

PROJECT REPORT

TO: PLANNING DIRECTOR ACTION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: April 8, 2026
AGENDA TIME: 3:30AM / No. 1

PROJECT TYPE: Imperial Sun Solar, LLC
Lot Merger (MERG) #00193 SUPERVISOR DIST. #5

LOCATION: 2849 E HWY 98 APN(s): 059-300-015 & 017
Holtville, CA PARCEL SIZE: ±442.56

GENERAL PLAN (existing) Urban Area GENERAL PLAN (proposed) N/A

ZONE (existing) A-3-RE (Heavy Agriculture with Renewable Energy Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 04/8/2026

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED

OTHER Quechan Indian Tribe & Agua Caliente Band of Cahuilla Indians Tribe

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING DIRECTOR HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT MERGER #00193 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT MERGER #00193 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT MERGER #00193, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
April 8, 2026
Lot Merger (MERG) #00193

Applicant: **Imperial Sun Solar, LLC / Atlantica**
 2849 E HWY 98
 Holtville CA, 92250

Project Location:

The proposed project site is located between the U.S./Mexico International Border and the All-American Canal, at 2847 East Hwy 98, Holtville, CA, 92250; further identified as Assessor's Parcel Number 059-300-015-000 & 059-300-017 and legally described as THAT POR OF SECTIONS 10 & 11, T17S, R16E, 301.73 AC M/L, and TR 41, T17S, R16E, 148.88 AC, in an unincorporated area of the County of Imperial, State of California. Supervisorial District #5.

Project Summary:

This application requests a Lot Merger of four existing Legal Lots (APNs 059-300-015 and 059-300-017) totaling 442.56 acres into two consolidated parcels. The subject request comprises APN 059-300-015, The subject territory comprises APN 059-300-015, which contains Internal Lot 1 through 3, and APN 059-300-017, which contains Internal Lot 4. While the land is currently vacant agricultural land zoned Heavy Agricultural, with a Renewable Energy Overlay (A-3-RE), the proposed merger will facilitate the development of a utility-scale PV Solar and a Battery Energy Storage System (BESS) approved via CUP #20-0020 (Vega 4 / Cedar 1), along with an IID substation.

Water for the project will be supplied via the Imperial Irrigation District water system, specifically utilizing Gate AAC 18 to meet all on-site operational requirements.

Following this merger, the applicant will apply for a Lot Line Adjustment to adjust for a separate parcel of less than five acres in the upper portion of Proposed Parcel 1. This new parcel will be located in the upper portion of the consolidated site and is specifically designated for the construction and operation of an IID substation.

Existing Lots:

- "Lot 1" (059-300-015) – ±55.93 Acres
- "Lot 2" (059-300-015) – ±132.74 Acres
- "Lot 3" (059-300-015) – ±113.97 Acres
- "Lot 4" (059-300-017) – ±139.92 Acres

Total: ±442.56 Acres

Proposed Merged Parcel Size:

- APN: 059-300-015; Lots 1 + 2 = **±246.67 Acres**
- APN: 059-300-015 & 017; Lots 3 + 4 = **±195.85 Acres**

County Ordinance:

Lot Merger (MERG) #00193 is consistent with the Imperial County Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00 “Lot Mergers Initiated by Property Owner”.

Land Use Analysis:

The land use designation for this parcel is zoned A-3-RE (Heavy Agriculture with Renewable Energy Overlay) per Zoning Map #19 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County’s General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	CUP #20-0020	A-3-RE (Heavy Agriculture with Renewable Energy Overlay)	Agriculture
North	The All-American Canal	The All-American Canal	The All-American Canal
South	International Border US/Mexico	International Border US/Mexico	International Border US/Mexico
East		A-3 (Heavy Agriculture)	Agriculture
West		A-3-RE (Heavy Agriculture with Renewable Energy Overlay)	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00193 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

Staff recommend that the Planning Director hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Merger (MERG) #00193 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Merger (MERG) #00193 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00193, subject to the attached conditions.

PREPARED BY:

Rocio Yee, Planner II
Planning & Development Services



REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services

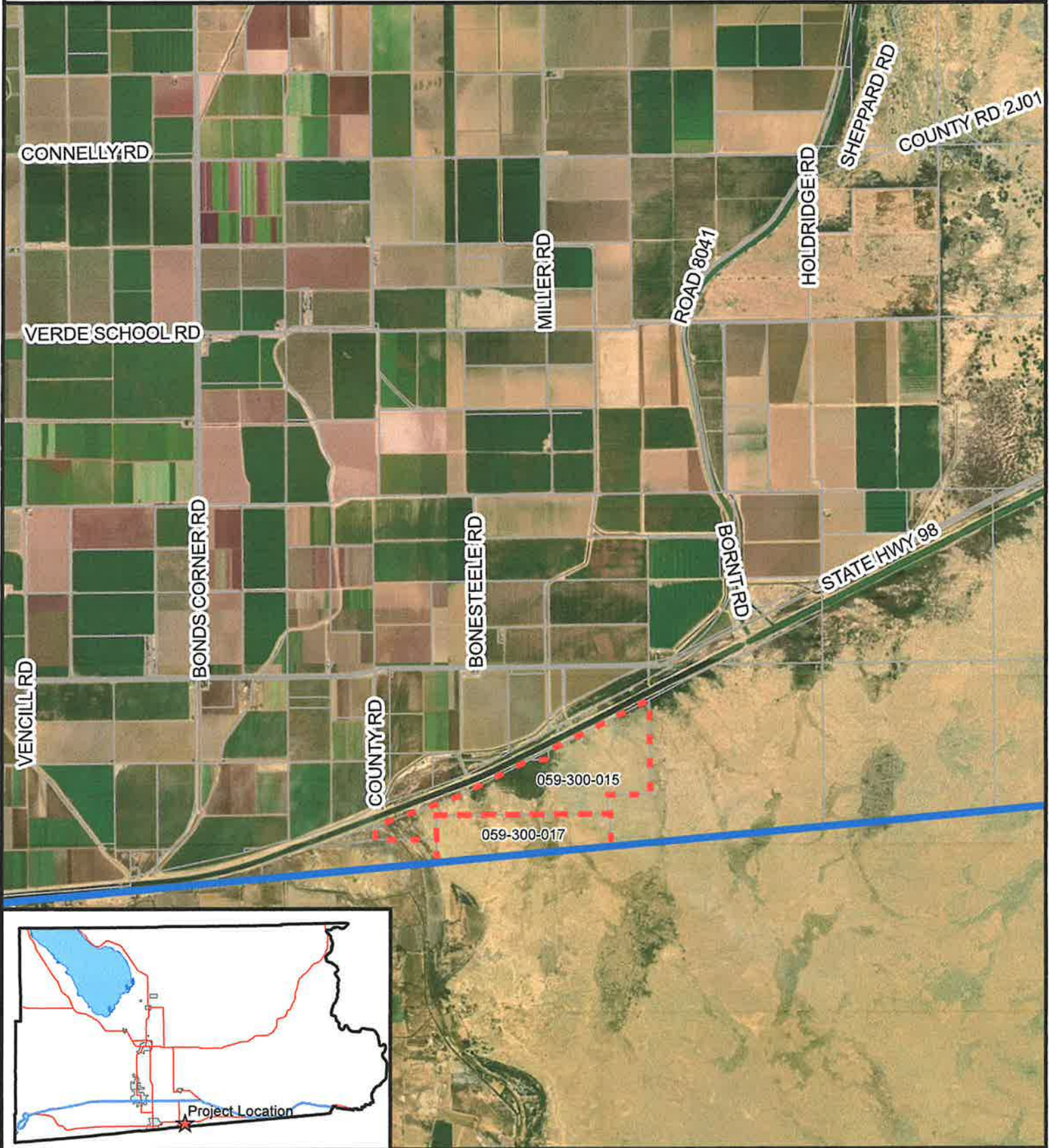


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolution & Findings
- D. Lot Merger Conditions
- E. Applicant Submittal
- F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



IMPERIAL SUN SOLAR LLC
MERG #00193
APN: 059-300-015-000 &
059-300-017-000

- Project Location
- Parcels
- Centerline
- International Border



ATTACHMENT "B"
SITE PLAN

ATTACHMENT "C"
PC RESOLUTIONS & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00193” FOR IMPERIAL SUN SOLAR, LLC

WHEREAS, Imperial Sun Solar, LLC submitted an application for Lot Merger #00193 to combine two (2) parcels to create a single and larger lot to accommodate the previously approved utility-scale PV Solar field, Battery Energy Storage System (BESS), and IID substation, also known as Cedar 1; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

WHEREAS, public notice of said application has been given, and the Planning Director has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on April 8, 2026; and,

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

SECTION 1. The Planning Director has considered the proposed Lot Merger prior to approval. The Planning Director finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Merger #00193 have been made as follows:

A. Are the lots or parcels contiguous?

The two (2) lots are contiguous, and the proposed lot merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00.

B. The lot merger conforms to State Law and County Ordinance.

MERG #00193 is zoned as A-3-RE (Heavy Agricultural with Renewable Energy Overlay) in accordance with Zoning Map #19 of the Imperial County Land Use Ordinance Title 9 and conforms to both State Law and County of Imperial Ordinance.

C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.

The lots are consistent with the Subdivision Map Act and County Ordinance.

D. The lots or parcels are not separated or affected by any easement, right-of-way, road, alley or canal (including public utility easements).

The two (2) parcels are contiguous, and the proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00 and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

E. The parcel as merged will not be deprived access as a result of the merger.

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this comprehensive lot merger is to combine two (2) contiguous lots to create a single and larger lot. the proposed reconfiguration will facilitate the development of a utility-scale PV Solar, a Battery Energy Storage System (BESS) approved via CUP #20-0020 (Vega 4 / Cedar 1), along with an IID substation.

F. Access to the adjoining parcels will not be restricted by the merger.

Access to the adjoining lots will not be restricted by the lot merger. The project site would include one primary access driveway across the East Highline Check of the All-American Canal, in the far northeastern corner of the project area.

G. The parcels, as merged, will not conflict with the location of any existing structures on the property.

The lot merger would not conflict with the location of any existing structure on the property. The project site consists of vacant desert land.

H. No new lots are created through the merger.

The merger will not create new lots. The two (2) agricultural parcels will be combined to create a larger one.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00193, subject to the attached Conditions of Approval.

Jim Minnick

Imperial County Planning & Development
Services Director

ATTACHMENT "D"
MERG#00193 CONDITIONS

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00193

APN(s) #059-300-015-000 & 059-300-017-000

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the

approval of this Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

- 1) The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
- 2) Each parcel affected by this lot merger shall abut a maintained road and/or have legal and physical access to a public road.¹
- 3) The lot merger must comply with Section 90808.00 of Imperial County Ordinances.¹
- 4) The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.²
- 5) Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation and maintenance of its electrical infrastructure.²

- 6) Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.²
- 7) The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.²
- 8) Substations and switchyards shall be located on property that will be transferred to IID in fee simple ownership with legal access.²
- 9) Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights of way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.²
- 10) IID Water Department facilities impacted include the All-American Canal and All-American Canal check structures. The proponents may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by the IID based on systems (Irrigation, drainage, power, etc.) needs.²
- 11) Both IID and the US Bureau of Reclamation (USBR) require permits for crossing the All-American Canal. IID, in conjunction with USBR, has limitation on the use of existing All American canal structures for site access. Existing all American canal structures have limitation for maximum load crossing. The limitations are established by the US Bureau of Reclamation (USBR). The proponent must identify alternatives for construction crossing the existing all American canal check structures exceeding the United States Bureau of Reclamation (USBR) weight limit. The proponent must identify alternatives for Imperial County emergency vehicle (fire) access to the site. Imperial County emergency vehicles typically exceed USBR's maximum load limits for crossing existing All American Canal Check Structures. Permits for crossing the All-American Canal require an IID encroachment permit and are subject to review by USBR, Caltrans, and other agencies that have limitations for existing crossings.²
- 12) Access roads are to be designed and maintained to provide uninterrupted access to IID personnel, Imperial County Fire, and other entities requiring access, including emergency response.²
- 13) An IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Water Department Standards. A construction stormwater permit from California Regional Water Quality Control Board (CRWQCB) is required before commencing construction. An industrial storm water permit from CRWQCB is required for

operation of the proposed facility. The project's "Storm Water Pollution Prevention Plan" and "stormwater permit from CRWQCR" are to be submitted to IID. ²

- 1- Imperial County Department of Public Works comment letter dated March 26, 2026.
- 2- Imperial Irrigation District Comment letter dated March 16, 2026.

ATTACHMENT “E”
APPLICANT SUBMITTAL

LOT MERGER

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

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

1. PROPERTY OWNER'S NAME Imperial Sun Solar LLC		EMAIL ADDRESS annette@dubosedesigngroup.com, tom@dubosedesigngroup.com	
2. MAILING ADDRESS 1553 W. Todd Drive Suite 204 Tempe, AZ		ZIP CODE 85283	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME Mauricio Lam		CAL LICENSE NO. LS-8440	
4. MAILING ADDRESS 1065 State Street, El Centro, CA		EMAIL ADDRESS mauriciolam@lcec-inc.com	
5. PROPERTY "A" (site) ADDRESS See Attached		LOCATION See Attached	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 059-300-015 - See Attached		SIZE OF PROPERTY (in acres or square foot) See Attached	
7. EXISTING USE See Attached			CURRENT ZONE See Attached
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) See Attached			
9. PROPERTY "B" (site) ADDRESS See Attached		LOCATION See Attached	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 059-300-017 - See Attached		SIZE OF PROPERTY (in acres or square foot) See Attached	
11. EXISTING USE See Attached			CURRENT ZONE See Attached
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) See Attached			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER The lots are merging in order to create locations for a battery storage facility, a solar field, and an IID substation within the parcels.			
14. PROPOSED MERGED PARCEL SIZE 437.12 AC		PROPOSED USE Solar & battery storage by way of CUP	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	N/A
16. DESCRIBE PROPOSED WATER SYSTEM	Imperial Irrigation District; AAC 18
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Grays Wells Road off of Highway 98
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

José ALBERTO SÁNCHEZ 10/30/2025
 Print Name (owner) _____ Date _____
 Signature (owner) _____
 Print Name (Agent) _____ Date _____
 Signature (Agent) _____
An owners notarized affidavit is required if application is signed by Agent

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

MERG#
00193

Project Description: Lot Merger #0193

APN	Internal Lot	Proposed Parcels	Former Parcel Size (Acres)	Proposed Parcel Size (Acres)	Former Use	Proposed Use	Zone
059-300-015	1	1	55.93	246.67	Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-015	2		132.74		Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-015	3	2	113.97	195.85	Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-017	4		139.92		Vacant Ag Lot	CUP#: 20-0020	A-3-R3

Project Overview

This application requests a Lot Merger and subsequent reconfiguration of four existing Internal Lots and two individual parcels (APNs 059-300-015 and 059-300-017) totaling 442.56 acres into two consolidated parcels. The subject territory comprises APN 059-300-015, which contains Internal Lot 1 through 3, and APN 059-300-017, which contains Internal Lot 4.

Following this merger, the applicant will apply for a Lot Line Adjustment to adjust for a separate parcel of less than five acres in the upper portion of Proposed Parcel 1. This new parcel will be located in the upper portion of the consolidated site and is specifically designated for the construction and operation of an IID substation.

Proposed Development & Utilities

While the land is currently vacant agricultural acreage (Zone A-3-R3), the proposed reconfiguration will facilitate the development of a utility-scale solar field that has been approved by a previous CUP, a Battery Energy Storage System (BESS), and the aforementioned IID substation. Water for the project will be supplied via the Imperial Irrigation District water system, specifically utilizing Gate AAC 18 to meet all on-site operational requirements.

FORMER LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Imperial and described as follows:

Lot 1:

Those Portions of Lots 13, 20 and 21, and the Southwest quarter of the Southeast quarter of Section 10, lying South of the All-American Canal, Township 17 South, Range 16 East, S.B.M., in an Unincorporated Area of the County of Imperial, State of California, according to the Official Plat thereof.

Lot 2:

Lots 11, 13, 15 and the North half of the Southeast quarter of Section 11, Township 17 South, Range 16 East, S.B.M., in an Unincorporated Area of the County of Imperial, State of California, according to the Official Plat thereof.

Lot 3:

Those Portions of Lots 6, 7 and 10, and the Northeast quarter of Section 11, lying South of the All- American Canal, Township 17 South, Range 16 East, S.B.M., in an Unincorporated Area of the County of Imperial, State of California, according to the Official Plat thereof.

Lot 4:

Tract 41, Township 17 South, Range 16 East, S.B.M., in an Unincorporated Area of the County of Imperial, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM ONE-HALF OF ALL STEAM, MINERALS, OILS, GAS, WATER, CARBONS AND HYDROCARBONS ON OR UNDER THE HEREIN DESCRIBED PROPERTY, AS RESERVED BY NATALIE KAPLAN BY DEED RECORDED APRIL 5, 1979 AS DOCUMENT NO. 3 IN BOOK 1431, PAGE 1454 OF OFFICIAL RECORDS, AND TRANSFERRED TO CEDAR 1 SES, LLC, PURSUANT TO DEED RECORDED ON JANUARY 3, 2024 AS DOCUMENT NO. 20240000075.

Also excepting therefrom, the South 60 feet thereof as taken by the United States of America in Declaration of taking recorded August 8, 2008, as Document No. 2008-023038 of Official

Records.

APN: 059-300-017, 059-300-015

LOT MERGER # _____
LEGAL DESCRIPTION FOR
PARCEL 1

LOTS 11, 13, 15, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11 AND THOSE PORTIONS OF LOTS 6, 7, 10, AND THE NORTHEAST QUARTER OF SECTION 11, ALL THESE LYING SOUTH OF THE ALL-AMERICAN CANAL AND WITHIN SECTION 11, TOWNSHIP 17 SOUTH , RANGE 16 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN APPROXIMATE AREA OF 195.85 ACRES MORE OR LESS AND SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.





LOT MERGER # _____
LEGAL DESCRIPTION FOR
PARCEL 2

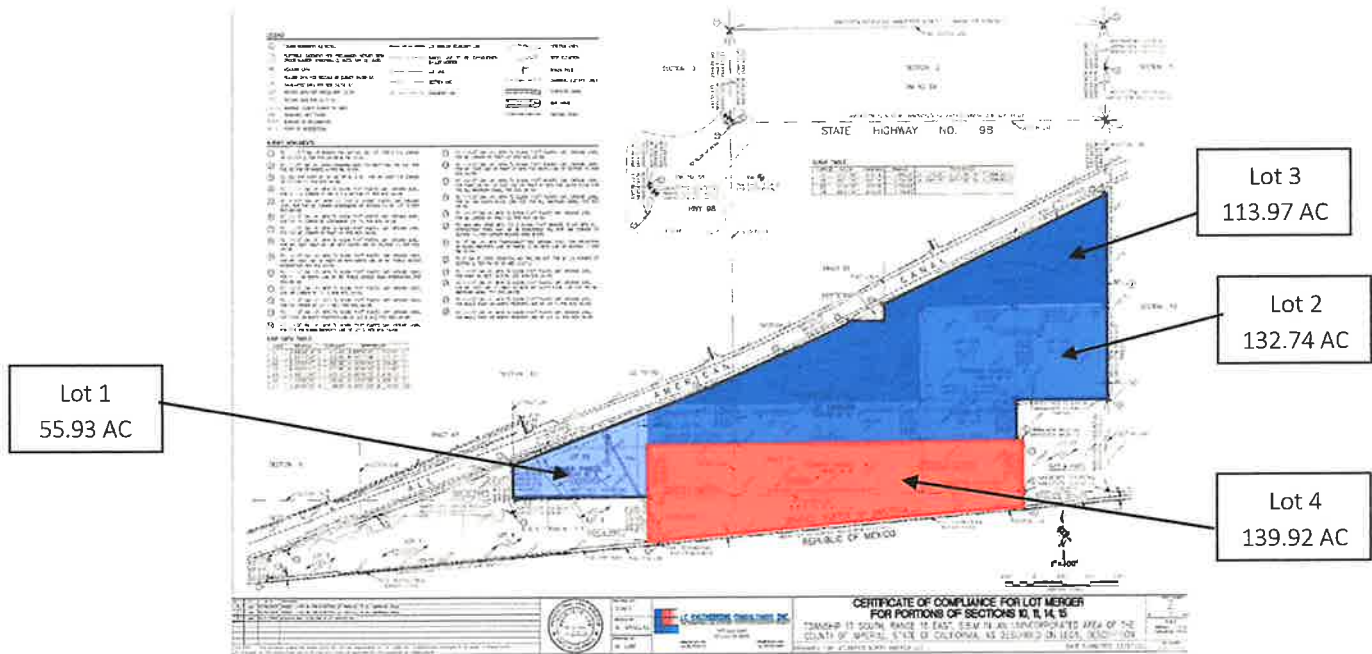
THOSE PORTIONS OF LOTS 13, 20, 21, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, ALL THESE LYING WITHIN SAID SECTION 10 AND SOUTH OF THE ALL-AMERICAN CANAL, AND ALL OF TRACT 41 LYING WITHIN SECTIONS 10, 11, 14, AND 15, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTH 60 FEET THEREOF AS TAKEN BY THE UNITED STATES OF AMERICA IN DECLARATION OF TAKING RECORDED AUGUST 8, 2008 AS DOCUMENT No.2009-023038 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN APPROXIMATE AREA OF 246.67 ACRES MORE OR LESS AND SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

Legend:

Color	Accessor's Parcel Number	Lots
	059-300-015	1
	059-300-015	2
	059-300-015	3
	059-300-017	4



LOT MERGER # _____
LEGAL DESCRIPTION FOR
PARCEL 2

THOSE PORTIONS OF LOTS 13, 20, 21, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, ALL THESE LYING WITHIN SAID SECTION 10 AND SOUTH OF THE ALL-AMERICAN CANAL, AND ALL OF TRACT 41 LYING WITHIN SECTIONS 10, 11, 14, AND 15, TOWNSHIP 17 SOUTH, RANGE 16 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTH 60 FEET THEREOF AS TAKEN BY THE UNITED STATES OF AMERICA IN DECLARATION OF TAKING RECORDED AUGUST 8, 2008 AS DOCUMENT No.2009-023038 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN APPROXIMATE AREA OF 246.67 ACRES MORE OR LESS AND SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

LOT MERGER # _____
LEGAL DESCRIPTION FOR
PARCEL 1

LOTS 11, 13, 15, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11 AND THOSE PORTIONS OF LOTS 6, 7, 10, AND THE NORTHEAST QUARTER OF SECTION 11, ALL THESE LYING SOUTH OF THE ALL-AMERICAN CANAL AND WITHIN SECTION 11, TOWNSHIP 17 SOUTH ,RANGE 16 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THE ABOVE DESCRIBED PROPERTY INCLUDES AN APPROXIMATE AREA OF 195.85 ACRES MORE OR LESS AND SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

ATTACHMENT "F"
COMMENT LETTERS



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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<https://twitter.com/CountyDpw/>

March 26, 2026

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

Attention: Rocio Yee, Planner II

SUBJECT: LM 193 – Imperial Sun Solar, LLC / Atlantica
Located on 2849 E Highway 98, Holtville, CA 92250
APNs 059-300-014, 015, 015 & 059-250-010

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on March 9, 2026 for the above mentioned project. The applicant requests a lot merger and subsequent reconfiguration of four existing agricultural parcels.

Department staff has reviewed the package information. Please be aware if the following shall be conditions of approval as described:

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. Each parcel affected by this lot merger shall abut a maintained road and/or have legal and physical access to a public road.
3. The lot merger must comply with Section 90808.00 of Imperial County Ordinances.

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

Respectfully,

David Dale, PE
Director of Public Works

By:

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

An Equal Opportunity / Affirmative Action Employer

AIR POLLUTION CONTROL DISTRICT



March 25, 2026

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

SUBJECT: Lot Merger 00193 – Imperial Sun Solar / Atlantica

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 Lot Merger (MERG) 00193 (project). The project proposes the merger and subsequent reconfiguration of four (4) existing agricultural parcels (three (3) parcels contained in APN 059-300-015 and one (1) parcel contained in APN 059-300-017) to create a single new parcel of 442.56 acres. Following the consolidation, the Imperial Irrigation District (IID) intends to perform a minor subdivision or parcel adjustment to carve out a separate dedicated parcel of less than five (5) acres in the upper portion of the new parcel for the construction and operation of an IID substation.

It is the understanding of the Air District that the merger will require a minor amendment to existing Conditional Use Permit (CUP) 20-0020 which permits the Vega 4 SES (Imperial Sun) facility on APNs 059-300-015 and 059-300-017. **The Air District requests a draft copy of the amendment for review prior to recording, along with a copy of the finalized map with the new parcel number.**

Air District rules and regulations and forms, along with our California Environmental Quality Act Handbook, can be found on our website at <https://apcd.imperialcounty.org> by accessing the Planning drop-down menu. The Air District can be contacted at (442) 265-1800.

Respectfully,

Curtis Blondell
Environmental Coordinator II

Reviewed by,

Monica Soucier
APC Division Manager



IID

A century of service.

www.iid.com

Since 1911

Monday, March 16, 2026

Rocio Yee
Planner II
Development Services Department
801 Main St.
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 9:40 am, Mar 17, 2026

SUBJECT: Imperial Sun Solar (APN: 059-300-015)

Dear Rocio Yee:

On Monday, March 9, 2026, the Imperial Irrigation District (IID) received a request from the Imperial County Planning & Development Services Department regarding the Imperial Sun Solar project, located at 2849 E. Hwy 98, Holtville, CA 92250. The applicant is requesting a Lot Merger and the subsequent reconfiguration of four existing agricultural parcels—totaling 442.56 acres—into a single consolidated parcel. Following this consolidation, the IID intends to perform a minor subdivision or parcel adjustment to create a dedicated parcel of less than five acres. This new parcel, located in the northern portion of the consolidated site, is specifically designated for the construction and operation of an IID substation.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service, please contact the areas service planner Mr. Gabriel Ramirez at 760-339-9257 or email at GRamirez@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, one-line diagrams, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
7. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
8. Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
9. To insure there are no impacts to Imperial Irrigation District (IID) Water Department facilities the project's plans are to be submitted to Imperial Irrigation District Water Department Engineering Services Section (WDES) prior to final project design. WDES can be contacted at (760) 339-9265 for information.
10. IID Water Department facilities impacted include the All American Canal and All American Canal Check Structures. The proponents may not use IID's canal or drain banks to access the project site. Any abandonment of easements or facilities will be approved by the IID based on systems (irrigation, drainage, Power, etc.) needs.
11. Both IID and the US Bureau of Reclamation (USBR) require permits for crossing the All American Canal. IID, in conjunction with USBR, has limitations on the use of existing All American Canal structures for site access. Existing All American Canal structures have limitations for maximum load crossing. The limitations are established by the US Bureau of Reclamation (USBR). The proponent must identify alternatives for construction crossing the existing All American Canal Check Structures exceeding the United States

Bureau of Reclamation (USBR) weight limit. The proponent must identify alternatives for Imperial County emergency vehicle (fire) access to the site. Imperial County emergency vehicles typically exceed USBR's maximum load limits for crossing existing All American Canal Check Structures. Permits for crossing the All American Canal require an IID encroachment permit and are subject to review by USBR, Caltrans, and other agencies that have limitations for existing crossings.

12. Imperial County's (1) grading and drainage and (2) fencing plans are to be submitted to IID Water Department Engineering prior to final project design. Detailed grading plans have to be in conformance with both Imperial Irrigation District (IID) and Imperial County requirements. Project Grading plans must be acceptable and approved by both IID WDES and Imperial County. Proposed project facilities including fencing will not encroach upon existing IID or USBR right-of-way or easements.
13. Access roads are to be designed and maintained to provide uninterrupted access to IID personnel, Imperial County fire, and other entities requiring access, including emergency response.
14. Any proposed discharges of stormwater runoff are to be to an existing acceptable drainage conveyance facility or retained 100% on-site. Retention basin facilities will meet Imperial County standards, including freeboard.
15. For construction water information, the proponent may contact IID Water Department South End Division at (760) 482-9800. Withdrawal of water from the All American Canal for construction requires an encroachment permit from IID and is subject to review and approval from USBR.
16. Should the proponent want a future water supply from IID, contact Justina Gamboa-Arce at (760) 339-9085 or jgamboaarce@iid.com for additional information.
17. Any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit or agreement that encompasses all IID permits, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; all water, sewer, storm water; and any other above ground or underground utilities. A copy of the encroachment permit application is included in IID's Developer Project Guide available at <http://www.iid.com/home/showdocument?id=2328>. For additional information regarding encroachment permits, the IID Real Estate Section should be contacted at (760) 339-9239.
18. An IID encroachment permit is required to utilize existing surface-water drainpipe connections to drains, and receive drainage service from IID. Surface-water drainpipe connections are to be modified in accordance with IID Water Department Standards. A construction storm-water permit from the California Regional Water Quality Control Board (CRWQCB) is required before commencing construction. An industrial storm water permit from CRWQCB is required for operation of the proposed facility. The project's "Storm

Water Pollution Prevention Plan" and "storm-water permit from CRWQCB" are to be submitted to IID.

19. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
20. Any new, relocated, upgraded or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until the environmental documentation is amended and environmental impacts are fully mitigated. Any and all mitigation necessary as a result of the construction, relocation, and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Wayne K. Strumpfer
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Optrns., Power Dept.
Jessica Humes – Supervisor, Environmental Compliance Water

Rocio Yee

From: Rocio Yee
Sent: Tuesday, March 24, 2026 4:37 PM
To: 'arturolopez@usbr.gov'; 'cflores@usbr.gov'; 'apinnell@usbr.gov'
Cc: Diana Robinson; Michael Abraham
Subject: RE: MERG00193 - Request for Comments DUE 3/24

Good afternoon, Arturo,

I apologize for the confusion; this was due to an internal error.
The proposed merger does not involve any federal land, and we will update the vicinity map accordingly.

Best regards,



Rocio Yee
Planner II
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243
rocioyee@co.imperial.ca.us
Phone (442) 265-1736

From: Lopez, Arturo <arturolopez@usbr.gov>
Sent: Friday, March 20, 2026 8:54 AM
To: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Cc: Flores, Cynthia (Cindy) <cflores@usbr.gov>; Pinnell, Anna M <apinnell@usbr.gov>
Subject: MERG00193 - Request for Comments DUE 3/24

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

Good morning,

I hope this email finds you well. US Bureau of Reclamation (Reclamation) comments are as follows:

- The APN parcel information presented is somewhat unclear. While the cover page suggests that four parcels are to be merged, the following pages correctly identify only two: 059-300-015 and 059-300-017 (please refer to the attached snip for verification). In addition, parcels 059-250-010 and 059-300-014 are federally designated lands reserved for Reclamation purposes under Secretarial Order 4/5/1910 and Public Land Order 7911. To resolve this confusion, please remove these federal parcels from the cover page.
- Additionally, the Project Location Map adds to the confusion. Please ensure parcel numbers 059-250-010 and 059-300-014 are omitted from this map as well.

Aimee Trujillo

From: Lopez, Arturo <arturolopez@usbr.gov>
Sent: Friday, March 20, 2026 8:54 AM
To: Aimee Trujillo
Cc: Flores, Cynthia (Cindy); Pinnell, Anna M
Subject: MERG00193 - Request for Comments DUE 3/24
Attachments: MERG00193 Request for comments 3.9.26.pdf

RECEIVED

MAR 20 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

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

Good morning,

I hope this email finds you well. US Bureau of Reclamation (Reclamation) comments are as follows:

- The APN parcel information presented is somewhat unclear. While the cover page suggests that four parcels are to be merged, the following pages correctly identify only two: 059-300-015 and 059-300-017 (please refer to the attached snip for verification). In addition, parcels 059-250-010 and 059-300-014 are federally designated lands reserved for Reclamation purposes under Secretarial Order 4/5/1910 and Public Land Order 7911. To resolve this confusion, please remove these federal parcels from the cover page.
- Additionally, the Project Location Map adds to the confusion. Please ensure parcel numbers 059-250-010 and 059-300-014 are omitted from this map as well.
- If any proposed facilities are to be located within our parcels, the proponent will need to submit a formal application for our review, accompanied by detailed engineering drawings for processing.

Project Description: Lot Merger #0193

APN	Former Parcel	Proposed Parcel	Former Parcel Size (Acres)	Proposed Parcel Size (Acres)	Former Use	Proposed Use	Zone
059-300-015	1		55.93		Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-015	2		132.74		Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-015	3	1	113.97	442.56	Vacant Ag Lot	CUP#: 20-0020	A-3-R3
059-300-017	4		139.92		Vacant Ag Lot	CUP#: 20-0020	A-3-R3

Project Overview

This application requests a Lot Merger and subsequent reconfiguration of four existing agricultural parcels (APNs 059-300-015 and 059-300-017) totaling 442.56 acres into a single consolidated parcel. The subject territory comprises APN 059-300-015, which contains Parcels 1 through 3, and APN 059-300-017, which contains Parcel 4.

Following this consolidation, the Imperial Irrigation District (IID) intends to perform a minor subdivision or parcel adjustment to carve out a separate, dedicated parcel of less than five acres. This new parcel will be located in the upper portion of the consolidated site and is specifically designated for the construction and operation of an IID substation.

Proposed Development & Utilities

While the land is currently vacant agricultural acreage (Zone A-3-R3), the proposed reconfiguration will facilitate the development of a utility-scale solar field that has been approved by a previous CUP, a Battery Energy Storage System (BESS), and the aforementioned IID substation. Water for the project will be supplied via the Imperial Irrigation District water system, specifically utilizing Gate AAC 18 to meet all on-site operational requirements.

Respectfully,

Art

Arturo Lopez
 Senior Realty Specialist
 United States Department of the Interior
 Bureau of Reclamation|Yuma Area Office
 7301 Calle Agua Salada|Yuma, AZ 85364
 Email: arturolopez@usbr.gov

Aimee Trujillo

From: Margo Sanchez
Sent: Monday, March 9, 2026 10:32 AM
To: Aimee Trujillo; Planning - ICPDSCCommentLetters; Rocio Yee
Subject: RE: MERG00193 - Request for Comments

Good morning,

Please accept this email as a No Comment response to this projects.

Thank you.

Best regards,
Margo

Margo Sanchez

Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County Agricultural Commissioner's Office
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>

Sent: Monday, March 9, 2026 9:49 AM

To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; rlpna@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; mlohr@blm.gov; csahagun@blm.gov; alexandersmith@usbr.gov; dir.j.saar@cbp.dhs.gov; jeffrey.l.meeker1@usmc.mil; marcuscuerdo@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rocioyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>

Subject: MERG00193 - Request for Comments

Good morning,

RECEIVED

MAR 09 2026

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Please see attached Request for Comments packet for **MERG00193** Imperial Sun Solar LLC / Atlantica (059-300-015, 059-300-017, 059-300-014, 059-250-010)

Comments are due by **March 24th, 2026, at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Rocio Yee at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

Office Technician

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

aimeetrujillo@co.imperial.ca.us



RECEIVED

MAR 09 2026

Olivia Lopez

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Monday, March 9, 2026 8:58 AM
To: Olivia Lopez; Tribal Secretary
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Rocio Yee; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Nicole Atondo; Valerie Grijalva; Vanessa DeLaTeja
Subject: Re: [EXTERNAL]:AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

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

Good morning,

Pursuant to AB52 and PRC 21080.3.1 (b), the Historic Preservation Office of the Fort Yuma-Quechan Indian Tribe is requesting consultation for this Project. This project is within the traditional lands of the Ft. Yuma Quechan Tribe. We are also requesting to receive additional information regarding this project. The Historic Preservation Office will be the point of contact for this project. Feel free to reach out with any questions regarding this request.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, March 9, 2026 8:27 AM
To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva

<valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>

Subject: [EXTERNAL]:AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached AB52 letter for Imperial Sun Solar/Atlantica (MERG#00193); APN 059-300-015, 059-300-017, 059-300-014, & 059-250-010

Should you have any questions, please feel free to assigned planner, Rocio Yee at (442) 265-1736, or by email at RocioYee@co.imperial.ca.us

Thank you,

Olivia Lopez

Office Technician

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(P) (442) 265-1736

(F) (442) 265-1735

RECEIVED

MAR 12 2026

Olivia Lopez

From: Daniel Tsosie <dtosie@campo-nsn.gov>
Sent: Thursday, March 12, 2026 1:37 PM
To: Olivia Lopez; Marcus Cuero
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Rocio Yee; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Nicole Atondo; Valerie Grijalva; Vanessa DeLaTeja
Subject: RE: AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

We Campo Band of Mission Indians request AB-52 Consultation.

Best regards,

DANIEL E. TSOSIE

(Tribal Affiliation: Campo Kumeyaay/Tipai and Diné/Navajo)

Campo Band of Mission Indians

Cultural Resource Manager

36190 Church Road

Campo, Ca 91906

Kumeyaay Heritage Preservation Council

-Vice Chairman & Delegate for Campo Band OMI

Kumeyaay Diegueño Land Conservancy

-Secretary & Delegate for Campo Band OMI

Kumeyaay Cultural Repatriation Committee

-Delegate for Campo Band OMI

C: 619-760-6480 (preferred)

O: 619-478-9046 Ext. 278

From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Monday, March 9, 2026 8:27 AM

To: Marcus Cuero <maruscuerdo@campo-nsn.gov>; Daniel Tsosie <dtosie@campo-nsn.gov>

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>

Subject: AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

Good morning,

Please see attached AB52 letter for Imperial Sun Solar/Atlantica (MERG#00193); APN 059-300-015, 059-300-017, 059-300-014, & 059-250-010

Should you have any questions, please feel free to assigned planner, Rocio Yee at (442) 265-1736, or by email at RocioYee@co.imperial.ca.us

Thank you,

Olivia Lopez

Office Technician

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(P) (442) 265-1736

(F) (442) 265-1735

Olivia Lopez

RECEIVED

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Monday, March 9, 2026 9:28 AM
To: Olivia Lopez; THPO Consulting
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Rocio Yee; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Nicole Atondo; Valerie Grijalva; Vanessa DeLaTeja
Subject: RE: AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

MAR 09 2026

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

Greetings,

A records check of the Tribal Historic Preservation Office’s cultural registry revealed that this project is not located within the Tribe’s Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,



Anthony Kline
 Cultural Resources Analyst
akline@aguacaliente.net
 C: (760) 413-5836 | D: (760) 883-1139
 5401 Dinah Shore Drive, Palm Springs

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, March 9, 2026 8:27 AM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rocioyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: AB 52 Letter - Imperial Sun Solar/Atlantica (MERG#00193)

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Good morning,

Please see attached AB52 letter for Imperial Sun Solar/Atlantica (MERG#00193); APN 059-300-015, 059-300-017, 059-300-014, & 059-250-010

Should you have any questions, please feel free to assigned planner, Rocio Yee at (442) 265-1736, or by email at RocioYee@co.imperial.ca.us

Thank you,

Olivia Lopez

Office Technician

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(P) (442) 265-1736

(F) (442) 265-1735

Aimee Trujillo

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Monday, March 9, 2026 9:56 AM
To: Aimee Trujillo; Planning - ICPDSCCommentLetters
Subject: Re: [EXTERNAL]:MERG00193 - Request for Comments

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

Good morning,
Pursuant to AB52 and PRC 21080.3.1 (b), the Historic Preservation Office of the Fort Yuma-Quechan Indian Tribe is requesting consultation for this Project. This project is within the traditional lands of the Ft. Yuma Quechan Tribe. We are also requesting to receive additional information regarding this project. The Historic Preservation Office will be the point of contact for this project. Feel free to reach out with any questions regarding this request.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

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IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Monday, March 9, 2026 9:49 AM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelly@icso.org <rkelly@icso.org>; Fred Miramontes <fmiramontes@icso.org>;

Robert Benavidez <RBenavidez@icso.org>; rlpna@iid.com <rlpna@iid.com>; jlasbury@iid.com <jlasbury@iid.com>; iidenvironmental@iid.com <iidenvironmental@iid.com>; jbrook@iid.com <jbrook@iid.com>; JFLopez@iid.com <JFLopez@iid.com>; jmontano@iid.com <jmontano@iid.com>; mlohr@blm.gov <mlohr@blm.gov>; csahagun@blm.gov <csahagun@blm.gov>; alexandersmith@usbr.gov <alexandersmith@usbr.gov>; dir.j.saar@cbp.dhs.gov <dir.j.saar@cbp.dhs.gov>; jeffrey.l.meeker1@usmc.mil <jeffrey.l.meeker1@usmc.mil>; marcuscuero@campo-nsn.gov <marcuscuero@campo-nsn.gov>; dtosie@campo-nsn.gov <dtosie@campo-nsn.gov>; Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: [EXTERNAL]:MERG00193 - Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached Request for Comments packet for **MERG00193** Imperial Sun Solar LLC / Atlantica (059-300-015, 059-300-017, 059-300-014, 059-250-010)

Comments are due by **March 24th, 2026, at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Rocio Yee at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

Office Technician

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

aimeetrujillo@co.imperial.ca.us

