Project construction contractor would then survey, clear and grade road corridors in order to bring equipment, materials, and workers to the various areas under construction within the Project site. Road corridors buried electrical lines, PV array locations and locations of other facilities may be flagged and staked in order to guide construction activities.

3.5.2 Start-up

PV system installation would include earthwork, grading and erosion control, as well as erection of the PV modules, mounting posts and associated electrical equipment. If previously unrecorded subsurface deposits located within the Project area are discovered during construction, a qualified archaeological monitor would be retained to monitor all ground-disturbing activities in native soils to mitigate against potential impacts.

The PV modules require a moderately flat surface for installation and therefore some earthwork, including grading, fill, compaction and erosion control, may be required to accommodate the placement of PV arrays, concrete for foundations, access roads and/or drainage features. Construction of the PV arrays would be expected to take place at a rate of approximately 0.075 MW per day. Construction of the PV arrays would include installation of the mounting posts, module assemblies, PV modules, inverters, transformers and buried electrical conductors. The module assemblies would then be cut off at the appropriate heights since the center posts must be completely level. Field welding would be required to attach the module assemblies to the top of the mounting posts. Finally, the PV panels would be attached to the module assemblies. Heavy equipment lifters (e.g., forklift) would be required to get the module assemblies in position, while welding and cutting equipment would be necessary to cut off the posts at the appropriate height.

Concrete would be required for the footings, foundations and pads for the transformers and substation equipment. Concrete would be produced at an off-site location by a local provider and transported to the site by truck. The PCS housing the inverters utilize a precast concrete base. Final specifications for concrete would be determined during detailed design engineering, but any related production would meet applicable building codes. Wastes generated during construction would be non-hazardous and may contain any of the following: cardboard, wood pallets, copper wire, scrap steel, common trash and wood wire spools. No hazardous waste is expected to be generated during construction of the proposed Project.

However, field equipment used during construction would contain various hazardous materials such as hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints and other petroleum-based products contained in most construction vehicles. Potable water would be brought to the Project site for drinking and domestic needs.

Construction water needs would be limited to earthwork, soil conditioning, dust suppression and compaction efforts. Approximately 20,000 to 30,000 gallons of water per day would be required during construction and would be provided from an on-site water well. A dust palliative with low environmental toxicity would also be used to suppress dust as approved by California Air Resources Board (CARB) and the Imperial Valley Air Pollution Control District (IVAPCD).

3.5.3 Clean-up and Demobilization

After construction is complete, all existing roads would be left in a condition equal to or better than their preconstruction condition. All other areas disturbed by construction activities would be recontoured and decompacted.

Waste materials and debris from construction areas would be collected, hauled away, and disposed of at approved landfill sites. Cleared vegetation would be shredded and distributed over the disturbed site as mulch and erosion control or disposed of offsite, depending on agency agreements. Rocks removed during foundation excavation would be redistributed over the disturbed site to resemble adjacent site conditions. Interim reclamation would include also re-contouring of impacted areas to match the surrounding terrain, and cleaning trash out of gullies. Equipment used could include a blader, front-end loader, tractor, and a dozer with a ripper.

A covered portable dumpster would be kept on site to contain any trash that can be blown away. After completion of the proposed Project, the project engineer would complete a final walk-through and note any waste material left on site and any ruts or terrain damage or vegetation disturbance that has not been repaired. The construction contractor would be given this list and final payment would not be received until all items are completed.

3.0 SCHEDULING

Construction is anticipated to start in 2021 and would take approximately 9 months to complete. Construction would commence only after all required permits and authorizations have been secured.

4.0 OPERATION AND MAINTENANCE ACTIVITIES

Once fully constructed, the proposed Project would be operated on an unstaffed basis and be monitored remotely, with periodic on-site personnel visitations for security, maintenance and system monitoring. Therefore, no full-time site personnel would be required on-site during operations and employees would only be on-site four times per year to wash the panels. As the Project's PV arrays produce electricity passively, maintenance requirements are anticipated to be very minimal. Any required planned maintenance activities would generally consist of equipment inspection and replacement and would be scheduled to avoid peak load periods. Any unplanned maintenance would be responded to as needed, depending on the event. Preventive maintenance kits and certain critical spares would be stored on-site.

Estimated annual water consumption for operation and maintenance of the proposed Project, including periodic PV module washing, would be approximately 0.81-acre feet annually (af/y), which would be accessed by an on-site water well.

5.0 DECOMMISSIONING

Solar equipment has a lifespan of approximately 20 to 25 years. At the end of the Project's operation term, the applicant may determine that the Project should be decommissioned and deconstructed. Should the Project be decommissioned, concrete footings, foundations, and pads would be removed using heavy equipment and recycled at an off-site location. All remaining components would be removed, and all disturbed areas would be reclaimed and recontoured.

VARIANCE

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: ORNI 21, LLC	EMAIL ADDRESS: borcutt@ormat.com	
2.	MAILING ADDRESS (Street / P O Box, City, State): 6140 Plumas Street, Reno, NV	ZIP CODE: 89519-6075	PHONE NUMBER: (775) 356-9029 Ext. 32258
3.	ENGINEERS NAME / CA. LICENSE NO.	EMAIL ADDRESS	
4.	MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER

5.	ASSESSOR'S PARCEL NO.: 003-240-001	ZONING (existing): S-2-G
6.	PROPERTY (site) ADDRESS: T10S, R14E, Section 27	SIZE OF PROPERTY (in acres or square foot): 640 acres
7.	GENERAL LOCATION (i.e. city, town, cross street): WILKINS RD, NORTH OF NILAND, CALIFORNIA	
8.	LEGAL DESCRIPTION: Section 27, Township 10 South, Range 14 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat thereof.	

8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)

Height variance requested for the installation of gen-tie poles that will connect the proposed Wister Solar Substation to the existing IID electrical grid. The steel poles will be no higher than 70 feet above ground surface and would be spaced approximately 300 feet apart.

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :

Electrical engineering on the proposed gen-tie line indicate the current requirement on height restrictions cannot be met in this zoning (Open Space/Preservation) per County requirements. Based on the 92 kV voltage of the proposed line from the new substation to the point of interconnection, new poles would be taller that County requirements.

10. DESCRIBE THE ADJACENT PROPERTY

East	vacant
West	orchard
North	vacant
South	East-Highline Canal

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

Connie Stechman — Print Name — 10-10-19 — Date

Connie Stechman — Signature

Print Name — Date

Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:		DATE	
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

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

V #

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 ORNI 21, LLC	EMAIL ADDRESS borcutt@ormat.com	
2.	MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV	ZIP CODE 89519-6075	PHONE NUMBER (775) 356-9029 Ext. 32258
3.	APPLICANT'S NAME ORNI 33, LLC	EMAIL ADDRESS borcutt@ormat.com	
4.	MAILING ADDRESS (Street / P O Box, City, State) 6140 Plumas Street, Reno, NV	ZIP CODE 89519-6075	PHONE NUMBER (775) 356-9029 Ext. 32258
4.	ENGINEER'S NAME CA. LICENSE NO. Eric Hafner (FastGrid Energy)	EMAIL ADDRESS eric.hafner@fastgridenergy.com	
5.	MAILING ADDRESS (Street / P O Box, City, State) 225 E. Germann Road, Suite 140, Gilbert, AZ	ZIP CODE 85297	PHONE NUMBER (602) 290-2149

6.	ASSESSOR'S PARCEL NO. 003-240-001	SIZE OF PROPERTY (in acres or square foot) 640 Acres	ZONING (existing) S-2-G
7.	PROPERTY (site) ADDRESS 8601 Wilkins Road, Niland, CA 92257 (T10S, R14E, Section 27)		
8.	GENERAL LOCATION (i.e. city, town, cross street) North of Niland		
9.	LEGAL DESCRIPTION Section 27, Township 10 South, Range 14 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California, according to the Official Plat therof.		

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

10.	DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) In addition to a 20 MW solar farm on approximately 100 acres of a 640 acre parcel north of Niland, California, a 400-ft deep groundwater well is proposed to provide water for construction (~10.2 acre-feet total) and solar panel washing (0.8 afa).	
11.	DESCRIBE CURRENT USE OF PROPERTY	vacant
12.	DESCRIBE PROPOSED SEWER SYSTEM	TBD
13.	DESCRIBE PROPOSED WATER SYSTEM	Proposed groundwater well (8-in diameter) drilled to approximately 400 ft below surface
14.	DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	TBD
15.	IS PROPOSED USE A BUSINESS? ☐ Yes ☒ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

Connie Stechman — May 11, 2020
Print Name — Date
Signature

Print Name — Date
Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: _____ DATE _____
APPLICATION DEEMED COMPLETE BY: _____ DATE _____
APPLICATION REJECTED BY: _____ DATE _____
TENTATIVE HEARING BY: _____ DATE _____
FINAL ACTION: ☐ APPROVED ☐ DENIED DATE _____

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

CUP # _____