

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: June 11, 2020

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No. 2

PROJECT TYPE: Valencia Solar Project #3 (CUP #20-0004) amending previously approved CUP 19-0018 SUPERVISOR DIST #5

LOCATION: 20 West Harris Road, APN: 040-360-034-000

Imperial (Mesquite Lake), CA PARCEL SIZE: (project is on~19 AC

GENERAL PLAN (existing) Specific Plan Area (Mesquite Lake) GENERAL PLAN (proposed) N/A

ZONE (existing) ML I-3 (Mesquite Lake Heavy Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS

☒ CONSISTENT

☐ INCONSISTENT

☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

PLANNING DIRECTORS DECISION:

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

☐ APPROVED

☐ DENIED

☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/24/2019

INITIAL STUDY: #19-0022

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐ NONE

☒ ATTACHED

AG

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☐ NONE

☒ ATTACHED

FIRE / OES

☒ NONE

☐ ATTACHED

SHERIFF

☒ NONE

☐ ATTACHED

OTHER

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

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EEC ORIGINAL PKG.



☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis  
For:*

**Valencia 3 Solar Project  
Conditional Use Permit (CUP) #20-0004/ amending previously approved  
Conditional Use Permit # 19-0018  
Initial Study (IS) #20-0010  
IGS**



*Prepared By:*

**COUNTY OF IMPERIAL**  
**Planning & Development Services Department**  
801 Main Street  
El Centro, CA 92243  
(442) 265-1736  
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**June 11, 2020**

**EEC ORIGINAL PKG.**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed project (Refer to Exhibit "A" & "B").

### B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

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

☐ According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☐ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☒ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the

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principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

### **C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION**

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

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (30-days if submitted to the State Clearinghouse for a project of area-wide significance) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

### **D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION**

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

#### **SECTION 1**

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

#### **SECTION 2**

**II. ENVIRONMENTAL CHECKLIST FORM** contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

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

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

#### **SECTION 3**

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

**IV. PERSONS AND ORGANIZATIONS CONSULTED** identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

**V. REFERENCES** lists bibliographical materials used in preparation of this document.

**VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL**

**E. SCOPE OF ENVIRONMENTAL ANALYSIS**

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

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

**F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS**

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

**G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE**

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

**1. Tiered Documents**

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

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

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

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

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

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

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

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

## **2. Incorporation By Reference**

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

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- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150(f)). This has been previously discussed in this document.

## **II. Environmental Checklist**

1. **Project Title:** Valencia 3 Solar Development (CUP 20-0004 IS 20-0010) amending previously approved CUP 19-0018. The amendment is for construction of a proposed gen-tie line from Valencia 3 project site along Harris Road approximately 1 mile to an existing IID 12.5 kV line.
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** David Black, Planner IV (442)265-1736, ext. 1746
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** davidblack@co.imperial.ca.us
6. **Project location:** 20 West Harris Road, Imperial, CA (in the south end of the Mesquite Lake Specific Plan Area); legally described as Tract 265, Township 14 South, Range 14 East, San Bernardino Base and Meridian; further identified with Assessor's Parcel Number 040-360-034-000. (See Exhibit A), additionally, along south of Harris Road is public right of way approximately 1 mile long.
7. **Project sponsor's name and address:**  
IGS Solar LLC, 6100 Emerald Parkway, Dublin, OH. 43016
8. **General Plan designation:** Mesquite Lake Specific Plan
9. **Zoning:** ML-I-3 (Mesquite Lake Heavy Industrial)

10. **Description of project:** The proposed CUP #20-0004 involves a new transmission gen-tie line to be constructed along the south side of Harris Road; with the interconnection to an existing IID 12.5Kv line located approximately 1 mile west along south side of Harris Road. This new line will be installed in the County Right of Way (ROW) along Harris Road by the developer and later turned over to the IID for ownership; CUP 20-0004 is amending previously approved CUP 19-0018 as described below. **Additionally, the existing 12.47kV single-phase transmission line located along Harris Road will be upgraded from a single phase to a 3-phase transmission line. This upgrade will include up to ½ mile of line.**

The original CUP condition for Valencia 3 approved by the County of Imperial with the following "Electrical Power System" condition (S 1-4d) included, d) Project Facilities: 1. Electrical Power System--Electricity generated by the PC modules would be collected by a direct current (DV) collection system routed underground in trenches. This DC power would deliver to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would connect to an AC interconnection facility, which, if needed, raise the voltage to either 12.5 kV or 34.5 kV. Underground 15.5 kV or 34.5 kV collection lines would transmit the electricity to the eastern edge of the Project site, where the underground electric lines are routed to a step up transformer which would raise the voltage to 92kV. The 92 kV conductors is then routed up a new IID pole, located inside the fenced project boundary on risers, through a meter and switch, and on to the approximately 100-foot interconnection with the IID 92 kV "J" line. Recently, IID has determined that they do not have capacity on the 92 kV ("J") line.

The following changes are needed: d) Project Facilities: 1. Electrical Power System--Electricity generated by the PC modules would be collected by a direct current (DC) collection system routed underground in trenches. The 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) power. These inverters could be connected to an AC interconnection facility which if needed would raise the voltage to 12.5 kV. Underground 12.5 kV collection lines would transmit the electricity to the southeastern edge of the project site where the underground electric lines would be routed to an overhead line that would then cross over Harris Road to a proposed new line along the south side of Harris Road. The interconnection to the existing 12. kV line located less than 1 mile west along Harris

Road would then be made via a new line installed in the County ROW along a path shown on the **attached A Exhibit** this new line would be constructed by the developer and later turned over to the IID for ownership.

### **Solar Technology**

The Project proposes to employ crystalline solar photovoltaic (PV) technology modules mounted on fixed frames. The PV modules would be mounted on racks that would be supported by small driven piles. The depth of the piles would be dependent on the geotechnical recommendations for the Project. The fixed-frame racks would be secured at a fixed tilt of about 25° from horizontal facing a southerly direction. Current Project design would have individual PV modules, each approximately 3.25 feet wide by 6.5 feet long (depending on the specific PV technology selected), 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.

Exhibit B is a preliminary site plan, which shows the PV modules arranged in arrays spaced approximately 20 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays, each measuring between approximately 260 feet and 450 feet (east-west) by approximately 250 feet (north-south), would be separated from each other and the perimeter security fence by nominal 20-foot wide roads (see Exhibit B). The Project would have an electrical output of approximately 3.0 MW<sub>AC</sub>, and the Project is expected to generate approximately 2,000 MWh of electricity per year. The Project's power would be sold and delivered to the Imperial Irrigation District (IID) under the IID's feed-in tariff ("FIT") program.

**Security:** Six-foot high security fencing would be installed around the perimeter of the Project site 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 would be made by the security team monitoring the site's security.

### **Site Access**

The Project site would include a primary (southern) access driveway of Harris Road side of the Project area (see Exhibit B). Secondary access would be off Dogwood Road. No access across IID lateral canals or drains is required. These driveways would each be provided with a minimum of 30-foot double swing gates with "Knox Box" for keyed entry. Internal to the Project site 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 to all areas of the site for maintenance and emergency vehicles (see Exhibit B).

### **Site Construction**

**Construction Activities:** Construction activities would primarily involve demolition of some existing buildings; grubbing and trash removal; fine grading of the Project site 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. The preliminary site plan drawing for the Project is provided as Exhibit B.

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). Construction is expected to be completed over a five month duration. A temporary, portable construction supply container would be located at the site at the beginning of construction and removed at the end of construction.

The number of on-site construction workers is not expected to exceed 24 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 cities either north or south of the Project site in Imperial County, using SR 111 (assuming a 50% - 50% split north and south), then west on Harris Road or north on Dogwood entering 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 site each day during the first few weeks of construction of the solar generating facility.

**Storm Water:** The Project area currently drains generally to the east-northeast at a very flat gradient of less than 0.1 percent. To retain the total volume of a three-inch precipitation covering the entire site with no reduction from infiltration a storm water retention basin would be constructed on the northeastern corner of the Project site. The retention basin would be emptied within 72 hours (through draining, evaporation or infiltration, or any combination thereof) in order to provide mosquito abatement. In the unlikely event that conditions prevent removal of accumulated storm-water from the retention basin within 72 hours, then measures would be implemented to control mosquito breeding in the basin consistent with the requirements of the Imperial County Health Department, Environmental Health & Consumer Protection Services, Vector Control Program.

#### **Site Operations**

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 would conduct routine 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 0.2 acre-feet per washing, with up to five washings per year, or a total of up to one acre-foot per year. This water would be purchased from the IID. Each washing is expected to take one to two days to complete. Vegetation growing on the site would be periodically removed manually and/or treated with herbicides.

#### **Water Resource Requirements**

**Water for Construction:** Water for construction (primarily dust control) would be purchased from local IID irrigation canals or laterals in conformance with the 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 15 acre-feet of water would be needed for site grading and dust control over the expected four-month Project construction period.

**Water for Operations:** Water for washing the PV modules, if required, would be obtained 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 1.5 acre-feet per year.

#### **Waste**

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 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 site, 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.

#### **11. Surrounding land uses and setting:** Briefly describe the project's surroundings:

North – Active farmland  
East – Idle farmland  
South – Disturbed land, rural residence  
West – Rose Canal, Dolson Drain, disturbed land, active farmland

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

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permit (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 Permit (Imperial County Public Works Department)
- Encroachment 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)

**13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** Yes; the County sent formal AB 52 consultation letters to the Quechan Tribes on May 13, 2020. To date no responses have been received by the County.

**Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.**

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

### ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

☐ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☒ Yes ☐ No

#### EEC VOTES

PUBLIC WORKS  
ENVIRONMENTAL HEALTH SVCS  
OFFICE EMERGENCY SERVICES  
APCD  
AG  
SHERIFF DEPARTMENT  
ICPDS

YES

☒  
☒  
☒  
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NO

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ABSENT

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*Jim Minnick*  
Jim Minnick, Director of Planning/EEC Chairman

*6-11-2020*  
Date:

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## PROJECT SUMMARY

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IGS SOLAR LLC is developing the Valencia 3 Solar Project (Project), a nominal 3-megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project, on a portion of about 19 acres of land in Imperial County, California. Additionally, a proposed gen-tie line from project site will be constructed along the south side of Harris Road for approximately 1 mile to an existing IID 12.5kV line. **Additionally, the existing 12.47kV single-phase transmission line located along Harris Road will be upgraded from a single phase to a 3-phase transmission line. This upgrade will include up to ½ mile of line.**

The Project proposes to employ crystalline solar photovoltaic (PV) technology modules mounted on fixed frames. The PV modules would be mounted on racks that would be supported by small driven piles. The depth of the piles would be dependent on the geotechnical recommendations for the Project. The fixed-frame racks would be secured at a fixed tilt of about 25° from horizontal facing a southerly direction. Current Project design would have individual PV modules, each approximately 3.25 feet wide by 6.5 feet long (depending on the specific PV technology selected), 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.

Exhibit B is a preliminary site plan which shows the PV modules arranged in arrays spaced approximately 20 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays, each measuring between approximately 260 feet and 450 feet (east-west) by approximately 250 feet (north-south), would be separated from each other and the perimeter security fence by nominal 20-foot wide roads (see Exhibit B). The Project would have an electrical output of approximately 3.0 MW<sub>AC</sub>, and the Project is expected to generate approximately 2,000 MWh of electricity per year. The Project's power would be sold and delivered to the Imperial Irrigation District (IID) under the IID's feed-in tariff ("FIT") program.

**Electrical Power System:** The proposed CUP 20-0004 is an amendment to previously approved CUP 19-0018 and applicant proposes a new transmission gen-tie line to be constructed along the south side of Harris Road. The interconnection will be to an existing IID 12.5Kv line located about 1 mile west along Harris Road would then be made via a new line installed in the County Right of Way (ROW) constructed by the developer and later turned over to the IID for ownership. **Project Facilities:** 1. **Electrical Power System**----- Electricity generated by the PC modules would be collected by a direct current (DC) collection system routed underground in trenches. The 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) power. These inverters could be connected to an AC interconnection facility which if needed would raise the voltage to 12.5 kV. Underground 12.5 kV collection lines would transmit the electricity to the southeastern edge of the project site where the underground electric lines would be routed to an overhead line that would then cross over Harris Road to a proposed new line along the south side of Harris Road. The interconnection to the existing 12. kV line located about 1 mile west along Harris Road would then be made via a new line installed in the County ROW along a path shown on the **attached Exhibit A** this new line would be constructed by the developer and later turned over to the IID for ownership.

**Security:** Six-foot high security fencing would be installed around the perimeter of the Project site 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 would be made by the security team monitoring the site security.

**Site Access:** The Project site would include both a primary (southern) off Harris Road and secondary (eastern) access driveway off Dogwood on the eastern side of the Project area (see Exhibit B). No access across IID lateral canals or drains is required. These driveways would each be provided with a minimum of 30-foot double swing gates with "Knox Box" for keyed entry. Internal to the Project site 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 to all areas of the site for maintenance and emergency vehicles (see Exhibit B).

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**A. Project Location:**

20 West Harris Road, Imperial, CA (in the south end of the Mesquite Lake Specific Plan Area); legally described as Tract 265, Township 14 South, Range 14 East, San Bernardino Base and Meridian; further identified with Assessor's Parcel Number 040-360-034-000. (see Exhibit A

## Exhibit "A" Vicinity Map

***Interconnection Scope of Work – The work consists of a new 1-mile 3-phase 12.47 kV distribution line and the upgrade/reconstruction of ½ mile of existing single-phase B521 circuit distribution line to 3-phase.***





**Exhibit "B"**  
**Site Plan/Tract Map/etc.**

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect

to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance





Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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## I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a Have a substantial adverse effect on a scenic vista? ☐ ☐ ☒ ☐
- a) **Previously reviewed as part of Initial Study IS 19-0023 . No recognized scenic vistas or officially designated State scenic highways are located near or are visible from the project area. According to the Circulation and Scenic Highway Element of the County's General Plan, neither Dogwood Rd nor Harris Rd are not designated scenic highways. The Salton Sea is more than twenty-one (21) miles northwest of the site, but is not visible from the site because of the sea's elevation, which is 115 feet lower than the site elevation. The Chocolate Mountains are approximately 25 miles northeast from the site and may be visible, but are very low to the horizon at this distance. Minor adverse effects to a scenic vista is expected, and no adverse effects to an officially designated State scenic highway would occur.**
- b Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒
- b) **No natural scenic resources (i.e., rock outcroppings, trees, or historic buildings) are found on or located near to the site. No adverse effects to natural scenic resources would occur.**
- c In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐
- c) **Previously reviewed as part of Initial Study IS 19-0023: Visual simulations were prepared for the Project, which show before and after images of the Project site with the solar facilities (see CUP application and associated attachments). The Project would introduce solar facilities into an area that is primarily flat, currently vacant and undeveloped idle farmland (for ten years) located in an area zoned for industrial development. The solar panels would be a relatively small change to the existing visual setting through the construction of the PV array, chain link fence and other industrial infrastructure. The project area located within the Imperial County Mesquite Lake Specific Plan Area and Chapter IV of the Mesquite Lake Specific Plan identifies a number of development standards that address design elements that relate to the visual environment. These include site and design standards (landscaping and building design); signs, parking, and fences; and, setbacks, building heights, and lot area. The proposed project would be subject to these development standards. The project would change the visual character of the project site from a vacant abandoned agricultural parcel to a solar facility with a variety of structures. The existing visual quality of the area is low with no scenic vistas. The proposed project would enhance the aesthetic character of the region by developing a project consistent with the industrial type of uses envisioned for the area. Fencing and landscaping standards consistent with Mesquite Lake SP requirements will be a condition of approval. Thus, the Project has a less than significant potential to alter the existing visual character of the site and its surroundings. An existing transmission line poles will be replaced by new poles for proposed gen-tie line.**
- d Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☒ ☐ ☐

- d) **Previously reviewed as part of Initial Study IS 19-0023 Project lighting 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 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 a reduction in 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.

The report of the solar glare analysis prepared to determine the potential for glare from the Project is provided as Attachment C to the Project Description. The analysis used the Solar Glare Hazard Analysis Tool (SGHAT) methodology and tool developed by Sandia National Laboratory for the U.S. Department of Energy. The key findings of this analysis (as shown in the Glare Assessment) are that:

- Glare could occur from March through October for short periods of time (15min – 60min) during morning and evening hours with most sites experiencing low potential or no glare.
- The intensity of the potential glare is low.
- Key Observation Points (KOPs) to the west and south experience potential for glare in the morning, mainly because of a gradual rise in topography to the west and south of the PV site.

Potentially  
Significant  
Impact  
(PSI)

Potentially  
Significant  
Unless Mitigation  
Incorporated  
(PSUMI)

Less Than  
Significant  
Impact  
(LTSI)

No Impact  
(NI)

- The potential for glare is generally lowest from the top (7.5 ft. high) of the panels and higher from the bottom (2 ft. high) of the panels. However, for those KOPs above the PV site, the potential for glare does not vary depending on panel height.
- There is no airport glare.

Overview of Results Valencia #3 (Mesquite Lake Property #2)					
Orientation	Panel Tilt	Panel Height	Reflectivity	Glare Hazard	Glare Description
180°	25°	2 ft.	Smooth Glass & ARC	Potential for After-Image	15-30 min 5:30AM - 7AM and 30-60 min 5PM - 6PM. No Airport glare.
180°	25°	7.5 ft.	Smooth Glass & ARC	Potential for After-Image	

Table 1 Overview of Results of Glare Assessment (Figure 3 from Glare Assessment by Good Company date May 29, 2015)

"Potential for after-image was detected at KOPs representing select roads and structures from March to October for a 2 ft. panel height and 7.5 ft. panel height and observation height of 5 ft. All KOPs with potential for glare are located above the PV site due to upward sloping topography to the west and south of the site. Other KOPs directly adjacent south and east of the site have low potential for glare. The potential for after-image is present only for short periods of time (15 – 45 minutes) in the morning (between 5:30 – 7:00 AM PST). Figures 4, 6 & 8 show the results of all the KOPs tested grouped by analysis. The KOPs with the most cumulative time of potential for after-image are those directly east of the site." (Glare Assessment)

All the residential and commercial KOPs would experience no glare or low potential for glare (and which assumes no obstruction from surrounding trees or other buildings). Dogwood Road would experience only low potential for glare, which would be perpendicular to the direction of travel. The model predicts that Harris Road west of the Project area would experience the potential for glare over about one mile, or about one and one-half minutes at 40 miles per hour, with the intensity and duration decreasing with the distance from the Project area. Because the intensity and duration of this glare would be low, the impact can be mitigated to less than significant with the incorporation of the following measures:

#### Mitigation Measure:

A-1: The permittee shall provide a solid fence on the east and south boundaries of the project area where the height of the fence shall be six (6) feet above grade, which are depicted on the Valencia Solar Project 3 site plan. The fence shall be installed prior to the operational phase of the project.

## II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒
- a) Proposed land are not located in an area identified as Prime Farmland, Unique Farmland, of Farmland of Statewide Importance (California Department of Conservation 2019). No impact would occur.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒
- b) None of the solar areas are located within an area under a Williamson Act Contract (California Department of Conservation 2016). No impact would occur.
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section ☐ ☐ ☐ ☒

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				
c) No rezoning of forest land. No impact would occur.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) As noted above in Impact c), No impact would occur.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) As noted above in Impact c) and d), the Proposed Project would not result in the re-zoning. No impact would occur.				

### III. AIR QUALITY

This section describes the existing air quality setting and potential effects from project implementation on the site and its surrounding area. Construction-related air quality modeling was performed through use of the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. The model output is provided in Appendix A.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐
- a) Previously reviewed as part of Initial Study IS 19-0023 The Project is located in Imperial County and is under the jurisdiction of the ICAPCD. Imperial County is designated as a federal and State nonattainment area for ozone, coarse particulate matter (PM10) and fine particulate matter (PM2.5). ICAPCD has prepared Air Quality Management Plan (AQMP) for ozone and State Implementation Plans (SIPs) for PM10 and PM2.5 to demonstrate how the ambient air quality standards would be attained. The consistency of the proposed Project with the SIPs/AQMP is based upon the land use and growth assumptions that are incorporated into the plan. These land use and growth assumptions are typically based upon the locally adopted general plans; therefore, if a proposed Project is consistent with the jurisdictional general plan, it would be consistent with the ozone and PM10/PM2.5 Plans. In preparation of the AQMP/SIPs, ICAPCD uses land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP/SIPs, it may be assumed that if a proposed Project would have vehicle trip generation substantially greater than anticipated in the General Plan, then the proposed Project would conflict with the AQMP/SIP. The Project is designated as part of the "Mesquite Lake Specific Plan Area" under the County's General Plan and zoned "ML I-3" (Mesquite Lake Heavy Industrial), pursuant to Imperial County Zone Map #14-A (Title 9, §92514.03). Operational and traffic emissions for heavy industrial uses would be expected to be much higher than the proposed Project, since the Project would generate negligible operational traffic and emissions.
- The Project would be required to conform to the dust control requirements of ICAPCD. The ICAPCD has adopted rules and regulations directed at attainment of the state and national air quality standards. All development projects within the ICAPCD are required to comply with existing ICAPCD rules as they apply to each specific project. This issue has a less than significant impact.
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☒ ☐ ☐
- Previously reviewed as part of Initial Study IS 19-0023 The Project would result in the temporary disturbance of approximately 19 acres of currently vacant land through the installation of PV panels, along with the construction of internal access roads and other associated structures. The Project would require construction and employee vehicles and would generate dust during ground disturbance during construction which could potentially result in temporary construction (expected to be approximately four-months) air quality impacts. Air pollutant emissions were estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both solar project construction and operation activities (see CUP application and associated attachments). This analysis shows that mitigated air pollutant emissions from construction of the Project are substantially below

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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any of the ICAPCD construction thresholds of significance, and that the Project operational emissions are negligible.

This issue is potentially significant during construction without the incorporation of standard ICAPCD mitigation measures, such as complying with the ICAPCD's rules regarding dust suppression (Regulation VIII) and requiring motorized equipment to limit emissions. ICAPCD has adopted standard mitigation measures for construction emissions for a project, which will be implemented for this Project throughout the duration of construction. The Project impact following implementation of the ICAPCD mitigation measures would be less than significant.

#### MITIGATION MEASURES:

**AQ-1:** The Permittee shall comply at all times with the Imperial County Air Pollution Control District's (ICAPCD) Regulation VIII, Fugitive Dust Control. The primary pollutant controlled by this regulation is PM10, "fugitive dust." All identified PM10 sources associated with the construction and operation of the facility, such as open areas, roads, stock piles, material transport and grading activities, shall be controlled such that surface areas are stabilized and visible dust emissions are below 20%. Any control measure not listed within the appropriate sections of Regulation VIII, such as but not limited to watering, graveling, chemical stabilizers and wind barriers shall not be utilized without prior approval from the ICAPCD.

**AQ-2:** The Permittee shall submit to the ICAPCD for approval a "Construction Dust Control Plan" with Enhanced Measures, identifying all sources of PM10 emissions and associated mitigation measures during the construction phases of the project, 30 days prior to the issuance of a building permit.

**AQ-3:** The Permittee shall submit to the ICAPCD for approval an "Operational Dust Control Plan" 30 days prior to the issuance of the Final Certificate of Occupancy.

**AQ-4:** The permittee shall submit to the ICAPCD a "Construction Notification Form" ten (10) days prior to commencement of any earthmoving activity.

**AQ-5:** The permittee shall submit payment to the ICAPCD of "Rule 310 Operational Development Fees" for all applicable structures prior to the issuance of a building permit.

**AQ-6:** The Permittee shall comply with all applicable standard mitigation measures for construction combustion equipment for the reduction of excess NOx emissions as identified in the air quality analysis and as contained in the Imperial County CEQA Air Quality Handbook and associated regulations, such as:

- Utilize all Tier 3 or Tier 4 construction equipment.
- Prohibit idling of equipment not in use; for equipment in use reduce idling time to a maximum of 5 minutes.
- Where feasible replace fossil fuel burning equipment with electrically driven equivalents provided they are not powered via a portable generator.
- Register all portable engines 50 horse power or greater with the ICAPCD.

**AQ-7:** Permittee shall also apply enhanced measures to assure reduced levels of NOx are maintained during the construction phase of the project, by:

- Providing the ICAPCD prior to any earthmoving activity and in periodic intervals throughout the actual construction of the project a complete "Construction Equipment List," identifying all construction equipment to be utilized during the construction phase, by Make, Model, Year, Horsepower, hours of operation, and quantity. Prior to the issuance of the Final Certificate of Occupancy, the ICAPCD shall assess the project's overall NOx emissions against established thresholds found in the Imperial County CEQA Air Quality Handbook.
- In the event the project exceeds the NOx emission thresholds, the Permittee shall either provide for an "Off-site" mitigation that will reduce the identified excess emissions or comply with Policy number 5. Policy number 5 allows a project to pay in-lieu impact fees utilizing the most current Carl Moyer Cost Effective methodology to reduce excess NOx emissions.

c) Expose sensitive receptors to substantial pollutants concentrations?

☐
☐
☒
☐

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Air pollutant emissions from construction of the Project have been calculated to be substantially below any of the ICAPCD construction thresholds of significance, and the calculated Project operational emissions are negligible. Thus, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). This issue has a less than significant impact.				
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Previously reviewed as part of Initial Study IS 19-0023 The closest residence is located approximately 200 feet south of the Project site, with two others located less than 500 feet south of the Project site. These residences would be exposed to Project construction-related activities, including diesel exhaust emissions from equipment and fugitive dust that could affect air quality for these residential receptors during the four-month construction period. This issue is potentially significant during construction without the incorporation of standard ICAPCD recommended mitigation measures, such as complying with the ICAPCD's rules regarding dust suppression (Regulation VIII) and requiring motorized equipment to limit emissions. These standard mitigation measures for diesel equipment emissions and dust control recommended by the ICAPCD will be implemented to minimize the impacts to construction workers and occupants of nearby residences. The Project impact following implementation of the ICAPCD standard mitigation measures and the mitigation measures listed in Subsection b (AQ-1 through AQ-7) would be less than significant.				

#### IV. BIOLOGICAL RESOURCES *Would the project:*

The following section is based on the Biological Resources Evaluation Report (2018) and the Botanical Survey Report (2017) prepared by Power Engineers for the Proposed Project. These reports are included as Appendix B and Appendix C respectively.

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- ☐ ☒ ☐ ☐
- a) ECORP will do the survey work, monitoring and compliance on the construction of proposed gen-tie portion of project. A bio- survey will be required before building permit approval and the following mitigations as shown below in section (b) will apply. Additionally, the proposed gen-tie will be in Public Works Right of Way along south portion of Harris Road. The area is mostly disturbed and impacted by traffic.
- b) Stantec Consulting Services (Stantec) conducted a biological resources survey of the Project area and a 500- foot buffer (the "Biological Survey Area," or BSA) during the spring of 2015, which included identifying plant associations and animals present; identifying dominant tree, shrub and herbaceous flora; and identifying potential habitat for "sensitive" or "special status" species or documenting the lack thereof (see CUP application and associated attachments).

Stantec reported that the Project site supported four primary vegetation assemblages (in addition to "bare – no vegetation" and "landscape"), none of which were considered sensitive vegetation communities. Due to the low quality of this habitat, Stantec determined that it had little value to sensitive species. Since no impacts to sensitive vegetation communities are expected, no mitigation was proposed. No special status plant or wildlife species were detected during the survey. No special status plant species were determined to have the potential to occur within the Project site. Although no special status wildlife species were observed during the survey within the BSA, the report documented that the BSA contained habitat that was marginally suitable for nesting burrowing owl, a CDFW special status species. The survey reported that mammal burrows and sign of such species were lacking, and that the Project site was unlikely to be used as burrowing owl foraging habitat due to the lack of an identified prey base. Protocol-level burrowing owl surveys conducted to date did not identify any burrowing owl. Impacts to these special status resources are potentially significant unless mitigation is incorporated.

The Stantec report proposed recommended mitigation measures to ensure the protection of special-status species, their habitats, and nesting birds. These measures included implementation of a worker environmental awareness program, pre-construction surveys for burrowing owl and nesting birds, and implementation of construction monitoring and best management practices if the pre-construction surveys identified the presence of either special status species or sensitive biological resources that would be impacted by construction of the Project. The applicant has committed to the implementation of these measures, which would ensure that the Project impact to special status species would be less than significant. Mitigation measures would reduce

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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impacts to BUOW through pre-construction clearance surveys, worker training, maintaining distance between the species and construction activities, sheltering in place, and passive relocation.

#### MITIGATION MEASURES:

**BR-1:** Prior to any construction activities commencing on site, contractors shall attend a Worker Environmental Awareness Program (WEAP) regarding sensitive biological resources potentially occurring within the BSA. The program shall be presented by a person knowledgeable about the biology of the covered species. At a minimum, the program shall cover the distribution of special-status species, general behavior and ecology of these species, their sensitivity to human activities, their legal protection, the penalties for violation of state and federal laws, reporting requirements, project mitigation measures, and measures to implement in the event that this species is found during construction. A fact sheet containing this information shall also be prepared and distributed. The program shall be presented to all members of the construction crew prior to the start of project construction activities. New employees shall receive formal, approved training prior to working onsite. Upon completion of the orientation, employees will sign a form stating that they attended the program and understand all protection measures. These forms shall be made available to CDFW upon request.

**BR-2:** In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), a preconstruction take avoidance survey shall be conducted (CDFW 2012). If the burrowing owl is absent, then no mitigation is required. If present, the following mitigation shall be implemented.

If burrowing owls and their habitat can be protected in place on or adjacent to a project site, then disturbance impacts shall be minimized through the use of buffer zones, visual screens, or other measures in accordance with CDFW (2012).

Occupied burrows shall be avoided during the breeding period from February 1 through August 31 (CDFW 2012). "Occupied" is defined as a burrow that shows sign of burrowing owl occupancy within the last 3 years. Occupied burrows shall also be avoided during the non-breeding season.

Burrow exclusion is a technique of installing one-way doors in burrow openings during the non-breeding season to temporarily exclude burrowing owls, or permanently exclude burrowing owls and close burrows after verifying burrows are empty by site monitoring and scoping (CDFW 2012).

Mitigation for permanent impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat is required such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on the burrowing owl life history information provided in Staff Report on Burrowing Owl Mitigation (CDFW 2012). Coordination with CDFW may be necessary for the development of site-specific avoidance and mitigation measures.

**BR-3:** Protection of nesting birds would be required in compliance with the MBTA and to avoid impacts to nesting birds. To avoid impacts to nesting birds and to comply with the MBTA, clearing of vegetation should occur between non-nesting (or non-breeding) season for birds (generally, September 1 to February 1). If this avoidance schedule is not feasible, the alternative is to carry out the clearing of vegetation associated with construction under the supervision of a qualified biologist. This shall entail a pre-construction nesting bird survey conducted by a qualified biologist within 14 days prior to initiating ground disturbance activities. The survey shall consist of full coverage of the proposed disturbance limits and a 500-foot buffer. The buffer shall be determined by the biologist and will take into account the species nesting in the area and the habitat present. If no active nests are found, no additional measures are required. If "occupied" nests are found, the nest locations shall be mapped by the biologist, utilizing GPS equipment. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). The biologist shall establish a no-disturbance buffer around each active nest. The buffer will be determined by the biologist based on the species present and surrounding habitat. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.

**BR-4:** If pre-construction surveys determine either the presence of special status species or sensitive biological resources, a construction monitor shall be available as needed during construction. If determined necessary, construction monitoring shall be conducted by a qualified biologist, as approved by CDFW. The biologist shall be given authority to execute the following functions:

- Establish construction exclusion zones and make recommendations for implementing erosion control measures in temporary impact areas.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- b) Ensure all construction activities stay within the staked construction zone and do not go beyond the limits of disturbance.
- c) Minimize trimming/removal of vegetation to within the Project impact area.
- d) Restrict non-essential equipment to the existing roadways and/or disturbed areas to avoid disturbance to existing adjacent native vegetation.
- e) Install and maintain appropriate erosion/sediment control measures, as needed, throughout the duration of work activities.

During construction, biological monitors shall inspect and verify field conditions, as needed, to ensure that wildlife and vegetation adjacent to the BSA are not harmed. The County approved biological monitor shall coordinate with the construction foreman and construction crew and shall have the authority to immediately stop any activity that has the potential to impact special-status species or remove vegetation not specified in this report.

- f) The Biological Resources Technical Report's Appendix A (Special-Status Species Potentially Occurring in the BSA) identified a "Low Potential to Occur" for the flat-tailed horned lizard (*Phrynosoma mcallii*) due to "[s]uitable dune habitat not present in this BSA". This species was not observed during surveys, however, there are California Natural Diversity Database, (CNDDB) occurrences within 5 miles of BSA

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

- b) The Stantec report identified one sensitive habitat type within the BSA (iodine bush scrub) within the Project site. The CDFW classifies this community as S3 or a sensitive community that may be considered significant under CEQA, if it is of high biological quality. Stantec determined that the iodine bush scrub vegetation within the Project site was of low biological quality from disturbance and impacts, mainly due to historical agricultural use, commercial business use, and other human impacts. Open canopy cover ranged from 15% to less than 5%. Since the iodine bush scrub vegetation with the Project site was determined to be of low biological quality and providing minimal habitat for wildlife, no mitigation was proposed. The impact of this issue is less than significant.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☒ ☐

- c) Stantec also conducted a jurisdictional delineation of the BSA for potential "state" and/or "federal" waters that may be subject to regulatory compliance relative to the California Department of Fish and Wildlife's (CDFW's) implementation of Section 1600 of the California Fish and Game Code and/or Section 404 and Section 401 of the Clean Water Act (CWA), respectively (see CUP application and associated attachments). The jurisdictional delineation report documents the delineation of potential federal and/or state waters within the BSA (all located in the IID lateral canal located 350 feet south of the Project area), none of which are located within the Project site, and none of which would be disturbed by the Project. The Applicant has stated that 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. Compliance with the general permit for construction and implementation of the SWPPP would further ensure that the impact of the Project on off-site potential jurisdictional waters was less than significant.

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☒ ☐

- d) The Project would not constitute a barrier to the movement of animals through the Project area. The IID lateral that may support the movement of native fish species would not be impacted or altered as a result of the Project. Much of the Project site is currently fenced, such that the security fencing around the Project would not have an additional, adverse effect on resident or migratory wildlife species. The agricultural fields of the Imperial Valley offer resting and foraging for migratory bird species during spring and fall migration, although Stantec reports that the lands adjacent to the BSA are predominantly fallow and provide low quality foraging, resting and breeding habitat for resident and migratory birds. The Project does not

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
remove agricultural lands, nor would it likely diminish the value of nearby agricultural lands for foraging or resting habitat for migratory birds. This impact is less than significant.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The Project would not affect any local tree protection policies or other local policies or ordinances that protect biological resources. Therefore, no impact would occur.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Imperial County does not have a Habitat Conservation Plan (HCP). Thus, no conflicts or impacts would occur between the proposed Project and an adopted HCP. Therefore, no impact would occur.				

**V. CULTURAL RESOURCES** *Would the project:*

This section is based on the Class III Archaeological Survey prepared by Power Engineers, Inc (POWER) for the Proposed Project in August 2019; this report is included as Appendix D.

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- a) Previously reviewed as part of Initial Study IS 19-0023 A baseline cultural resources survey of the Project area was conducted in March 2015 by ASM Affiliates (ASM) (see CUP application and associated attachments). During the survey, the entirety of the Project area was noted to be disturbed, and no historical resources were identified in the proposed Project site. Additionally, according Figure 4 of the Conservation and Open Space Element of the Imperial County General Plan, the project area is located within a "Zero to Rare" area that are areas not expected to contain cultural resources. This issue appears to have little potential impact. Although the potential for subsurface archaeological resources in the project area is low, there remains a possibility that unrecorded cultural resources are present beneath the ground surface, and that such resources could be exposed by earthmoving. Possibility of archaeological resources is considered potentially significant impact, unless mitigation is incorporated (see Subsection C for Mitigation Measures CR-1 and CR-2).
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b) As noted above, POWER prepared a Class III Archaeological Survey for the Proposed Project. Prior to any fieldwork associated with the Class III Archaeological Survey, the Applicant relocated project features into locations where no sites had been previously located. Although all archaeological sites have been avoided, aside from the site located within the access road for proposed well site 87-6, there remains potential to impact unknown archaeological resources. Implementation of the mitigation measures below would reduce any potential impacts associated with an archaeological resource to less than significant.

Previously reviewed as part of Initial Study IS 19-0023 ASM requested a records search from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) for the Project area and a one-mile area surrounding the Project to obtain information on previous studies conducted in the area and any previously recorded archaeological sites. Results of the records search returned by the SCIC indicated that 15 cultural resource investigations had previously been completed within one mile of the current Project area, seven of which intersected portions of the Project area, but that there were no previously recorded archaeological sites identified within the Project area or within a one-mile radius surrounding the Project area. The baseline cultural resources survey of the Project area conducted in March 2015 by ASM did not identify any archaeological resources in the proposed Project site. Based on this lack of archaeological sensitivity, no monitoring was recommended by ASM during ground disturbance. Although the potential for subsurface archaeological resources in the project area is low, there remains a possibility that unrecorded cultural resources are present beneath the ground surface, and that such resources could be exposed by earthmoving. Possibility of archaeological resources is considered potentially significant impact, unless mitigation is incorporated (see Subsection C and D for Mitigation Measures CR-1 and CR-2).

ASM also requested a search of the Sacred Lands Files from the Native American Heritage Commission (NAHC). The records search did not indicate any specific resources within the currently proposed property. Additionally, as the CEQA lead agency, the ICPDS requested from the NAHC initial comments for the Project three (3) days after receipt of the application, in an attempt to obtain a list of all tribes that requested to be notified regarding the project and would like an opportunity to consult and develop mitigation measures for any potentially significant impacts to Tribal Cultural Resources, pursuant to the requirements of AB 52, and no response from NAHC was received.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☒ ☐ ☐

c) It is not known if any paleontological resources are located on the Project site. Although the Imperial Valley historically has not been known for having significant paleontological resources, it is always a possibility that grading and other construction activities may uncover paleontological resources. Paleontological resources can be impacted when earthwork activities (such as mass excavations) cut into geological deposits with buried fossils. This is a potentially significant impact unless mitigation is incorporated. With implementation of the following mitigation measure, the impact to paleontological resources and unique geologic features is less than significant.

**MITIGATION MEASURE:**

CR-1: A qualified professional paleontological monitor shall be present as needed during ground-breaking activities that will excavate more than thirty (30) inches of soil as part of the associated project's construction. If paleontological resources are identified during construction. The depth of excavation that requires paleontological monitoring shall be determined by the paleontological monitor and the project proponent based on initial observations during construction earth moving. In general, a paleontological monitor will not be required after possible fossil bearing sediments have been fully explored.

**MITIGATION MEASURE:**

CR-2: A qualified professional archaeological monitor shall be present as needed during earthmoving activities that will excavate more than thirty (30) inches of soil as part of the project's construction. If cultural deposits or sensitive remains are discovered during construction, activities within 200 feet of the discovery shall be halted or diverted and the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the Coroner determines that the remains are Native American, the Coroner will notify the NAHC which will designate a Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).

**VI. ENERGY Would the project:**

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

a) Previously reviewed as part of Initial Study IS 19-0023 Operation of the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. the Proposed Project would include the construction of structures (residential, commercial, or industrial) that would require daily usage of energy resources. This project is for the operation of solar electrical energy, therefore, this impact is less than significant.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

b) The County of Imperial prepared a Renewable Energy and Transmission Element that provides objectives in innovating renewable energy systems within the County. The proposed project would not conflict or obstruct a renewable energy or energy efficiency plan, therefore, impacts would be less than significant with regard to energy usage and renewable energy plans.

**VII. GEOLOGY AND SOILS Would the project:**

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐

- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning ☐ ☐ ☒ ☐

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

- 1) **Previously reviewed as part of Initial Study IS 19-0023** The faults most susceptible to earthquake rupture are active faults, which are faults that have experienced surface displacement within the last 11,000 years. The Project area is likely located within the general area of the Brawley Seismic Zone,<sup>1</sup> and is located approximately 1.4 miles east of the western arm of the Brawley Fault Zone mapped on the Alquist-Priolo Earthquake Fault Zoning Map Brawley Quadrangle issued by the State Geologist.<sup>2</sup> Structural damage to some of the PV panels, PV panel support structures, maintenance structures, and other associated equipment or facilities could occur in the unlikely event of an onsite fault rupture, but such a rupture would not likely damage any critical structures. Further, an onsite rupture would be highly unlikely to injure workers at the Project site because there would be minimal staff on site very infrequently. Thus, the Project would not expose people or critical structures to potential substantial adverse effects, including risk of loss, injury, or death involving the rupture of a known earthquake fault. Therefore, the potential for fault rupture to affect the proposed project elements is less than significant.

- 2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

**2) Previously reviewed as part of Initial Study IS 19-0023** It is likely that the proposed Project would be subjected to at least a moderate or larger earthquake occurring close enough to produce strong ground shaking at the Project location. Although the shaking would be less severe from an earthquake of a given magnitude that originates farther from the Project site, the effects could potentially be damaging to the solar energy infrastructure. During operation, the proposed Project site would not include any regular on-site workers that could be exposed to seismic hazards other than during occasional maintenance procedures. All proposed construction would be required to adhere to the seismic and structural standards of the California Building Code for this seismically active area. Completely avoiding damage would not be possible, but adherence to the requirements of these codes would be effective in minimizing the potential hazards. Impacts from seismic hazards are considered to be potentially significant unless mitigation is incorporated to have a California-certified civil/geotechnical engineer prepare a geotechnical investigation of the Project site, and to follow the recommendations of the report. With the implementation of the mitigation measure proposed below the impact would be less than significant.

#### MITIGATION MEASURE:

**GS-1:** Prior to approval of a grading or building permits, a California-certified civil/geotechnical engineer shall prepare a geotechnical investigation of the Project site that includes appropriate subsurface exploration, laboratory testing, and evaluation of potential geotechnical constraints to critical Project structures, including liquefaction, corrosion, seismic shaking and shrink-swell evaluations. The report shall include specific recommendations to address issues identified in the geotechnical investigation of the Project site to meet State and County seismic building code requirements. An ICPS approved third party environmental monitor shall be on site during on site geotechnical investigations.

- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? ☐ ☒ ☐ ☐

**3) A tsunami typically is created during a seismic event when waves are generated on the ocean, whereas a seiche is a seismic or wind event with waves generated on an inland body of water. The most likely location for a significant seiche to occur in the area is the Salton Sea (21 miles northwest of the Project site); however, no significant seiches have occurred to date. No impacts would be anticipated relative to tsunamis or mudflows, as no topographical features or water bodies capable of producing such events occur within the Project site vicinity.**

Based on the soil types and potential presence of shallow groundwater at the Project site, there is some potential for liquefiable materials to be present beneath the site. Consequently, the Project could be subject to potential adverse effects from ground failure associated with liquefaction during a strong seismic event. Structural damage to PV panels, PV panel support structures, maintenance structures, and other associated equipment or facilities could occur, if not designed consistent with the California Building Codes, but would be highly unlikely to injure workers at the Project site because there would be minimal staff on site very infrequently. This impact is potentially significant unless mitigation is incorporated. Mitigation Measure GS-1 (in Subsection a2) requires that a California-certified civil/geotechnical engineer prepare a geotechnical investigation of the Project site that includes appropriate subsurface exploration, laboratory testing, and evaluation of potential geotechnical constraints to critical Project structures, including liquefaction, and requires specific recommendations to address issues identified in the geotechnical investigation of the Project site to meet State and County seismic building code requirements. Following implementation of this mitigation measure, any liquefaction of the soil during strong seismic shaking would not have the potential to

<sup>1</sup> <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html#>. 2015-07-20.

<sup>2</sup> <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>. 2015-07-20

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>expose people or structures to substantial adverse effects, including injury or death, and the impact would be less than significant.</p>				
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4) <u>Previously reviewed as part of Initial Study IS 19-0023</u> The project site does not contain slopes that are susceptible to landslides or slope failure. The very gently sloping topography of the area creates a no potential for landslides or slope failure to affect any of the proposed development activities. The Proposed Project area is located in a relatively flat portion of Imperial County and is not identified as an area at risk of landslide (County of Imperial 1997); therefore, impacts associated with landslides are considered less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Soils under the Project site are all moderately well drained. The Project area currently drains generally to the east-northeast at a very flat gradient of less than 0.1 percent, which minimizes the potential for substantial soil erosion or loss of topsoil. To retain the total volume of a three-inch precipitation covering the entire site with no reduction from infiltration, a storm water retention basin would be constructed on either the northern or western side of the Project site. Finally, the Applicant would file a Notice of Intent to comply with the general permit for construction activities 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. As a result, the potential for substantial soil erosion or loss of topsoil is less than significant.</p>				
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) As discussed in responses to questions a)3 and a)4, the Project would not be built on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence or collapse. However, the soil in the Project area has the potential for liquefaction during a strong seismic event. This impact is potentially significant unless mitigation is incorporated. Mitigation Measure GS-1 requires that a California-certified civil/geotechnical engineer prepare a geotechnical investigation of the Project site that includes appropriate subsurface exploration, laboratory testing, and evaluation of potential geotechnical constraints to critical Project structures, including liquefaction, and requires specific recommendations to address issues identified in the geotechnical investigation of the Project site to meet State and County seismic building code requirements. Following implementation of this mitigation measure, any liquefaction of the soil during strong seismic shaking would be minimized, and the impact would be less than significant.</p>				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Onsite soils have a high shrink-swell potential. However, because of the very limited number and small size of footings proposed by the Project, this shrink-swell potential would be highly unlikely to create substantial risk to life or property. Thus, the impact of this issue is considered less than significant.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) The proposed Project does not include the need for any wastewater infrastructure. Sanitary waste generated during project maintenance operations would be handled through portable toilets, with waste removed periodically by a local contractor. Therefore, none of the development will require the use of septic or other alternative disposal wastewater systems that involve on-site percolation and, therefore, no impact is associated with this hazard.</p>				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>f) It is not known if any paleontological resources are located on the Project site. Although the Imperial Valley historically has not been known for having significant paleontological resources, it is always a possibility that grading and other construction activities may uncover paleontological resources. Paleontological resources can be impacted when earthwork activities (such as mass excavations) cut into geological deposits with buried fossils. This is a potentially significant impact unless mitigation is incorporated. With implementation of the following mitigation measure, the impact to paleontological resources and unique geologic features is less than significant.</p>				

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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**MITIGATION MEASURE: Previously reviewed as part of Initial Study IS 19-0023**

**CR-1: A qualified professional paleontological monitor shall be present as needed during ground-breaking activities that will excavate more than thirty (30) inches of soil as part of the associated project's construction. If paleontological resources are identified during construction. The depth of excavation that requires paleontological monitoring shall be determined by the paleontological monitor and the project proponent based on initial observations during construction earth moving. In general, a paleontological monitor will not be required after possible fossil bearing sediments have been fully explored.**

## VIII. GREENHOUSE GAS EMISSION

### Introduction

### Regulatory Setting

Significant legislative and regulatory activities directly and indirectly affect climate change and GHGs in California. The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing greenhouse gas emissions in California, and AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. In addition to AB 32, Executive Order B-30-15 was issued on April 29, 2015 that aims to reduce California's GHG emissions 40 percent below 1990 levels by 2030. In September 2016, AB 197 and SB 32 codified into statute the GHG emission reduction targets provided in Executive Order B-20-15.

CARB is the state agency charged with monitoring and regulating sources of emissions of GHGs in California that contribute to global warming in order to reduce emissions of GHGs. The CARB Governing Board approved the 1990 GHG emissions level of 427 million tons of CO<sub>2</sub> equivalent (MtCO<sub>2e</sub>) on December 6, 2007. Therefore, in 2020, annual emissions in California are required to be at or below 427 MtCO<sub>2e</sub>. The CARB Board approved the Climate Change Scoping Plan (Scoping Plan) in December 2008, the First Update to the Scoping Plan in May 2014, and California's 2017 Climate Change Scoping Plan in November 2017. The Scoping Plans define a range of programs and activities that will be implemented primarily by state agencies but also include actions by local government agencies. Primary strategies addressed in the Scoping Plans include new industrial and emission control technologies; alternative energy generation technologies; advanced energy conservation in lighting, heating, cooling, and ventilation; reduced-carbon fuels; hybrid and electric vehicles; and other methods of improving vehicle mileage. Local government will have a part in implementing some of these strategies. The Scoping Plans also call for reductions in vehicle-associated GHG emissions through smart growth that will result in reductions in vehicle miles traveled (CARB 2008, 2014, 2017).

### Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

Previously reviewed as part of Initial Study IS 19-0023 The Project would result in small, temporary greenhouse gas (GHG) emissions during construction activities and construction-related vehicle traffic. In addition, the solar Project operations would be a very limited source of GHG (3.08 metric tons per year<sup>3</sup>) – primarily from employee vehicles and delivery of the water used for panel cleaning. These annual GHG emissions would be more than off-set by the 1,153 metric tons of GHG emissions that would be avoided by using solar-based electrical power generation that effectively displaces other sources of IID power generation.<sup>4</sup> This impact is less than significant.

- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☐ ☒

b) Inasmuch as the Project would result in an annual reduction of 1,153 metric tons of GHG emissions by replacing 2,000 MWhrs of IID power generation, the Project would not conflict with any applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. There would be no impact from this issue.

<sup>3</sup> Air Pollutant Emission Assessment, Valencia 2 (Westmorland) Solar Project Construction and Operations, Imperial County, California. Attachment F to the Project Description.

<sup>4</sup> Multiply the IID GHG intensity factor of 1,270.90 lbs/MWhr by the Project's annual production of 2,000 MW to get 1,153 metric tons of GHG emissions avoided annually.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) **The Project is not expected to result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Project would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. During construction, the Project would transport general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as the materials necessary to construct the proposed PV arrays. Project-related infrastructure would not emit or be constructed of hazardous materials that could adversely impact the public or on-site workers. Wastes to be generated during construction include cardboard, wood pallets, scrap copper wire and steel, common trash, wood wire spools, etc. Although construction and construction equipment would use or consume various hazardous materials (e.g., hydraulic fluid, diesel fuel or gasoline, grease, lubricants, solvents, adhesives, paints, etc.), these materials would be used in accordance with the manufacturers specifications and all applicable regulations.**

Once operational, the Project would not require the routine transport of hazardous material to or from the Project site. On occasion, maintenance activities may require the use of certain chemicals such as solvents, cleaners or paints – however, these chemicals would be used in limited quantities, and in conformance with manufacturer's specifications. Operation of the Project could generate hazardous wastes in the form of cadmium telluride (CdTe), used biodegradable dielectric fluid, and mineral oil from the transformers. However, the used oil would be collected and delivered to a recycling company, thus eliminating any potential hazards. All on-site workers would be trained to properly identify and handle hazardous waste resulting from the Project.

Because construction and operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during either construction or operation, the impact of this issue is less than significant

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b) **The Project is not likely to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The hazardous materials used during construction and operation of the Project (such as biodegradable dielectric fluid, mineral oil, hydraulic fluid, diesel fuel and gasoline, grease, lubricants, solvents, adhesives and paints) would be stored in approved containers and used in relatively small quantities, minimizing the potential for accidental release to the environment. The Project would be subject to all local, state and federal laws pertaining to the use of hazardous materials on site. If above threshold quantities, the Project would also be required to submit a complete list of all materials used on site, in what form they would be stored, and how spilled materials would be contained, cleaned up and properly disposed, which would prevent possible environmental contamination or worker exposure. All on-site workers would be trained to properly identify and handle hazardous waste resulting from the Project. As a result, the potential to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.**

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- c) **There are no schools within one quarter-mile of the Project site. Further, Project-related facilities would not typically emit hazardous materials or involve handling hazardous or acutely hazardous materials, substances, or waste. Therefore, no impacts would occur .**

- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- d) **Government Code Section 65962.5 requires various state agencies to compile and submit to CalEPA lists of identified or designated hazardous materials sites within the state. The Valencia 3 Project area is not listed by the Department of Toxic**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Substances Control under Section 65962.5(a),<sup>5</sup> Department of Health Services under Section 65962.5(b),<sup>6</sup> State Water Resources Control Board under Section 65962.5(c),<sup>7</sup> and Local Enforcement Agency and Department of Resources Recycling and Recovery under Section 65962.5(d).<sup>8</sup> The closest listed site is the Stoker Chemical Company site, located on Dogwood Road about 1.5 miles southwest of the Project site, which is an "active" Federal Superfund site. Because the Project area is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, it would not create a significant hazard to the public or the environment. There is no impact from this issue.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- ☐ ☐ ☐ ☒

e) The Brawley Municipal Airport, located 4 miles north of the Project site, is the closest airport. The Project site is not located within the Brawley Airport land use compatibility plan area. The next closest airport is the Imperial County Airport, located about 7.5 miles southwest of the Project area. The Project site is also not located within the Imperial County Airport land use compatibility plan area. Thus, the Project would appear to not result in a safety hazard for people residing or working in the Project area or for pilots flying in or around this compatibility planning areas.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- ☐ ☐ ☒ ☐

f) The Project would be required to have an Emergency Response Plan (ERP), acceptable to County Fire, as a standard condition of the approval of the CUP. The ERP would address potential emergencies including chemical releases, fires, and injuries. The ERP would describe emergency response equipment and equipment locations, evacuation routes, procedures for reporting to local emergency response agencies, responsibilities for emergency response, and other required actions to be taken in the event of an emergency. Thus, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The impact of this issue is less than significant. The impact of this issue is less than significant

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?
- ☐ ☐ ☐ ☒

g) The Project site is not located near any wildlands, nor are there adjacent urbanized areas; as such, there would be no impact.

#### X. **HYDROLOGY AND WATER QUALITY** *Would the project:*

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- ☐ ☐ ☒ ☐

a) Previously reviewed as part of Initial Study IS 19-0023 The Applicant has stated that 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 and the ICPWD. The SWPPP would utilize Best Management Practices (BMPs) in constructing the Project. The SWPPP's BMPs would be prepared in accordance with the National Pollution Discharge Elimination System regulations and as prescribed by Imperial County ordinances, regulations and standards. These BMPs would be implemented during construction of the Project as a condition of required permits, therefore minimizing polluted discharge to the extent feasible. Earthmoving activities would be limited to the Project site, and would include a dust suppression management plan for disturbed areas. To reduce or eliminate sediment and other pollutants in storm water discharges, a storm water retention basin would be constructed in the northeastern corner of the Project site to retain the total volume of a three-inch precipitation covering the entire site with no reduction from infiltration. Thus, the Project would not violate any water quality standards or waste discharge requirements, and this impact would be less than significant

<sup>5</sup> <http://www.calepa.ca.gov/SiteCleanup/Corteselist/SectionA.htm> (07/21/2015)

<sup>6</sup> <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionB.htm> (07/21/2015)

<sup>7</sup> <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionC.htm> (07/21/2015)

<sup>8</sup> <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionD.htm> (07/21/2015)

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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The Project does not include the drilling of wells and would not use groundwater. Water for construction (primarily dust control) would be purchased from local IID irrigation canals or laterals in conformance with the IID construction water acquisition requirements. Water for washing the PV modules, if required, would also be purchased from the IID and delivered to the Project site by water trucks. A storm water retention basin would be constructed in the northeastern corner of the Project site to retain (and infiltrate) the total volume of a three-inch precipitation covering the entire site. Thus, the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact of this issue is less than significant.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) (i, ii, iii & iv) The Project area currently drains generally to the east-northeast at a very flat gradient of about 0.5 percent. To retain the total volume of a three-inch precipitation covering the entire site (with no reduction from infiltration), a storm water retention basin would be constructed in the northeastern corner of the Project site. In addition to providing containment of the Project site storm water, the retention basin would contain and control and potential erosion or siltation off-site. Thus, the Project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site. This results in an impact which is less than significant				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) As noted above, the Project site would involve at-grade construction and would not alter the existing drainage pattern of the site. To retain the total volume of a three-inch precipitation covering the entire site (with no reduction from infiltration), a storm water retention basin would be constructed in the northeast corner of the Project site. Thus, the Project would not substantially alter the existing drainage patterns of the site, or substantially increase the rate or amount of surface runoff, in a manner which would result in flooding on- or off-site. This results in an impact which is less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As noted above, storm water from the Project site would be retained on site, and would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. This results in an impact which is less than significant. A review of the proposed water detention basin will be required by DEH. The basin will be designed to drain within 72 hours. As noted above, the Applicant has stated that 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 and the ICPWD. The SWPPP would utilize Best Management Practices (BMPs) in constructing the Project. As also noted above, the Project				

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site would involve at-grade construction and would not alter the existing drainage pattern of the site. Further, to retain the total volume of a three-inch precipitation covering the entire site (with no reduction from infiltration), a storm water retention basin would be constructed on the northern edge of the Project site. As a result, the Project would not otherwise substantially degrade water quality. This is an impact which is less than significant.

**XI. LAND USE AND PLANNING** *Would the project:*

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) Previously reviewed as part of Initial Study IS 19-0023. The gen-tie will be built in Public Works right of way and an application for encroachment permit has been requested. The Project site is located about 6.5 miles south of the City of Brawley and about three miles northeast of the City of Imperial. The closest residence is located approximately 200 feet south of the Project site, with two others located less than 500 feet south of the Project site. All other residences are located at distances of one mile or greater. The Project area is zoned MLI-3 (Mesquite Lake Heavy Industrial). The Project would not divide an established community, as there are no adjacent residential developments. There is no impact. There is no impact.
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐
- b) The Project area is zoned MLI-3 (Mesquite Lake Heavy Industrial), which is intended to provide areas to accommodate heavy intensity industrial type uses, including power plants (generation and transmission of electrical energy). The generation and transmission of electrical power, including electrical generation plants less than 50 MW, are permitted in the MLI-3 Zone subject to first securing a conditional use permit in accordance with the procedures and standards established within Title 9 of the Imperial County Code (Land Use Ordinance). Through the approval of a CUP for the Project, the Project would be deemed consistent with the General Plan and zoning designations for the properties. Additionally, a mitigation, monitoring and Reporting Program will require approval and these mitigations will be applied during Pre-construction, construction and operational phases of this project.

**XII. MINERAL RESOURCES** *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☒ ☐
- a) a) Previously reviewed as part of Initial Study IS 19-0023 The proposed Project site is located in lands that are underlain by alluvial deposits. There are no known mineral resources that would be made unavailable by the proposed Project. According to Figure 5 of the Conservation and Open Space Element, the project site is not located on or in proximity to any mining resources, and no mineral resources are proposed to be removed from the project area, excepting possibly soil from construction activities that is exempt from the California Surface Mining and Reclamation Act (SMARA), pursuant to §2714 (b) of the California Public Resources Code, Division 2, Chapter 9.

Geothermal resource exploration was conducted in the general vicinity of the Project area in the 1970's and 1980's and, as a result, in the early 1980's the United States Geological Service (USGS) designated about 12,640 acres surrounding the Project area as a "Known Geothermal Resources Area" (KGRA).<sup>9</sup> In the mid-1980's the County of Imperial approved a "Geothermal Overlay Zone" over an area of about 15,000 acres, including the Project area, and this overlay zone was retained by the Mesquite Lake SPA. The South Brawley Prospect Geothermal Overlay Zone Final EIR (County of Imperial 1983) estimated that the area covered by the overlay zone could support 745 MW of electrical power generation. However, due to the depth of the geothermal resource, no geothermal facilities have been developed to date, but the potential exists for full development of geothermal resources within the SPA.

As described in the South Brawley Final EIR, assuming a well spacing of 30 acres per production well and 20 acres per injection well, the extent of the well field that would be needed to support a 50 MW power plant would be

<sup>9</sup> Mesquite Lake Specific Plan, 2006

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approximately 640 acres. However, it went on to emphasize that only a small fraction of this land area would actually be disturbed, and that the balance would be available for agricultural or other uses. Therefore, the proposed 19 acres Project would not be expected to adversely affect the siting or drilling of geothermal wells in the future, should any be proposed, and the impact related to mineral resources would be less than significant

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☒ ☐
- b) As noted above. The proposed 19 acre Project would not be expected to adversely affect the siting or drilling of geothermal wells in the future, should any be proposed, and the impact related to mineral resources would be less than significant

### XIII. NOISE

#### County of Imperial Noise Standards

The General Plan Noise Element (County of Imperial, 2015) provides the applicable noise standards for the Proposed project. The Noise Element limits the noise level from any noise generating property to 50 dBA between 7 a.m. and 10 p.m. and to 45 dBA between 10 p.m. and 7 a.m. at the property line of the nearest home. The Noise Element exempts construction noise from these standards, provided construction activities occur between 7 a.m. and 7 p.m. Monday thru Friday and between 9 a.m. and 5 p.m. on Saturday and construction noise does not exceed 75 dBA Leq averaged over 8 hours.

#### Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
- a) Previously reviewed as part of Initial Study IS 19-0023 The Imperial County Noise Element of the General Plan directs that the noise level from construction shall not exceed 75 dBA Leq when averaged over an 8-hour period, and measured at the nearest sensitive receptor. It also limits construction equipment operation to the hours of 7 a.m. to 7 p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday. No commercial construction operations are permitted on Sunday or holidays. Typical noise levels from construction equipment range from about 76 to 89 dBA, Leq at a distance of 50 feet.<sup>10</sup> Noise from construction activities generally attenuates at a rate of 6 to 7.5 dBA per doubling of distance from the noise source. Based on the terrain and layout of the proposed project site, an attenuation of 7.5 dBA was assumed. Assuming an average of 85 dBA, Leq at 50 feet, construction noise levels would attenuate to 37.6 dBA, Leq at a distance of 4,000 feet, which is the distance of the closest residence. This impact is less than significant. Additionally, during construction, an occasional sound monitoring will be done by on-site third party environmental compliance personnel to insure of this compliance.

During operation of the facility, the property line noise standard of 50 dBA, Leq (daytime) and 45 dBA, Leq (nighttime) may be applicable. During daytime hours the inverters and step-up transformers would produce a slight humming or buzzing sound, estimated at 70 dBA at 10 feet<sup>11</sup>, or about 35 dBA at 250 feet, the distance to the nearest property line. The Project would not require regular staff on-site, and so traffic on the access roads would be limited, primarily to maintenance activities, and would consist of pickup trucks or equivalent vehicles. This impact is also less than significant.

- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) Construction activities associated with the proposed Project may generate temporary substantial ground vibration needed for pounding base ground components for the mounting of the solar panels. Long-term operational activities associated with the proposed Project would also not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration. Thus, ground-borne vibration impacts would be considered less than significant during both construction and operation of the proposed Project. County third party monitors will be on-site as needed during construction activities to insure any of these impacts are a less than significant impact.

<sup>10</sup> Solar Gen 2 Solar Array Project Draft Environmental Impact Report, SCH# 2011121011.

<sup>11</sup> Draft Environmental Impact Report for the Seville Solar Farm Complex, SCH. No. 2013091039, April 2014.

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c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) <b>The Project would not generate a significant permanent noise increase above levels existing without the project. During daytime hours the inverters and step-up transformers would produce a slight humming or buzzing sound, estimated at 70 dBA at 10 feet<sup>12</sup>, or about 35 dBA at 250 feet, the distance to the nearest property boundary. The Project would not require regular staff on-site, and so traffic on the access roads would be limited, primarily to maintenance activities, and would consist of pickup trucks or equivalent vehicles. The Brawley Municipal Airport, located 6.5 miles southeast of the Project site, is the closest airport. The Project site is not located within the Brawley Airport land use compatibility plan area, and would not expose people residing or working in the project area to excessive noise levels. There would be no impact from this issue. There are no private airstrips within ten miles of the Project site, and thus would not expose people residing or working in the project area to excessive noise levels. The impact from this issue is less than significant.</b></p>				

**XIV. POPULATION AND HOUSING** *Would the project:*

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐ ☒
- a) Previously reviewed as part of Initial Study IS 19-0023 The Project would not require any regular on-site employees, and thus would not directly induce substantial population growth. Nor would the Project indirectly generate substantial population growth, as it would not extend any growth-inducing infrastructure. This issue has no impact
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒
- b) **With very few employees, the Project would not displace existing housing, and housing would not be required off-site. There is no impact from this issue. The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. This issue has no impact**

**XV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 1) Fire Protection? ☐ ☐ ☒ ☐
- a1) Previously reviewed as part of Initial Study IS 19-0023 The proposed Project would place less than significant impact on fire and emergency services. The Project site plan accommodates the requirements of emergency services which may need to respond to an emergency at the Project site. The Project site would be accessible from both a primary and secondary 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. This would allow fire trucks access to the entire site accommodating the 300-foot long fire hoses. Fire extinguishers would be available around

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the site during construction. Water that is used for construction would also be available for fire-fighting during construction.

The Project would be operated remotely and would not include any regular on-site employees or habitable structures. Further, once constructed, the Project area would house, use or create few hazardous materials. The Project site and access roads would be cleared of all vegetation and would be maintained throughout the operation of the Project. Employees would be allowed to smoke only in designated areas. The potential impact of the Project on fire protections/emergency services is less than significant.

## 2) Police Protection?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- a2) Previously reviewed as part of Initial Study IS 19-0023 The Project would also place very little demand on police protection services, which would be provided by the Imperial County Sheriff's Department. A seven (7) foot high security fencing would be installed around the perimeter of the Project site (Mitigation Measure A-1) at the commencement of construction and site access would be limited to authorized site workers. The Project site would be accessible from both a primary and secondary access driveway, each of which would be provided with a minimum of 30 foot double swing gates with "Knox Box" for keyed entry. An estimated maximum of 24 construction workers would be on site at any one time. During operations, there would be no staff on-site on a daily basis. During operation a motion detection system and closed circuit camera system may also be installed, and the site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds would be made by the security team monitoring the site. However, the proposed project will create potential safety issues related to trespassing; therefore, impact of the Project on police protections is potentially significant unless mitigation is incorporated.

## MITIGATION MEASURE:

**PS-1: The Permittee shall provide barbwire on the top side of the required fence prior to any construction or operational phases, in an effort to prevent trespass onto the project site at any time**

## 3) Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a3) The Proposed Project would not result in substantial adverse physical impacts to school facilities. The Proposed Project would not involve the modification of any schools or their facilities. The Proposed Project would not invite new populations to the proposed well locations that would result in the permanent, and increased need for schools. No impact would occur.

## 4) Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- 4) The Proposed Project would not result in substantial adverse physical impacts to parks. The Proposed Project would not involve the modification of any parks or their facilities. The Proposed Project would not invite new populations to the proposed well locations that would result in the permanent, and increased need for parks. No impact would occur.

## 5) Other Public Facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- 5) The Proposed Project would not result in substantial adverse physical impacts to public facilities. The Proposed Project would not involve the modification of any public facilities. The Proposed Project would not invite new populations to the proposed well locations that would result in the permanent, and increased need of public facilities. No impact would occur.

## XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) Previously reviewed as part of Initial Study IS 19-0023 The Project is an industrial use with no on-site operational workers and few construction workers. Thus, there not expected to be any increase in the use of existing parks that would cause or accelerate substantial physical deterioration. There would be no impact to this issue

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- b) The Project does not include or require the construction or expansion of recreational facilities. There would be no impact.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>XVII. TRANSPORTATION      <i>Would the project:</i></b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A letter analyzing the potential traffic related-impacts associated with the construction and day-to-day operations of the proposed Project prepared by Chen-Ryan (see CUP application and associated attachments). Based on the low traffic volumes and good level of operations of both Harris Road and Dogwood Road, as well as the limited number of trips in which the proposed Project is estimated to generate during construction and operation, the analysis concluded that no traffic-related impacts would be associated with the Project during its typical daily operations or project construction, and recommended that no mitigation nor additional analyses are needed. Therefore, the Project would appear to not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. There would be less than significant impacts. <u>Previously reviewed as part of Initial Study IS 19-0023</u>				
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For the same reasons discussed in the response above, the Project would not conflict with an applicable congestion management program, including but not limited to level of service standard and travel demand measures, or other standards established by the county congestion/management agency for designated roads or highways. There would also be less than significant impacts. <u>Previously reviewed as part of Initial Study IS 19-0023</u>				
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The Brawley Municipal Airport, located 4 miles north of the Project site, is the closest airport. The Project site is not located within the Brawley Airport land use compatibility plan area. The next closest airport is the Imperial County Airport, located about 6.3 miles southwest of the Project area. The Project site is also not located within the Imperial County Airport land use compatibility plan area. Thus, the Project would not be expected to result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There would be less than significant impacts. <u>Previously reviewed as part of Initial Study IS 19-0023</u>				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The amendment to add the Gen-tie line along Public Works Right of Way will require a review and approval for an encroachment permit with Public Works. Other than the construction of one new driveway (another is already existing), the Project is proposing no changes to the public road system. The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). There would be no impact. The proposed Project site plan accommodates 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 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. This would allow fire trucks access to the entire site accommodating the 300-foot-long fire hoses. Thus, the construction and operation of the Project would not result in inadequate emergency access				

**XVIII. TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) (i) No listings were found in the California Register of Historical Resources, in the local register of historical resources as define in Public Resources Code Section 5020.1(k)</p> <p>(ii) No resources were identified. No impacts. Additionally, the County sent formal AB 52 consultation letters to Torres - Martinez Tribes and Quechan Tribes on May 13, 2020 and no formal consultation has been requested.</p>				

**XIX. UTILITIES AND SERVICE SYSTEMS** *Would the project:*

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm-water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
- ☐ ☐ ☒ ☐
- a) The Proposed Project area and location of proposed well sites do not currently contain any public utilities or services. The Proposed Project would not require the construction of any water, wastewater, storm water, or energy facilities to accommodate the demands of the Proposed Project. Water use associated with the Proposed Project would be limited to the construction phase, and no infrastructure would be required to provide water to the Proposed Project area; water for dust control will be from a contract with IID. The Proposed Project would not generate wastewater that would need to be treated by a wastewater treatment facility. Storm water control would be implemented for each well pad and access road. Due to the lack of public utilities and services available within the Proposed Project area, and the lack of need to provide expanded services to accommodate the Proposed Project. These impacts are less than significant.
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
- ☐ ☐ ☒ ☐
- b) All water needed during construction and operation would be obtained from the existing, adjacent IID laterals or trucked in from off-site. Water for construction (primarily dust control) would be purchased from local IID irrigation canals or laterals in conformance with the IID construction water acquisition requirements. Water would be picked up from an adjacent lateral canal and delivered to construction site by a water truck capable of carrying approximately 4,000 gallons per load. It is estimated that approximately 15 acre-feet of water would be needed for site grading and for dust control over the five-month Project construction period. Water for washing the PV modules, if required, would be obtained from the IID or purchased from other available sources 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 15 acre feet per year. Because the potential water requirements are small and obtained from existing facilities, the Project would not require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. This impact is less than significant. Previously reviewed as part of Initial Study IS 19-0023
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- ☐ ☐ ☒ ☐
- c) Because the potential water requirements are small and obtained from existing facilities, the Project would not require or result in the construction of new water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The Project would generate small quantities of solid waste during the five-month construction phase. The operation of the facility is expected to generate very little solid waste. Non-hazardous construction and operations refuse and solid waste would be disposed of at a local landfill permitted to receive this waste, while any hazardous waste generated during Project construction would be disposed of at a permitted hazardous waste disposal facility. Because the amount of solid waste expected to be generated is small, local landfills have more than

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
sufficient permitted capacity to accommodate the project's solid waste disposal needs. This impact is less than significant. This impact is less than significant. <u>Previously reviewed as part of Initial Study IS 19-0023</u>				
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The Project would generate small quantities of solid waste during the five-month construction phase. The operation of the facility is expected to generate very little solid waste. Non-hazardous construction and operations refuse and solid waste would be disposed of at a local landfill permitted to receive this waste, while any hazardous waste generated during Project construction would be disposed of at a permitted hazardous waste disposal facility. Because the amount of solid waste expected to be generated is small, local landfills have more than sufficient permitted capacity to accommodate the project's solid waste disposal needs. This impact is less than significant. <u>Previously reviewed as part of Initial Study IS 19-0023</u>				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As noted above, the Proposed Project would comply with all applicable statutes and regulations related to solid waste. Solid waste generated from the Proposed Project is expected to be minimal. This impact is less than significant.				

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) <u>Previously reviewed as part of Initial Study IS 19-0023</u> As noted above in Section IX, the Proposed Project area is not located within a fire hazard severity zone (CalFire 2007). As previously noted, construction of the Proposed Project would not involve blocking or restricting any emergency access routes. The Proposed Project would not interfere with emergency response plans or operations near the Proposed Project area. No impact would occur.  |                          |                          |                          |                                     |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <u>Previously reviewed as part of Initial Study IS 19-0023</u> The Proposed Project would not involve development of structures of infrastructure that would introduce new populations to the Proposed Project area that could result in impacts involving wildfires. The proposed project would comply to the goals and policies identified in the County of Imperial General Plan Seismic and Public Safety Element to provide adequate safety measures to protect residents within the Proposed Project area. No impact would occur |                          |                          |                          |                                     |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) As noted above, the Proposed Project would not involve development of structures of infrastructure that would introduce new populations to the Proposed Project area that could result in impacts involving wildfires. No impact would occur   |                          |                          |                          |                                     |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <u>Previously reviewed as part of Initial Study IS 19-0023</u> As noted above, the Proposed Project would not involve development of structures of infrastructure that would introduce new populations to the Proposed Project area that could result in impacts involving wildfires. No impact would occur  |                          |                          |                          |                                     |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Revised 2009- CEQA  
 Revised 2011- ICPDS  
 Revised 2016 – ICPDS  
 Revised 2017 – ICPDS  
 Revised 2019 – ICPDS

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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## SECTION 3

### III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?
- ☐ ☐ ☐ ☐
- a) As identified in Section IV of this IS, the Proposed Project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and/or reduce the number or restrict the range of a rare or endangered plant or animal. However, the Proposed Project would implement MM-BIO-1 through MM-BIO-10 to reduce any potentially significant impacts to biological resources. Additionally, the Proposed Project was determined to result in potentially significant impacts associated with California history or prehistory. Implementation of MM-CUL-1 through MM-CUL-4 would reduce these impacts to less than significant. Therefore, the Proposed Project would result in less than significant impacts with mitigation incorporated.
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- ☐ ☐ ☐ ☐
- b) Implementation of the Proposed Project would not result in a cumulative impact. All potentially significant impacts can be reduced to less than significant via the implementation of mitigation measures. The cumulative impacts associated with the Proposed Project are less than significant.
- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?
- ☐ ☐ ☐ ☐
- c) As noted above, all environmental impacts associated with implementation of the Proposed Project can be reduced to less than significant via implementation of mitigation measures. The Proposed Project would not result in significant impacts on human beings. This impact is less than significant.
- c) As noted above, all environmental impacts associated with implementation of the Proposed Project can be reduced to less than significant via implementation of mitigation measures. The Proposed Project would not result in significant impacts on human beings. This impact is less than significant.

#### **IV. PERSONS AND ORGANIZATIONS CONSULTED**

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

##### **A. COUNTY OF IMPERIAL**

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- David Black, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

##### **B. OTHER AGENCIES/ORGANIZATIONS**

- IID
- Public Works
- Division of Environmental Health
- California Fish and Wildlife
-

## V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008
2. "County of Imperial Title 9 Land Use Ordinance" originally Enacted in 1998 and Revised in 2003 and 2004, and as Amended by the County in 2006, 2008, 2009 and 2013
3. "Mesquite Lake Specific Plan" approved by the Imperial County Board of Supervisors on March 14, 2006
4. 1996 Airport Land Use Compatibility Plan, Imperial County Airports" originally approved on September 22, 1982 and amended on June 5, 1991 and June 19, 1996
5. Williamson Act map created in 2012 by the Imperial County Planning & Development Services Department for the Imperial County Board of Supervisor Order #10a
6. Imperial County Air Pollution Control District's CEQA Air Quality Handbook (November 2007)
7. U. S. Department of Homeland Security, Federal Emergency Management Agency's Flood Insurance Rate Maps, effective September 26, 2008
8. California Department of Conservation, Imperial County Important Farmland 2012 Map published June 2014
9. Green Light FIT 2, LLC Valencia 2 Solar Project Description, Revised July 2015 (including all attachments):
  - Attachment A: Representative Photographs of the Project Area
  - Attachment B: Visual Simulations
  - Attachment C: Glare Assessment
  - Attachment D: California Farmland Mapping and Monitoring Program Map of Project Area Important Farmland
  - Attachment E: California Farmland Mapping and Monitoring Program Land Evaluation and Site Assessment
  - Attachment F: Air Pollution Emissions Estimates (CalEEMod)
  - Attachment G: Biological Resources Survey Technical Report
  - Attachment H: Focused Burrowing Owl Survey Report
  - Attachment I: Baseline Cultural Resources Survey Report
  - Attachment J: Traffic Impact Analysis
  - Attachment K: Preliminary Project Site Restoration Plan
3. <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html#>. 2015-07-20.
4. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>. 2015-07-20
5. <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm> (07/21/2015)
6. <http://www.calepa.ca.gov/sitecleanup/corteseList/SectionB.htm> (07/21/2015)
7. <http://www.calepa.ca.gov/sitecleanup/corteseList/SectionC.htm> (07/21/2015)
8. <http://www.calepa.ca.gov/sitecleanup/corteseList/SectionD.htm> (07/21/2015)
9. Mesquite Lake Specific Plan, 2006
10. Solar Gen 2 Solar Array Project Draft Environmental Impact Report, SCH# 2011121011.
11. Draft Environmental Impact Report for the Seville Solar Farm Complex, SCH. No. 2013091039, April 2014.
12. California Ethanol and Power Imperial Valley 1 Draft Environmental Impact Report SCH # 201210136
13. Imperial County Air Pollution Control District's comment letters dated January 24 and 29, 2015
14. Division of Environmental Health's (Imperial County Public Health Department) comment letter dated July 29, 2015

## VI. FINDINGS

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

☐

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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

### NOTICE

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

6-11-2020

Date of Determination

Jim Minnick, Director of Planning & Development Services

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

Applicant Signature

6-11-2020  
Date

# MITIGATION, MONITORING AND REPORTING PROGRAM

## DRAFT MITIGATION MEASURES PURSUANT TO THE ENVIRONMENTAL EVALUATION COMMITTEE

June 11, 2020

IGS

[CUP #20-0004 amending CUP 19-0018]

(APN 040-360-034-000)

(CEQA – Mitigated Negative Declaration)

Pursuant to the review and recommendations of the Imperial County Environmental Evaluation Committee (EEC) on September 9, 2015, the following Mitigation Measures are hereby proposed for the project:

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>Aesthetics</b>				
A-1	The permittee shall provide a solid fence on the east and south boundaries of the project area where the height of the fence shall be seven (7) feet above grade, which are depicted on the Valencia Solar Project 3 site plan. The fence shall be installed prior to the operational phase of the project.	Imperial County Planning & Development Services Department (ICPDS)	Prior to operational phase	
<b>Air Quality</b>				
AQ-1	The Permittee shall comply at all times with the Imperial County Air Pollution Control District's (ICAPCD) Regulation VIII, Fugitive Dust Control. The primary pollutant controlled by this regulation is PM10, "fugitive dust." All identified PM10 sources associated with the	ICPDS & Imperial County Air Pollution	During all phases of the project	

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	construction and operation of the facility, such as open areas, roads, stock piles, material transport and grading activities, shall be controlled such that surface areas are stabilized and visible dust emissions are below 20%. Any control measure not listed within the appropriate sections of Regulation VIII, such as but not limited to watering, graveling, chemical stabilizers and wind barriers shall not be utilized without prior approval from the ICAPCD.	Control District (ICAPCD)		
AQ-2	The Permittee shall submit to the ICAPCD for approval a "Construction Dust Control Plan" with Enhanced Measures, identifying all sources of PM10 emissions and associated mitigation measures during the construction phases of the project, 30 days prior to the issuance of a building permit.	ICPDS & ICAPCD	30 days prior to the issuance of a building permit	
AQ-3	The Permittee shall submit to the ICAPCD for approval an "Operational Dust Control Plan" 30 days prior to the issuance of the Final Certificate of Occupancy.	ICPDS & ICAPCD	30 days prior to the issuance of a building permit	
AQ-4	The permittee shall submit to the ICAPCD a "Construction Notification Form" ten (10) days prior to commencement of any earthmoving activity.	ICPDS & ICAPCD	10 days prior to the start of any earth moving activity	
AQ-5	The permittee shall submit payment to the ICAPCD of "Rule 310 Operational Development Fees" for all applicable structures prior to the issuance of a building permit.	ICPDS & ICAPCD	Prior to the issuance of a building permit	
AQ-6	<p>The Permittee shall comply with all applicable standard mitigation measures for construction combustion equipment for the reduction of excess NOx emissions as identified in the air quality analysis and as contained in the Imperial County CEQA Air Quality Handbook and associated regulations, such as:</p> <ul style="list-style-type: none"> <li>Utilize all Tier 3 or Tier 4 construction equipment.</li> <li>Prohibit idling of equipment not in use; for equipment in use reduce idling time to a maximum of 5 minutes.</li> </ul>	ICPDS & ICAPCD	During construction phase of the project	

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<ul style="list-style-type: none"> <li>Where feasible replace fossil fuel burning equipment with electrically driven equivalents provided they are not powered via a portable generator.</li> <li>Register all portable engines 50 horse power or greater with the ICAPCD.</li> </ul>			
AQ-7	<p>Permittee shall also apply enhanced measures to assure reduced levels of NOx are maintained during the construction phase of the project, by:</p> <ul style="list-style-type: none"> <li>Providing the ICAPCD prior to any earthmoving activity and in periodic intervals throughout the actual construction of the project a complete "Construction Equipment List," identifying all construction equipment to be utilized during the construction phase, by Make, Model, Year, Horsepower, hours of operation, and quantity. Prior to the issuance of the Final Certificate of Occupancy, the ICAPCD shall assess the project's overall NOx emissions against established thresholds found in the Imperial County CEQA Air Quality Handbook.</li> <li>In the event the project exceeds the NOx emission thresholds, the Permittee shall either provide for an "Off-site" mitigation that will reduce the identified excess emissions or comply with Policy number 5. Policy number 5 allows a project to pay in-lieu impact fees utilizing the most current Carl Moyer Cost Effective methodology to reduce excess NOx emissions.</li> </ul>	ICPDS & ICAPCD	During construction phase of the project	
<b>Biological Resources</b>				
BR-1	<p>Prior to any construction activities commencing on site, contractors shall attend a Worker Environmental Awareness Program (WEAP) regarding sensitive biological resources potentially occurring within the BSA. The program shall be presented by a person knowledgeable about the biology of the covered species. At a minimum, the program shall cover the distribution of special-status species, general behavior and ecology of these species, their sensitivity to human activities, their legal protection, the penalties for violation of state and federal laws, reporting requirements, project mitigation measures, and measures to implement in the event that this species is found during construction. A fact sheet containing this information shall also be prepared and distributed. The program shall be presented to all members of the construction crew prior to the start of project construction activities. New employees shall receive formal, approved training prior to working onsite. Upon completion of the orientation, employees will sign a form stating that they attended the program and understand all protection measures. These forms shall be made available to CDFW upon request.</p>	ICPDS	Prior to any construction activities	
BR-2	<p>In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), a preconstruction take avoidance survey shall be conducted (CDFW 2012). If the burrowing owl is absent, then no mitigation is required. If present, the following mitigation shall be implemented.</p>	ICPDS	Survey prior to any construction activities. If species	

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>If burrowing owls and their habitat can be protected in place on or adjacent to a project site, then disturbance impacts shall be minimized through the use of buffer zones, visual screens, or other measures in accordance with CDFW (2012).</p> <p>Occupied burrows shall be avoided during the breeding period from February 1 through August 31 (CDFW 2012). "Occupied" is defined as a burrow that shows sign of burrowing owl occupancy within the last 3 years. Occupied burrows shall also be avoided during the non-breeding season.</p> <p>Burrow exclusion is a technique of installing one-way doors in burrow openings during the non-breeding season to temporarily exclude burrowing owls, or permanently exclude burrowing owls and close burrows after verifying burrows are empty by site monitoring and scoping (CDFW 2012).</p> <p>Mitigation for permanent impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat is required such that the habitat acreage, number of burrows and burrowing owls impacted are replaced based on the burrowing owl life history information provided in Staff Report on Burrowing Owl Mitigation (CDFW 2012). Coordination with CDFW may be necessary for the development of site-specific avoidance and mitigation measures.</p>		present, as timing indicated in mitigation measure and prior to any impact to the species.	
BR-3	<p>Protection of nesting birds would be required in compliance with the MBTA and to avoid impacts to nesting birds. To avoid impacts to nesting birds and to comply with the MBTA, clearing of vegetation should occur between non nesting (or non-breeding) season for birds (generally, September 1 to February 1). If this avoidance schedule is not feasible, the alternative is to carry out the clearing of vegetation associated with construction under the supervision of a qualified biologist. This shall entail a pre-construction nesting bird survey conducted by a qualified biologist within 14 days prior to initiating ground disturbance activities. The survey shall consist of full coverage of the proposed disturbance limits and a 500 foot buffer. The buffer shall be determined by the biologist and will take into account the species nesting in the area and the habitat present. If no active nests are found, no additional measures are required. If "occupied" nests are found, the nest locations shall be mapped by the biologist, utilizing GPS equipment. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging). The biologist shall establish a no disturbance buffer around each active nest. The buffer will be determined by the biologist based on the species present and surrounding habitat. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.</p>	ICPDS	Survey prior to construction activities. If species present, as timing indicated in mitigation measure and prior to any impact to the species.	

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
BR-4	<p>If pre-construction surveys determine either the presence of special status species or sensitive biological resources, a construction monitor may be needed during construction. If determined necessary, construction monitoring shall be conducted by a qualified biologist. The biologist shall be given authority to execute the following functions:</p> <ul style="list-style-type: none"> <li>Establish construction exclusion zones and make recommendations for implementing erosion control measures in temporary impact areas.</li> <li>Ensure all construction activities stay within the staked construction zone and do not go beyond the limits of disturbance.</li> <li>Minimize trimming/removal of vegetation to within the Project impact area.</li> <li>Restrict non-essential equipment to the existing roadways and/or disturbed areas to avoid disturbance to existing adjacent native vegetation.</li> <li>Install and maintain appropriate erosion/sediment control measures, as needed, throughout the duration of work activities.</li> </ul> <p>During construction, biological monitors shall inspect and verify field conditions, as needed, to ensure that wildlife and vegetation adjacent to the BSA are not harmed. The biological monitor shall coordinate with the construction foreman and construction crew and shall have the authority to immediately stop any activity that has the potential to impact special-status species or remove vegetation not specified in this report.</p>	ICPDS	Survey prior to any construction activities. If species present, timing as indicated in mitigation measure and prior to any impact to the species.	
<b>Cultural Resources</b>				
CR-1	A qualified professional paleontological monitor shall be present as needed during ground-breaking activities that will excavate more than thirty (30) inches of soil as part of the associated project's construction. If paleontological resources are identified during construction, the depth of excavation that requires paleontological monitoring shall be determined by the paleontological monitor and the project proponent based on initial observations during construction earth moving. In general, a paleontological monitor will not be required after possible fossil bearing sediments have been fully explored.	ICPDS	During ground-breaking activity and possibly during construction phase.	
CR-2	A qualified professional archaeological monitor shall be present as needed during earthmoving activities that will excavate more than thirty (30) inches of soil as part of the project's construction.	ICPDS	During ground-	

MM #	Mitigation Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	If cultural deposits or sensitive remains are discovered during construction, construction activities within 200 feet of the discovery shall be halted or diverted. If cultural deposits are discovered, a qualified professional archaeological monitor shall be notified; if sensitive remains are discovered, the Imperial County Coroner shall be notified (Section 7050.5 of the Health and Safety Code). If the archaeological monitor determines that the remains are Native American, the archaeological monitor will notify the NAHC which will designate a Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641).		breaking activity and possibly during construction phase.	
<b>Geology and Soils</b>				
GS-1	Prior to approval of a grading or a building permit, a California certified civil/geotechnical engineer shall prepare a geotechnical investigation of the Project site that includes appropriate subsurface exploration, laboratory testing, and evaluation of potential geotechnical constraints to critical Project structures, including liquefaction, corrosion, seismic shaking and shrink swell evaluations. The report shall include specific recommendations to address issues identified in the geotechnical investigation of the Project site to meet State and County seismic building code requirements. An ICPDS approved third party environmental monitor shall be on site during geotechnical investigations.	ICPDS & Imperial County Department of Public Works	Prior to the issuance of grading/building permit	
<b>Public Services</b>				
PS-1	The Permittee may provide barbed wire on the top side of the required fence prior to operational phases, in an effort to prevent trespass onto the project site at any time.	ICPDS	Prior to construction and operational phases.	

(Lead Monitoring Agency: Imperial County Planning &amp; Development Services Department)

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150 SOUTH NINTH STREET  
EL CENTRO, CA 92243-2850



TELEPHONE: (442) 265-1800  
FAX: (442) 265-1799

May 7, 2020

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


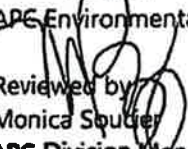
**SUBJECT: Conditional Use Permit (CUP) 20-0004—Valencia 3 Gen-tie Line Minor Modification (Amendment to CUP 15-0021 and CUP 19-0018)**

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 20-0004 ("Project") that would amend CUP 15-0021 and CUP 19-0018 to allow construction of a Gen-tie Electrical Line from the Valencia 3 Solar Project Site (also identified as Assessor Parcel Number 040-360-034-000) along Harris Road for approximately one (1) mile to and existing 12.5 kV line. The Project is necessary as the Imperial Irrigation District has determined that there is insufficient capacity to connect to a 92 kV "J" line as previously planned. The Air District understands that CUP 20-0004 will relocate the Gen-tie/Interconnection line to approximately one (1) mile west along Harris Road where it connect to an existing 12.5kV line.

Provided there are no changes to the air quality conditions of the existing CUP(s) the Air District has no comment.

The Air District's Rules and Regulations can be found on its website at <https://apcd.imperialcounty.org>. Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,  
  
Curtis Blomdell  
APC Environmental Coordinator  
  
Reviewed by:  
Monica Spulter  
APC Division Manager

**RECEIVED**  
MAY 07 2020  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

RE: Time & Material Project CUP20-0004 Valencia 3

**Mario Salinas** <MarioSalinas@co.imperial.ca.us>

Tue 4/28/2020 1:57 PM

To: Carina Gomez <CarinaGomez@co.imperial.ca.us>; Derek Newland <DerekNewland@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; Joe Hernandez <JoeHernandez@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; Sergio Rubio <SergioRubio@co.imperial.ca.us>

Good afternoon Ms. Gomez,

Pertaining to CUP 20-0004, Division of Environmental Health does not have any comments at this time.

Thank you,

**Mario Salinas, MBA**

Environmental Health Compliance Specialist I  
Imperial County Public Health Department  
Division of Environmental Health  
797 Main Street Suite B, El Centro, CA 92243  
[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)  
Phone: (442) 265-1888  
Fax: (442) 265-1903  
[www.icphd.org](http://www.icphd.org)

**RECEIVED**

APR 28 2020

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICE



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5/8/2020

Mail - Kimberly Noriega - Outlook

<lorgeSerrano@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Laryssa Alvarado <LaryssaAlvarado@co.imperial.ca.us>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Michelle Edgmon <MichelleEdgmon@co.imperial.ca.us>; Michelle Garcia <MichelleGarcia@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Patricia Valenzuela <PatriciaValenzuela@co.imperial.ca.us>; Paul Deol <PaulDeol@co.imperial.ca.us>; Reyes Romero <ReyesRomero@co.imperial.ca.us>; Rita Ramos <RitaRamos@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Sarah Sauer <SarahSauer@co.imperial.ca.us>; Sergio Rubio <SergioRubio@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>

Subject: Time & Material Project CUP20 0004-Valencia 3

Thank you,

***Carina A. Gomez***

Administrative Secretary

**IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES**

801 Main St. El Centro, CA 92243

P (442) 265-1736 F (442) 265-1735

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# 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 Jones & Union - (Valencia # 3)	EMAIL ADDRESS c/o Jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St., Suite D, Folsom, Ca	ZIP CODE 95630	PHONE NUMBER 916-985-9461
3. APPLICANT'S NAME IGS (Nael Zayed)	EMAIL ADDRESS NaelZayed@igs.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 6100 Emerald Parkway, Dublin, OH,	ZIP CODE 43016	PHONE NUMBER 440-376-0019
4. ENGINEER'S NAME NA	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State) NA	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. 040-360-034-000	SIZE OF PROPERTY (in acres or square feet) 40 of which 19 are being used	ZONING (existing) M2
7. PROPERTY (site) ADDRESS 20 West Harris Rd., Imperial, Ca.		
8. GENERAL LOCATION (i.e. city, town, cross street) east of Dogwood Rd., north of Harris Rd. (NW corner)		
9. LEGAL DESCRIPTION TR 285 T 14 S, R 14 E		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Minor modification to transmission line routing per requirement of IID, see attached document. Project remains the same and is currently under construction.	
11. DESCRIBE CURRENT USE OF PROPERTY Vacant - currently under construction for 3 MW project)	
12. DESCRIBE PROPOSED SEWER SYSTEM NA	
13. DESCRIBE PROPOSED WATER SYSTEM NA	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM on site storage tanks supplied from canal by IID	
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?

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

Jurg Heuberger (or applicant) March 24, 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 4/22/20	REVIEW / APPROVAL BY OTHER DEPT'S required. <input type="checkbox"/> P.W. <input type="checkbox"/> E.H.S. <input type="checkbox"/> A.P.C.D. <input type="checkbox"/> O.E.S. <input type="checkbox"/> _____ <input type="checkbox"/> _____
APPLICATION DEEMED COMPLETE BY:	DATE	
APPLICATION REJECTED BY:	DATE	
TENTATIVE HEARING BY:	DATE	
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	

CUP #

30-0004

15#

EEC ORIGINAL FILE

**Transmittal Memo:**  
**from**  
**JURG HEUBERGER**

*Valencia 3*  
*19-*

*11/*

April 13, 2020

TO: Jim Minnick, Director ICPDS

RE: Minor Modification to CUP for Valencia 3

Jim:

Attached is an application along with a T & M deposit in the amount of \$5000.00 to process a minor modification to the above CUP.

As discussed with you via prior emails, the IID has determined that they do in fact not have the capacity on the 92 KV line adjacent to the project site that originally had been planned and approved.

This has placed the project in some difficulty as it is currently nearing completion of construction.

The IID has indicated that the project needs to connect to an existing 12.5 KV line about a mile west of the project site along Harris Rd.

Therefore, the owner/applicant must now construct a new 12.5 KV line along Harris Rd. to connect the project to an existing 12.5 KV line that the IID has confirmed has capacity.

To that end we are applying for an encroachment permit, with Public Works, and have discussed this with John Gay, Director of PW.

We recognize that the current "world" environment surrounding COVID 19 has placed some limitations on your and your staff. However, as you can see given the change necessitated by the IID and the fact that the project is under construction nearing completion, there are also some very difficult time constraints on the developer. We would appreciate anything your office can do to review and modify the CUP as quickly as possible. Again, we understand that CEQA compliance will need to be done but given the location we again feel that there are no significant impacts if any.

Please consider the possibility of an exemption under CEQA, and if not an expedited ND.

Thank you as always for your assistance.

**RECEIVED**

APR 14 2020

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

EEC ORIGINAL PKG.

**Minor Modification/Amendment Request for:**

CUP 15-0021

Valencia 3

APN: 040-360-034-000

**REQUESTED ACTION:**

The original CUP for Valencia 3 was approved by the County of Imperial with the following "Electrical Power System" (S1-4-d);

*d. **Project Facilities:** 1. **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 an AC interconnection facility which, if needed, would raise the voltage to either 12.5 kV or 34.5 kV. Underground 12.5 kV or 34.5 kV collection lines would transmit the electricity to the eastern edge of the Project site, where the underground electric lines would be routed to a step up transformer which would raise the voltage to 92 kV. The 92 kV conductors would be routed up a new IID pole (located inside the fenced Project boundary) on risers, through a meter and switch, and on to the approximately 100 foot interconnection with the IID 92 kV "J" line.*

Given that the Imperial Irrigation District has now determined that they do not have capacity on the 92kV ("J") line that is adjacent to the project site, the following change is needed.

**d. Project Facilities: 1. **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 an AC interconnection facility which, if needed, would raise the voltage to 12.5 kV. Underground 12.5 kV collection lines would transmit the electricity to the south-eastern edge of the Project site, where the underground electric lines would be routed to an overhead line that would then cross over Harris Rd. to a new line being constructed along the south side of Harris Rd.. The interconnection to the existing 12.5 KV line located about 1 mile west along Harris Rd. would then be made via a new line installed in the County ROW along a path shown on the attached Exhibit. This new line would be constructed by the developer and then turned over to the IID for ownership.**

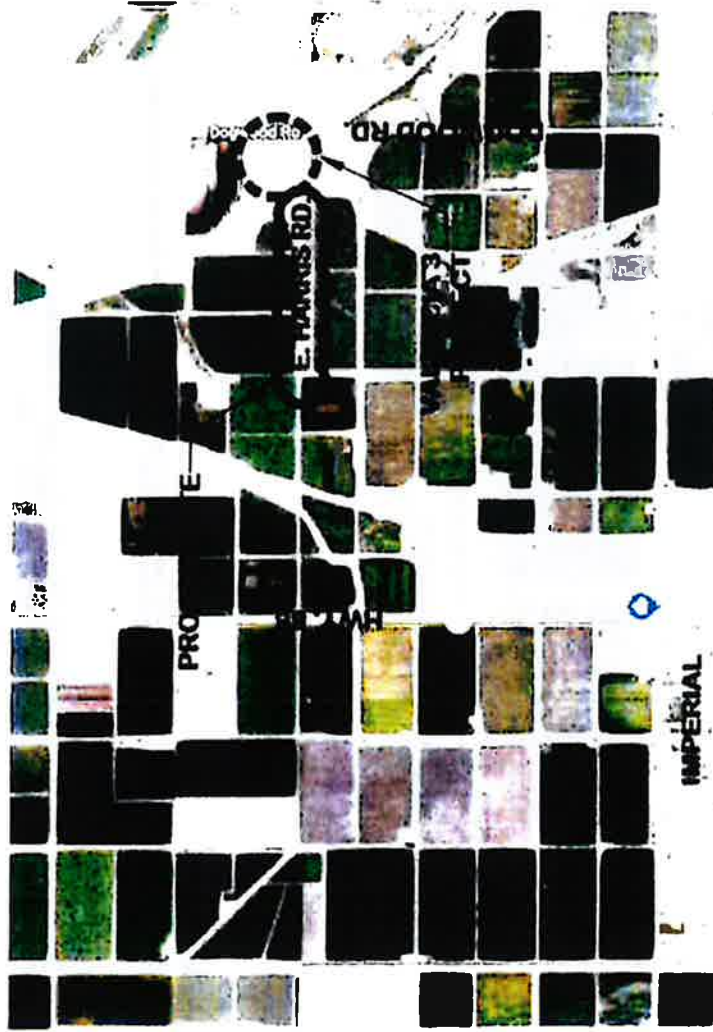
**The remainder of the project description under S-1 would remain as written.**

**There would be no other changes to the project and therefore to the CUP. Given that this is the result of direction from the IID and given that the new line will be within an existing ROW for Harris Rd., we consider this a "Minor Modification" within the scope of the current CUP.**

**Furthermore, given that the construction will be done within an existing disturbed area, i.e. the ROW for Harris Rd., there should be no or minimal environmental impacts. Hence we would request that the County either find this exempt under CEQA or issue a Negative Declaration.**

**Thank you.**

# VALENCIA 3 PROJECT B521 DIST. CKT. (GEN-TIE) - LOCATION MAP



## PROJECT LOCATION MAP

### PROJECT SCOPE:

1. INSTALLABLE ON LINE EXTENSION FROM THE B521 DIST. CKT. TO VALENCIA 3 PROJECT WITH 4.0MW/5.5 MW, 7.2MW/8.7MW, 39.6 MW/45.0 MW & 18.0MW/21.0MW.
2. NEW POLE NUMBER TO BE ASSIGNED BY RD DURING THE PROJECT DEVELOPMENT.

### CONSTRUCTION NOTES:

1. FOR OVERHEAD POLE, CORNER POLE, DEAD END POLE AND CUTTING ASSEMBLY DETAIL REFER TO SHEET 5 & 6.
2. FOR TOWER, GROUNDING ASSEMBLY DETAIL, AT PRIMARY POLE REFER TO SHEET 7 & 8.
3. FOR STANDARD OVERHEAD CONSTRUCTION DETAIL REFER TO SHEET 8.



## OVERALL PROJECT LOCATION MAP



SCALE

Valencia 3  
SOLAR PV PROJECT

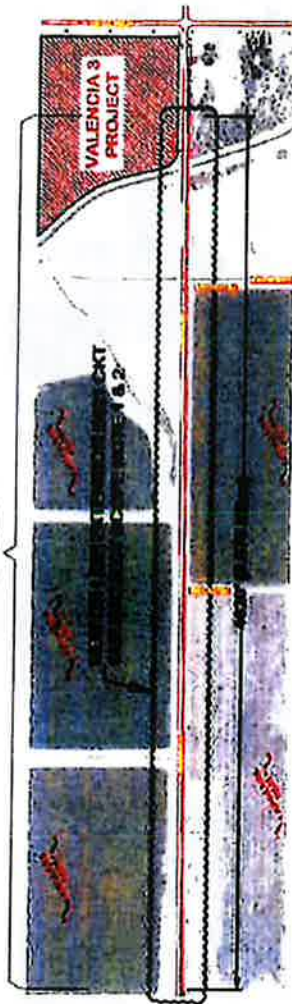
NO.	DESCRIPTION	DATE	BY
1	DESIGN	10/10/2018	XXX
2	REVISION	10/10/2018	XXX
3	REVISION	10/10/2018	XXX
4	REVISION	10/10/2018	XXX
5	REVISION	10/10/2018	XXX
6	REVISION	10/10/2018	XXX
7	REVISION	10/10/2018	XXX
8	REVISION	10/10/2018	XXX
9	REVISION	10/10/2018	XXX
10	REVISION	10/10/2018	XXX

ZGLOBAL  
PROJECT LOCATION MAP

LOCATION MAP

SHEET 1

**SEE DETAILS  
AT SHEET 3**



1. HOW ELIGIBLE ON LINE EXAMINER FROM THE HIGH COST TO VALUED A PROJECT WITH 4,000,5 AAC, 7,200,000, 30 4,000,000 AND 1,000,000
2. HOW POLE NUMBER TO BE ASSIGNED BY THE PROJECT TECHNICIAN.

- 1 FOR TANGENT POLE, CORNER POLE, DEAD END POLE AND CUTTING ASSEMBLY DETAIL, REFER TO SHEET 5 & 6
- 2 FOR MEDIAN, CROWDING ASSEMBLY DETAIL AT TANGENT POLE REFER TO SHEET 7 & 8
- 3 FOR STANDARD ORANGEAD CONSTRUCTION DETAIL SEE BLUEPRINTS REFER TO SHEET 8

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VALENCIA 3 PROJECT

1. NEW ALMS INLET ON LINE EXTENSION PROJECTS OUT TO VALERONA 2 PROJECT WITH 4-8387 S AAC, 7-2102 AT KV, 38 4-WIRE (ACB & NEUTRAL) NEW POLE NUMBER TO BE ASSIGNED BY RD DURING THE PROJECT OVERLAP.
- 2.

1. FOR THINNET POLE, CORNER POLE, DEAD END POLE AND GLIMING ASSEMBLY REFER TO SHEET 6 & 8.
2. FOR HUNG, GROUNDING ASSEMBLY REFER AT PRIMARY POLE REFER TO SHEET 7 & 8.
3. FOR STANDARD OVERHEAD CONSTRUCTION CODE NUMBER REFER TO SHEET 8.

1. **RAILS FOR OVERHEAD ELECTRIC-LINE CONSTRUCTION, GENERAL, ORDER (C.O.) NO. 187—** PREPARED BY THE PUBLIC UTILITIES COMMISSION (PUC) OF THE STATE OF CALIFORNIA.
2. **NEW MATERIAL, ELECTRICAL SUPPLY CODE LATEST REVISION BY THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS, INC. (IEEE)**

1. USE 1/2" CLASS 2 WOOD POLE AT WAREHOUSE EXTERIOR 1 & 2.
2. USE 4" FT CLASS 2 WOOD POLES FOR ALL OTHER APPLICATIONS.
3. MAXIMUM SPACING = 22 FT. (UNLESS NOTED).
4. 3/4" DIA. "CAMBIA" CONDUCTION SHALL BE USED FOR THIS PRODUCT.
5. EXISTING POLE GROUPS ARE BEING COMPLETE.
6. EXISTING POLE GROUPS ARE BEING COMPLETE.
7. EXISTING POLE GROUPS ARE BEING COMPLETE.
8. RE-ANCHOR EXISTING ON PRIMARY CONDUCTIONS 2-40 ACSS, 7-20 ACSS.

INITIAL SAGTENSION FOR TYP 209M = 3.6 FT (70%) PER LBS.  
FINAL SAGTENSION FOR TYP 209M = 3.88 FT (77%) PER LBS.  
INITIAL SAGTENSION FOR TYP 209 = 3.47 SPANS + 3.62 FT (70%) PER LBS.  
FINAL SAGTENSION FOR TYP 209 = 3.75 SPANS + 3.88 FT (77%) PER LBS.  
INITIAL SAGTENSION FOR TYP 209M = 3.62 FT (70%) PER LBS.  
FINAL SAGTENSION FOR TYP 209M = 3.82 FT (77%) PER LBS.  
MAXIMUM SAGS FOR CONDUCTOR ARE:  
TYPICAL SAGS FOR TYP 209M = 3.62 FT (70%) PER LBS.  
TYPICAL SAGS FOR TYP 209 = 3.47 SPANS + 3.62 FT (70%) PER LBS.  
TEMPERATURE OF CRYSTAL AND IRONED AND HOT LOCKING ARE PER TABLE 2 OF CSA M.  
SAGS AND TENSIONS AT ZERO AMBIENT TEMPERATURE.

EEC ORIGINAL PKG.

## An aerial photograph of the Valencia 3 Project site. A large, rectangular area on the left is filled with a dense red stippled pattern and labeled 'VALENCIA 3 PROJECT'. To the right of this area, a complex network of roads and infrastructure is visible, including several roundabouts and straight road sections. The surrounding landscape is a mix of green fields and some built-up areas. The image is oriented horizontally on the page.

- 1 NEW LINES WILE ON LINE EXTENSION FROM LINES (SEE TO VALLECHA 3 PROJECT WITH 4-007 S AAC, 7-2712 AT IV, 39 A WIRE (ACCS & NEUTRAL).
- 2 NEW POLE NUMBER TO BE ASSIGNED BY RD DURING THE PROJECT TRACKS OPENING.

- 1 FOR TANGENT POLE, CORNER POLE, DEAD END POLE, AND CROSSING ASSEMBLY, REFER TO SHEET 7 A & B.
- 2 FOR RAILROAD CROSSING, ACCESSORY DETAIL AT PRIMARY POLE, REFER TO SHEET 7 A & B.
- 3 FOR SPACING AND OVERHEAD CONSTRUCTION, CONSULT CODE NUMBERS REFER TO SHEET 8.

1. RULES FOR OVERHEAD ELECTRIC LINE CONSTRUCTION, GENERAL ORDINANCE (G.O.) NO. 185 - PREPARED BY THE PUBLIC UTILITIES COMMISSION (PUC) OF THE STATE OF CALIFORNIA.
2. THE NATIONAL ELECTRICAL SAFETY CODE (LATEST REVISION) BY THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS, INC. (IEEE).

[illegible][illegible]EEC ORIGINAL PKG.

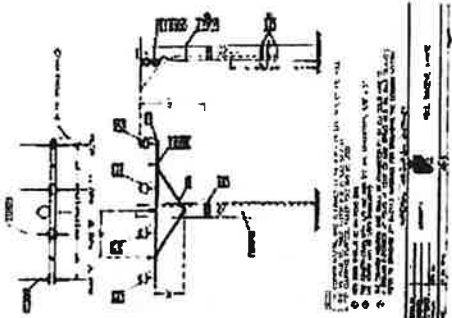
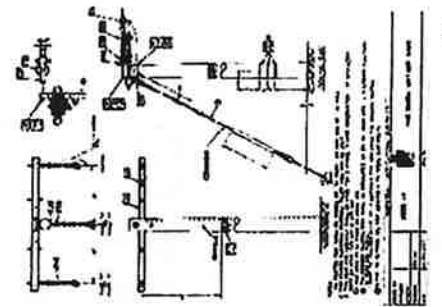
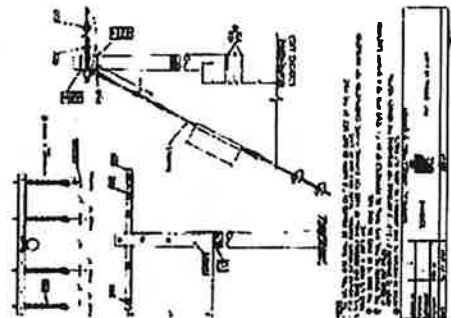
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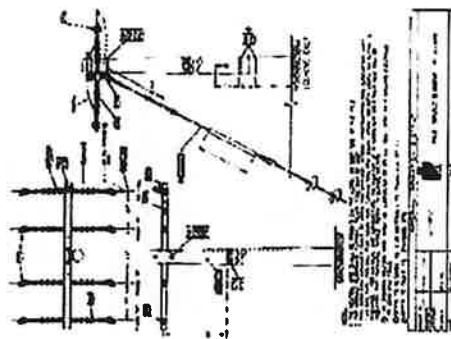
**ZGLOBAL**  
P.O. Box 1000, 10000  
Ave. 10000, 10000  
Folsom, CA 95630  
Phone: 916.333.3333  
Fax: 916.333.3333

**THE UNIVERSITY OF CHICAGO**  
**DEPARTMENT OF CHEMISTRY**  
**5301 SOUTH DICKENS STREET**  
**CHICAGO, ILLINOIS 60637**

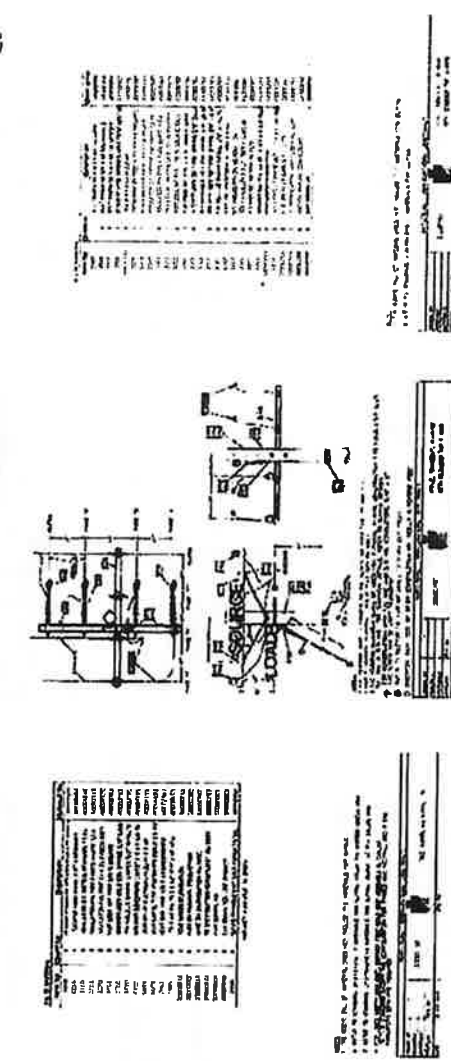
## STANDARDS 1

[illegible][illegible]

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Algeria	1994	1.00	kg
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[illegible]

**VALENCIA 3 - B521 DIST. CKT. (GEN-TIE)  
IID DISTRIBUTION STANDARDS**



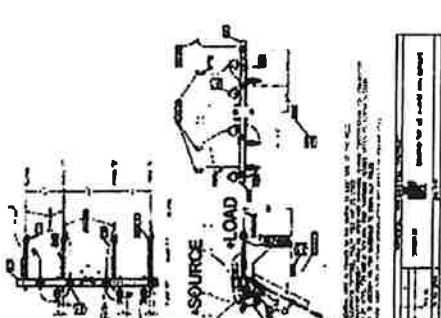
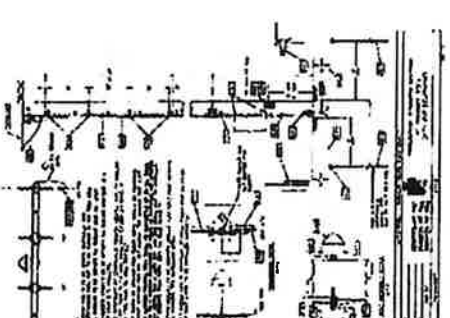
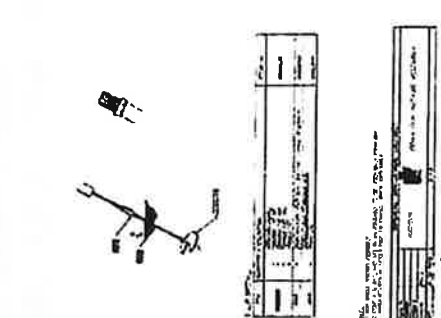
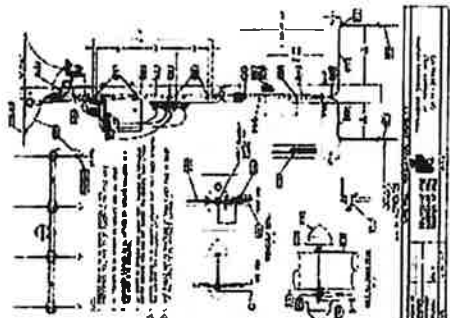
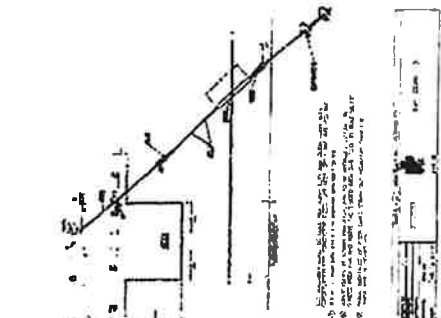
**VALENCIA 3 - B521 DIST. CKT. (GEN-TIE)  
IID DISTRIBUTION STANDARDS**

[illegible]

**ZGLOBAL**  
P.O. Box 1111, San Jose, CA 95128  
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WWW.ZGLOBAL.COM

STANDARDS 3  
SHEET 7

71385



**VALENCIA 3 - B521 DIST. CKT. (GEN-TIE)  
IID DISTRIBUTION STANDARDS**

**Valencia 3**  
**SOLAR PV PROJECT**

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**ZGLOBAL**  
PROJECT ENGINEERING

**STANDARDS 4**

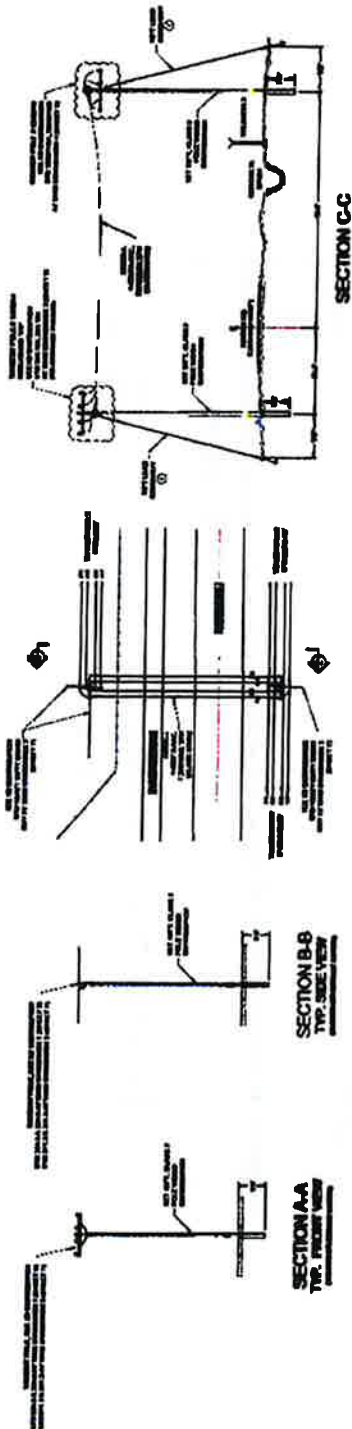
**SHEET 8**

**Valencia 3 - B521 DIST. CKT. (GEN-TIE)**  
**IID DISTRIBUTION STANDARDS**

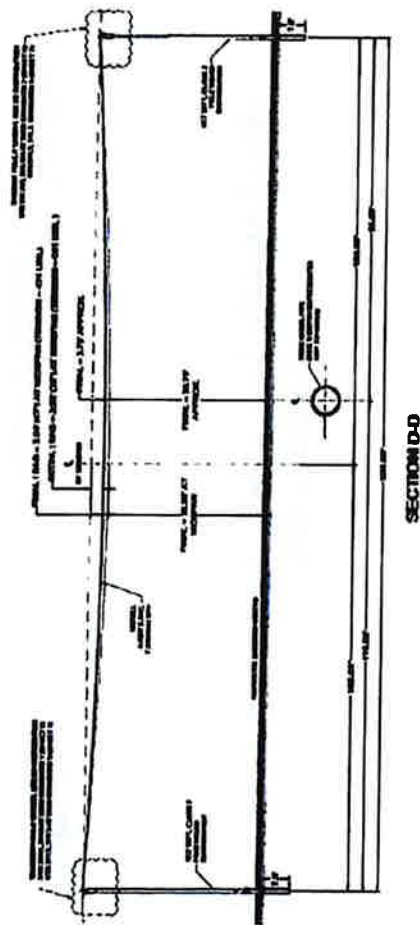
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Valencia 3  
SOLAR PV PROJECT[illegible]

**LEGEND:**



**DETAIL C**  
(CONTINUING FROM DETAIL B)



**ZGLOBAL**

## BASIC CIRCUIT ELEVATIONS

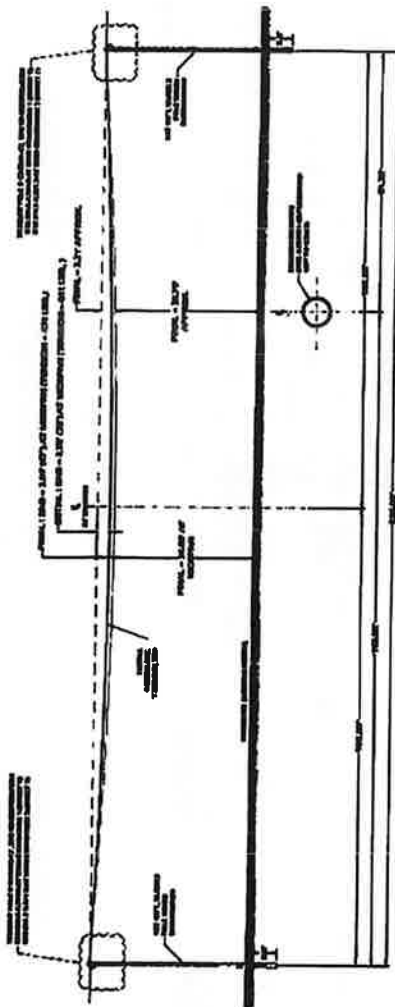
**SWEET'S**

**Valencia 3  
SOLAR PV PROJECT**[illegible][illegible]

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**DESIGN CIRCUIT  
ELEVATIONS**

**SHEET 10**



## SECTION EE



**VALENCIA 3 PROJECT  
8521 DIST. CKT.**



BILL OF MATERIAL:					
Material No.	Description	Unit	Item Sub-Total	Add. Item	Item Total
3000210	45 FT. POLE WOOD DISTRIBUTION	ea.	20	0.0	20
3000211	60 FT. POLE WOOD DISTRIBUTION	ea.	3	0.0	3
40002838	BOLT-MACHINE 1/2" X 8 GALVANIZED	ea.	42	4.2	46
40002848	BOLT-MACHINE 5/8" X 10 GALVANIZED	ea.	1	0.1	1
40002849	BOLT-MACHINE 5/8" X 12 1 INCH GALVANIZED	ea.	20	2.0	22
40002850	BOLT-MACHINE 5/8" X 14 GALVANIZED	ea.	21	2.1	23
40003009	BRACE-REVERS. WOOD X-ARM 72" SP X22" DRP	ea.	42	4.2	46
40003320	CROSSARM-10' FOOT 6-PIN PENTA TREATED	ea.	21	2.1	23
40003883	MARKER-COMMON NEUTRAL "CN"	ea.	2	0.2	2
40003561	INSULATOR-PIN TYPE F-NECK WHITE 55-4	ea.	22	2.2	24
40003580	INSULATOR-D.E. DISTRIB. POLYMER, 15 KV	ea.	20	2.0	22
40003570	INSULATOR-PIN TYPE 14.4 KV F-NECK GREY	ea.	68	6.8	75
40003759	NUT-LOCK, NF TYPE 1/2" IN. SQUARE GALV	ea.	42	4.2	46
40003760	NUT-LOCK, NF TYPE 5/8" IN. SQUARE GALV	ea.	43	4.3	47
40003763	WASHER-LOCK DBLE COIL SPRING 1/2" GALV	ea.	44	4.4	48
40003764	WASHER-LOCK DBLE COIL SPRING 5/8" GALV	ea.	43	4.3	47
40003765	WASHER-LOCK DBLE COIL SPRING 3/4" 411 GALV	ea.	7	0.7	8
40003790	PIN-INSUL. LG SHANK 5/8X11-1/2" W/NUTS	ea.	91	9.1	100
40008018	SIGN-(HIGH VOLTAGE) YELLOW 4" X 30"	ea.	23	2.3	25
40003995	STRIP-VISIBILITY 2 X 14" TYPE-L YELLOW	ea.	126	12.6	139
40004187	WASHER-ROUND 9/16 IN.(1/2)	ea.	42	4.2	46
40004191	WASHER-SQUARE 11/16 IN.-2 X 2 X 1/8" INCH	ea.	21	2.1	23
40004194	WASHER-SQ CURVED 11/16" 3 X 3 X 1/4" INCH	ea.	42	4.2	46
30000263	TIE DISTRIBUTION (WRAP LOCK) ALL SIZES	ea.	24	2.4	26
30000285	WIRE OH DISTRIBUTION ALL SIZES	ea.	22	2.2	24
30000762	DEADEND STRAIN CLAMP	ea.	1	0.1	1
40003117	CLAMP, GROUND ROD	ea.	48	4.8	51
40003283	CONNECTOR, COMPRESSION GROUND #6-#2CU	ea.	23	2.3	25
40003814	ROD, GROUND 5/8" x 8", COPPERWELD	ea.	46	4.6	51
40003934	STAPLE, GROUND WIRE COPPERWELD 1-1/4" x 1/4"	ea.	615	51.5	587
40004221	WIRE-COPPER #4 SOL S.D. BARE 60 LB COIL	lb.	141	14.1	155
30000361	MAINTENANCE GROUNDING	ea.	23	2.3	25
30000260	IMPACT, WIRE TAP SEE STANDARD 203.6 TABLE 18A	ea.	23	2.3	25
40008659	DEADEND-ARM ASSM. 10FT FIBERGLASS	ea.	4	0.4	4
30000080	AMP OH PRIMARY CONNECTORS	ea.	2	0.2	2
30000000	GUY, DOWN, LD	ea.	1	0.1	1
40003128	CLAMP-STRAIN DE STR CLEVIS #2-477 MCM 1	ea.	16	1.6	18
40003150	CLEVIS-THIMBLE 5/8" GALV FORGED STEEL	ea.	2	0.2	2
40003761	NUT-LOCK, NF TYPE 3/4" IN SQUARE	ea.	6	0.6	7
40008691	SIGN-LABEL "CN" YELLOW ON BLACK 3.5"x4"	ea.	6	0.6	7
40003995	STRIP-VISIBILITY 2 X 14" TYPE-L YELLOW	ea.	12	1.2	13
30000034	GUY ANCHOR	ea.	4	0.4	4
40003506	GUARD-GUY 8' FT YELLOW, POLYETHYLENE	ea.	4	0.4	4
40003565	INSULATOR-STRAIN, GUY 120 INCH X 30,000#	ea.	4	0.4	4
40004330	WIRE-GUY 7/8" XTRA-HI STRNTH GALV CLASS A	ea.	220	22.0	242
40003520	GRIP-STEEL GUY 7/16" INCH GALVANIZED	ea.	4	0.4	4
30000601	GUY, DOWN, HD	ea.	2	0.2	2
30000003	GUY, DOWN	ea.	1	0.1	1
40004308	WIRE-ALUMINUM TIE #8 SO BARE SOFT DRAWN	lb.	0.5	0.1	1
40002961	BOLT-MACHINE 3/4" X 12 GALVANIZED	ea.	6	0.6	7
40002965	BOLT-MACHINE 3/4" X 20 GALVANIZED	ea.	4	0.5	5
40004195	WASHER-SQ CURVED 13/16" 4 X 4 X 1/4" IN.	ea.	4	0.5	5
30000695	ANCHOR, HELIX DOUBLE 8" OR, DOUBLE 10" OR, SINGLE 12" OR, SINGLE 14"	ea.	4	0.4	4
40008840	ROD-ANCHOR, 1"x7" DDBE #D-100, CHANCE #12334-P	ea.	4	0.4	4
40002637	EYENUT, FOR 1" ANCHOR ROD TWIN-EYE	ea.	4	0.4	4

EEC ORIGINAL PKG.

