

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: August 14, 2024
AGENDA TIME: 9:00AM / No. 5

PROJECT TYPE: Vikings Energy Farm, LLC Parcel Map #02508 SUPERVISOR DIST # 5
LOCATION: 2910 E. Nelson Pit Road APN: 050-070-019-000
Holtville, CA PARCEL SIZE: 80-AC

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A
ZONE (existing) A-2-RE (General Agriculture, Renewable Energy) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 08-14-2024
 APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____
 APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 06-13-2024
INITIAL STUDY: #24-0001

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" 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 type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
SHERIFF	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	<u>Imperial Irrigation District & CALTRANS</u>	

REQUESTED ACTION:

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02508 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON JUNE 13, 2024; AND,
2. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02508, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
August 14, 2024

Project Name: Parcel Map (PM) #02508

Applicant: Vikings Energy Farm, LLC
8800 North Gainey Center Drive, Suite #100
Scottsdale, AZ 85258

Project Location:

The proposed project is located at 2910 E. Nelson Pit Road, Holtville, CA, in an unincorporated area of the County of Imperial. It is bounded by Kavanaugh Road on the North, Nelson Pit Road on the South, and by the East Highline Canal on the West. The subject property is further identified as the West Half of the Northwest Quarter of Section 36, Township 15 South, Range 16 East, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 050-070-019-000 and located approximately (5) five miles southeast of the city limits of the City of Holtville.

The proposed project site is surrounded by parcels zoned as G/S (Government/Special Public) on the North; G/S-RE (Government/Special Public with a Renewable Energy Overlay) on the South; A-2-RE (General Agriculture with a Renewable Energy Overlay) on the East; and A-2 (General Agriculture) on the West.

Project Summary:

The applicant, Vikings Energy Farm, LLC, proposes a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Such action will create a lot and separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. The existing parcel is approximately 80.00-AC.

Proposed Parcel 1 would be approximately 4.298-AC and would convey the existing Imperial Irrigation District's Nelson Switching Station.

Proposed Parcel 2 would be approximately 75.812-AC and would accommodate the existing Vikings Solar Energy and Storage Facility. Both proposed Parcels 1 and 2 would have physical and legal access through Nelson Pit Road via an access easement.

Existing Parcel Size:

Subject Parcel (050-070-019) +/- 80.00 AC

New Proposed Parcel Sizes:

Parcel 1 "A" (IID's Nelson Switching Station) +/- 4.298 AC
Parcel 2 "B" (Vikings Solar Energy Generation & Storage Facility) +/- 75.812 AC

Land Use Analysis:

Per Imperial County's General Plan, the land use designation for this project is "Agriculture" and zoned as A-2-RE (General Agriculture with a Renewable Energy Overlay) per Zoning Map #22 of the Imperial County Title 9 Land Use Ordinance.

The proposed minor subdivision is consistent with the Imperial County Land Use Ordinance (Title 9), Division 5 (A-2 "General Agriculture" Zoning Ordinance), Section 90508.00 et. al. and Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Proposed Parcel 2 accommodating the existing Vikings Solar Energy Generation & Storage Facility and approximately 75.812-AC, is consistent with Division 5, Section 90508.04, as it meets the minimum lot size requirement of 40-AC in the A-2 (General Agriculture) zone. Although proposed Parcel 1, approximately 4.298-AC, does not meet the minimum lot size requirement in the A-2 (General Agriculture), it is found to be consistent with Division 5, Section 90508.04, as it would be conveyed to or from a government agency or public entity, for public purpose, public utility purpose (non-fee) right-of-way for the purposes of accommodating the existing Imperial Irrigation District's Nelson Switching Station.

Additionally, the proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under the Division 8 (Subdivision Ordinance), Section 90805.00 et. al.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL
Project Site	Existing Solar Energy Generation & Storage Facility / Existing IID Switching Station	A-2-RE (General Agricultural, Renewable Energy Overlay)	Agriculture
North	Vacant Desert Land	G/S (Government/Special Public)	Recreation/Open Space
South	Vacant Desert Land	G/S-RE (Government/Special Public, Renewable Energy Overlay)	Recreation/Open Space
East	Existing Solar Energy & Storage Facility	A-2-RE (General Agricultural, Renewable Energy Overlay)	Agriculture
West	Agricultural Field	A-2 (General Agricultural)	Agriculture

Environmental Review:

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee. The Committee consists of a seven (7) member panel, which are the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County

of Imperial. On June 13, 2024, after review by the EEC members, the members recommended a Negative Declaration.

On June 18, 2024, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 25 days: a comment period from June 18, 2024, through July 13, 2024.

Staff Recommendation:

It is recommended that the Planning Commission conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02508 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on June 13, 2024; and,
- 2) Adopt the attached Resolution and supporting findings, approving Parcel Map #02508, subject to the attached conditions.

Prepared by:

Gerardo A. Quero, Planner II

#345

Reviewed by:

Michael Abraham, AICP, Assistant Director
Planning & Development Services

Approved by:

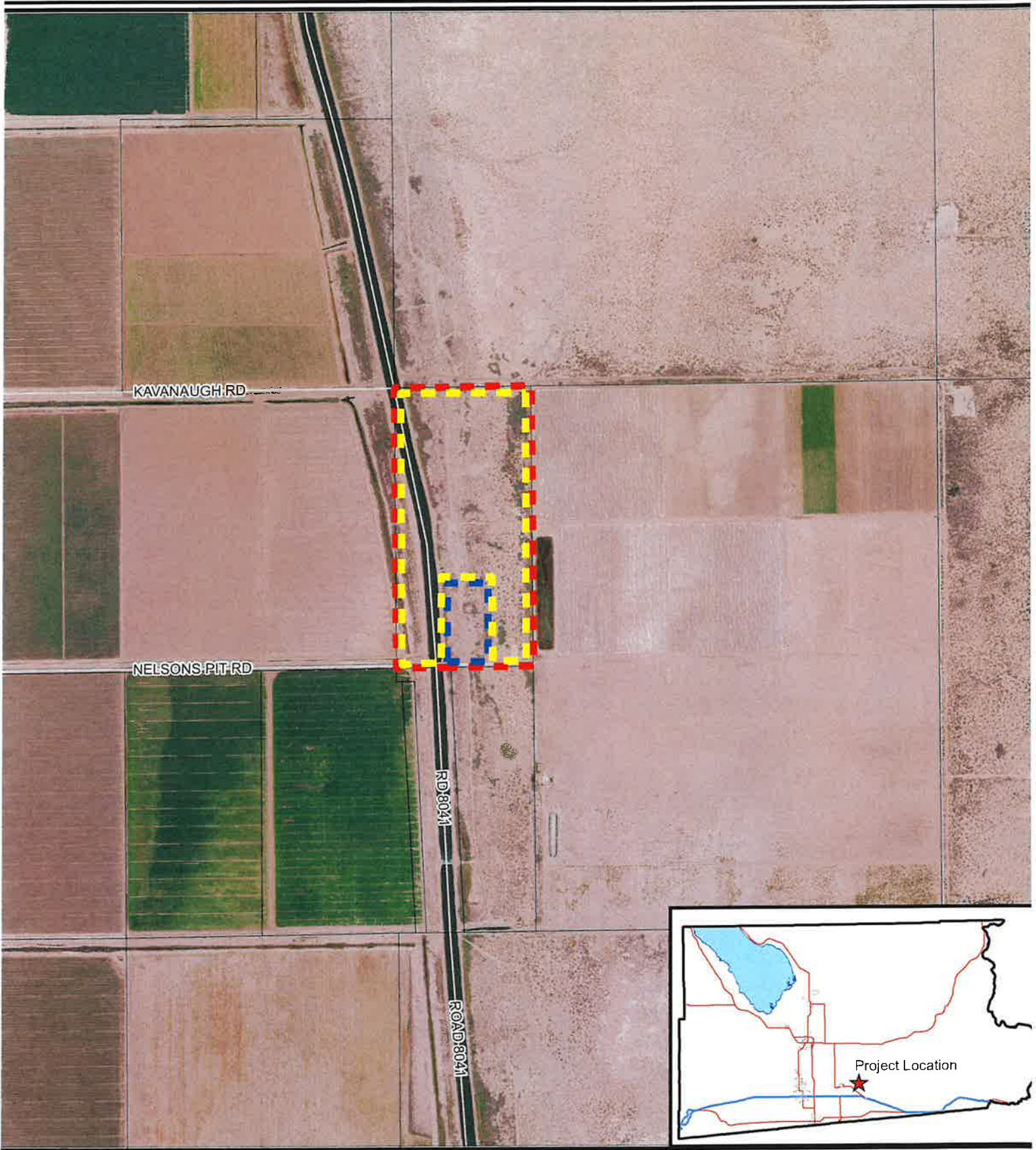
Jim Minnick, Director
Planning & Development Services

ATTACHMENTS:




- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolution
- D. PC Resolution
- E. PM02508 - Conditions of Approval
- F. Environmental Evaluation Committee Package
- G. NOI Comment Letters

ATTACHMENT “A”
VICINITY MAP

PROJECT LOCATION MAP

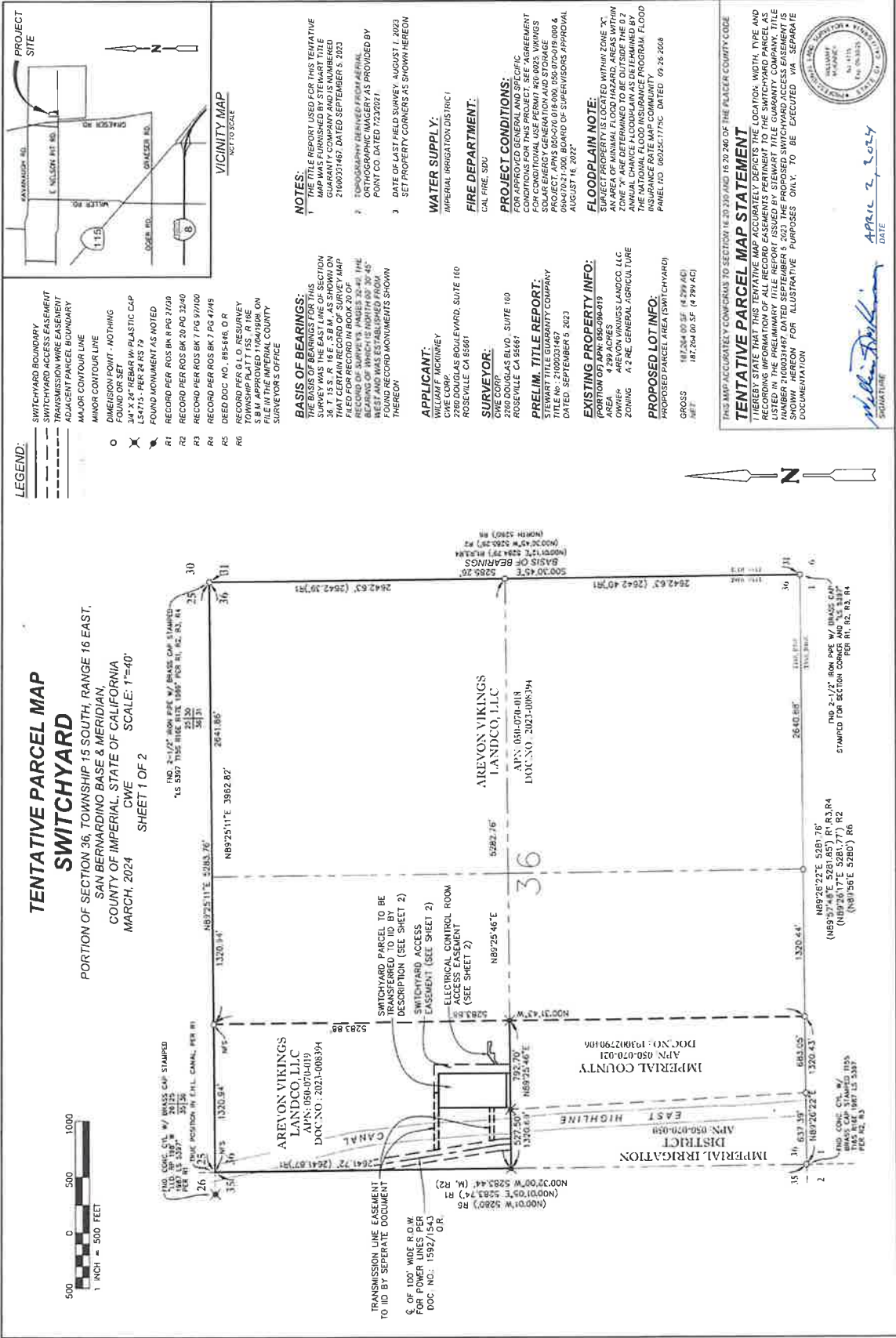


VIKINGS ENERGY FARM, LLC
PM #02508 / IS #24-0001
APN 050-070-019-000
CORRECTED LOCATION

-  Project Location
-  Proposed Parcel A
-  Proposed Parcel B



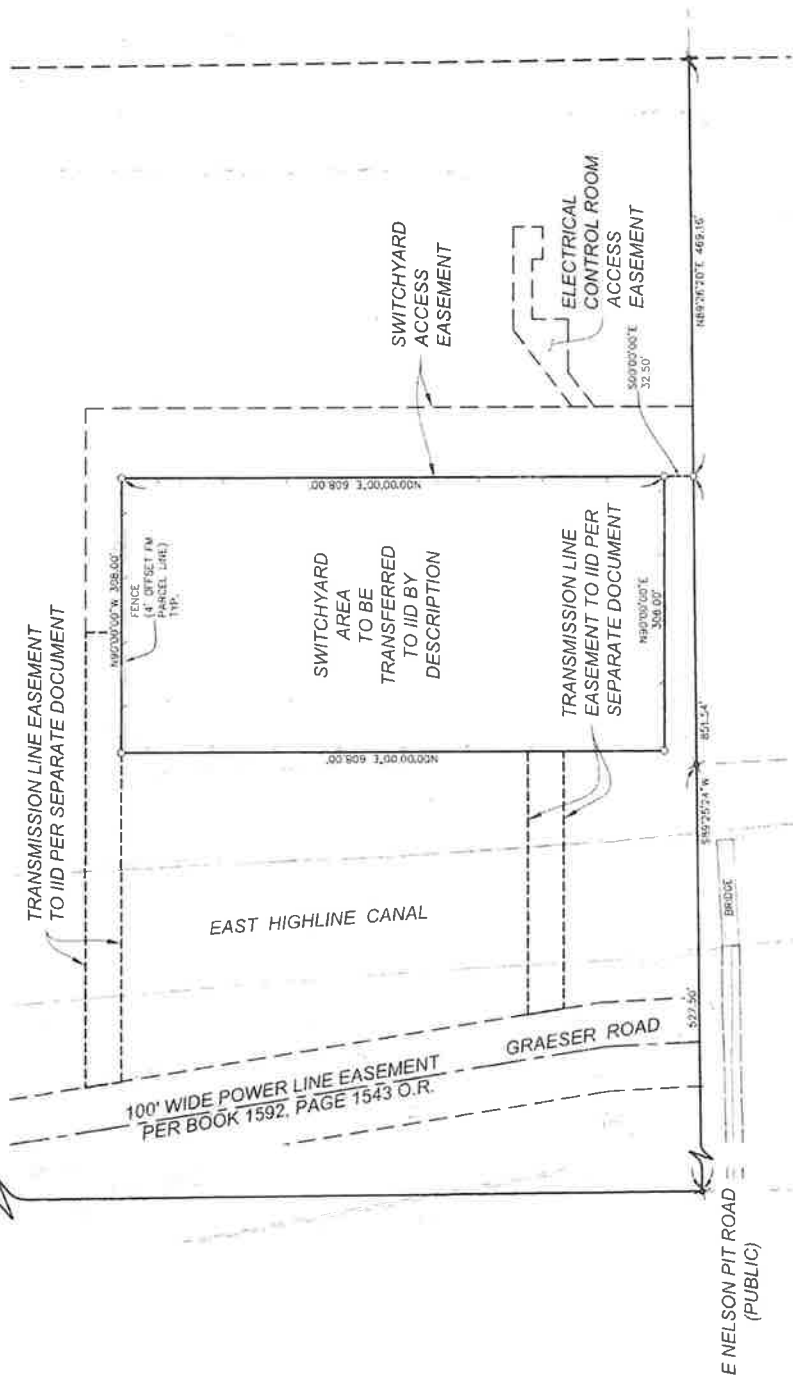
ATTACHMENT “B”
TENTATIVE PARCEL MAP



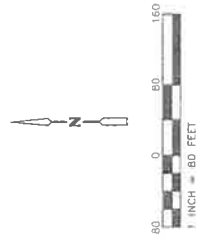
TENTATIVE PARCEL MAP SWITCHYARD

PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
SAN BERNARDINO BASE & MERIDIAN,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA
CWE
MARCH, 2024
SCALE: 1"=40'
SHEET 2 OF 2

TRD, CIVIC, CIL, W/
BPT, S, C, P, S, P, V, E
LS 4, 5, 9, 7, 1
5927.52' W 198.06'



- LEGEND:
- SWITCHYARD BOUNDARY
 - SWITCHYARD ACCESS EASEMENT
 - TRANSMISSION WIRE EASEMENT
 - ADJACENT PARCEL BOUNDARY
 - ADJACENT PARCEL LINE
 - MINOR CONTOUR LINE
 - DIMENSION POINT NOTHING
 - ACUARD OR SET
 - 3/4" X 2" PERMANENT PLASTIC CAP
 - FOUND MONUMENT AS NOTED



**ATTACHMENT “C”
CEQA RESOLUTION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #24-0001) FOR PARCEL MAP #02508 (VIKINGS ENERGY FARM, LLC).

WHEREAS, on May 31, 2024, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for June 13, 2024; and,

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

WHEREAS, on June 13, 2024, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Parcel Map #02508; and

WHEREAS, the Negative Declaration was circulated for 25 days from June 18, 2024, to July 13, 2024; and,

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02508. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Parcel Map #02508 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and,
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02508.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certify that the preceding Resolution was taken by the Planning Commission at a meeting conducted on August 14, 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission**

**ATTACHMENT “D”
PLANNING COMMISSION
RESOLUTION**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02508 AND CONDITIONS OF APPROVAL FOR VIKINGS ENERGY FARM, LLC.

WHEREAS, Vikings Energy Farm, LLC, has submitted an application for Parcel Map #02508 proposing a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility.; and,

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and,

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications; and,

WHEREAS, public notice of said application has been given, and the Planning Commission 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 August 14, 2024; and,

WHEREAS, on June 13, 2024, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

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

SECTION 1. The Planning Commission has considered Parcel Map #02508 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Parcel map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes 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, the following findings for the approval of Parcel Map #02508 have been made:

Finding 1: That the subdivision is not a major subdivision.

The subdivision is a minor subdivision, which is intended to create a lot and separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. The proposed parcels, identified as Proposed Parcel 1 and Proposed Parcel 2, would be

approximately 4.298 acres and 75.812 acres respectively on the proposed Exhibit (See Attachment B). Proposed Parcel 1 would contain the existing IID's Nelson Switching Station while Proposed Parcel 2 would contain the Vikings Solar Energy Generation & Storage Facility.

Finding 2: That the Tentative Parcel Map meets the requirements of the County Subdivision Ordinance.

The Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90805.00 et. al.

Finding 3: The proposed map is consistent with applicable General and Specific Plans.

The proposed minor subdivision of land is consistent with the Imperial County General Plan; the project site is designated as "Agriculture." The existing uses are consistent with the Imperial County General Plan.

The proposed parcel map is intended to create a lot and separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. No changes to the existing Land Use Designations; therefore, the proposed minor subdivision is considered consistent with the Imperial County General Plan.

Finding 4: The design or improvement of the proposed land division consistent with applicable General and Specific Plans.

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated as Agriculture and zoned A-2-RE (General Agriculture with a Renewable Energy Overlay).

Finding 5: The site is physically suitable for the type of development.

The proposed parcel map is intended to create a lot and separate the existing IID's Nelson Switching Station from the Vikings Solar Energy Generation and Storage Facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. No changes to the existing Land Use Designations; therefore, the proposed minor subdivision is considered consistent with the Imperial County General Plan.

Finding 6: The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidable injure fish or wildlife or their habitat.

The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A Negative Declaration was recommended to be adopted at the June 13, 2024, Environmental Evaluation Committee hearing.

Finding 7: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project proposes a minor subdivision to create a lot and separate the existing IID's Nelson Switching Station from the Vikings Solar Energy Generation and Storage Facility with no changes to the existing Land Use Designations; therefore, is not likely to cause serious public health problems.

Finding 8: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site.

Finding 9: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.

A Negative Declaration was recommended to be adopted on the June 13, 2024, Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Parcel Map #02508, subject to the Conditions of Approval.

**Rudy Schaffner, Chairperson
Imperial County Planning Commission**

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on August 14, 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

**Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission**

ATTACHMENT “E”
PARCEL MAP #02508
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

PARCEL MAP #02508

(Vikings Energy Farm, LLC)
[050-070-019-000]

NOTICE TO APPLICANT!

The above-referenced Parcel Map, 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 COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT/SUBDIVIDER or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map 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, and/or the subdivider. 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 parcel maps 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 parcel map.

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 Map.
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 Subdivision, subdivider 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 Subdivision 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 subdivider, arising out of or in connection with the approval of this Subdivision, 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 map shall have a maintained road and/or have legal and physical access to a public road before this Parcel Map 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. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads.
9. 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 1/2" x11"). Letterhead is not acceptable.

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.²

2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.²
3. The switching yard access easement needs be increased to encompass two (2) gated access points on the east side of the switchyard. IID will also require additional easements for the In-and-Out KN/KS transmission line to be shown on the parcel map and dedicated by deed.¹
4. 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. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.¹
5. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Steet Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.²
6. Any activity and/or work within Imperial County right-of-way shall be implemented under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.²
7. All permanent structures shall be located outside of the ultimate County Right-of-Way.²
8. The Permittee will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions.²
9. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to issuance of a grading permit, building permit, and encroachment permit.²
10. Prior to the issuance of grading and building permits, the Permittee shall complete the installation of temporary stabilized construction entrances and secondary emergency access driveways.²
11. Prior to issuance of final certificate of occupancy, the Permittee shall be responsible for repairing any damage caused to County roads and bridges during construction as determined by the Imperial County Road Commissioner.²

12. Comply with conditions provided in CUP#20-0025.²
13. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of Nelson Pit Road, being classified as Local County (Residential) – two (2) lanes, requiring sixty (60) feet of right of way, being thirty (30) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by the Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per Imperial County Circulation Element Plan of the General Plan).²
14. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the Parcel Map.²
15. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.²

1 - Imperial Irrigation District comment letter dated April 3, 2024.

2 - Imperial County Department of Public Works comment letter dated May 1, 2024.

ATTACHMENT “F”
ENVIRONMENTAL EVALUATION
COMMITTEE PACKAGE

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: June 13, 2024
AGENDA TIME: 1:30PM / No. 6

PROJECT TYPE: Vikings Energy Farm, LLC Parcel Map #02508 SUPERVISOR DIST # 5

LOCATION: 2910 E. Nelson Pit Road APN: 050-070-019-000

Holtville, CA PARCEL SIZE: 80-AC

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2-RE (General Agriculture, Renewable Energy) 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

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 06-13-2024

INITIAL STUDY: #24-0001

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" 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 type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
SHERIFF	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	<u>Imperial Irrigation District</u>	

REQUESTED ACTION:

(See Attached)

NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02508
Initial Study #24-0001
Vikings Energy Farm, LLC**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

June 2024

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 Parcel Map #02508 (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 the 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

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 potentially significant impact, potentially significant unless mitigation incorporated, less than 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 the preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

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. **Potentially Significant Unless 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.
- 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:** Vikings Energy Farm, LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Gerardo A. Quero, Planner II, (442)265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** gerardoquero@co.imperial.ca.us
6. **Project location:** 2910 E. Nelson Pit Road, Holtville, CA 92250.
Assessor's Parcel Number (APN) 050-070-019-000.
7. **Project sponsor's name and address:** Vikings Energy Farm, LLC
8800 North Gainey Center Drive, Suite #100
Scottsdale, AZ 85258
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2-RE (General Agriculture with a Renewable Energy Overlay)

10. **Description of project:** The applicant, Vikings Energy Farm, LLC, proposes a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Such action will create a lot and separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. The existing parcel is approximately 80.00-AC.

Proposed Parcel 1 would be approximately 4.298-AC and would convey the existing Imperial Irrigation District's Nelson Switching Station. Proposed Parcel 2 would be approximately 75.812-AC and would accommodate the existing Vikings Solar Energy and Storage Facility. Both proposed Parcels 1 and 2 would have physical and legal access via Nelson Pit Road.

11. **Surrounding land uses and setting:** The project is bounded by Kavanaugh Road on the North, Nelson Pit Road on the South, and the East Highline Canal on the West. The subject property is described as the West Half of the Northwest Quarter of Section 36; Township 15 South, Range 16 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 80.00 Acres. The property is also known as Assessor's Parcel Number (APN) 050-070-019-000.

The project is surrounded by parcels zoned as G/S (Government/Special Public) on the North; G/S-RE (Government/Special Public with a Renewable Energy Overlay) on the South; A-2-RE (General Agriculture with a Renewable Energy Overlay) on the East; and A-2 (General Agriculture) on the West.

The proposed minor subdivision is consistent with the Imperial County Land Use Ordinance (Title 9), Division 5 (A-2 "General Agriculture" Zoning Ordinance), Section 90508.00 et. al. and Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Proposed Parcel 2 accommodating the existing Vikings Solar Energy Generation & Storage Facility and approximately 75.812-AC, is consistent with Division 5, Section 90508.04, as it meets the minimum lot size requirement of 40-AC in the A-2 (General Agriculture) zone. Although proposed Parcel 1, approximately 4.298-AC, does not meet the minimum lot size requirement in the A-2 (General Agriculture), it is found to be consistent with Division 5, Section 90508.04, as it would be conveyed to or from a government agency or public entity, for public purpose, public utility purpose (non-fee) right-of-way for the purposes of accommodating the existing Imperial Irrigation District's Nelson Switching Station.

Additionally, the proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under the Division 8 (Subdivision Ordinance), Section 90805.00 et. al.

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

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.?

The Quechan and Campo Band of Mission Indian Tribes have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date.

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 type="checkbox"/> Biological Resources | <input 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 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.

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



 Jim Minnick, Director of Planning/EEC Chairman

6-13-2024

 Date:

PROJECT SUMMARY

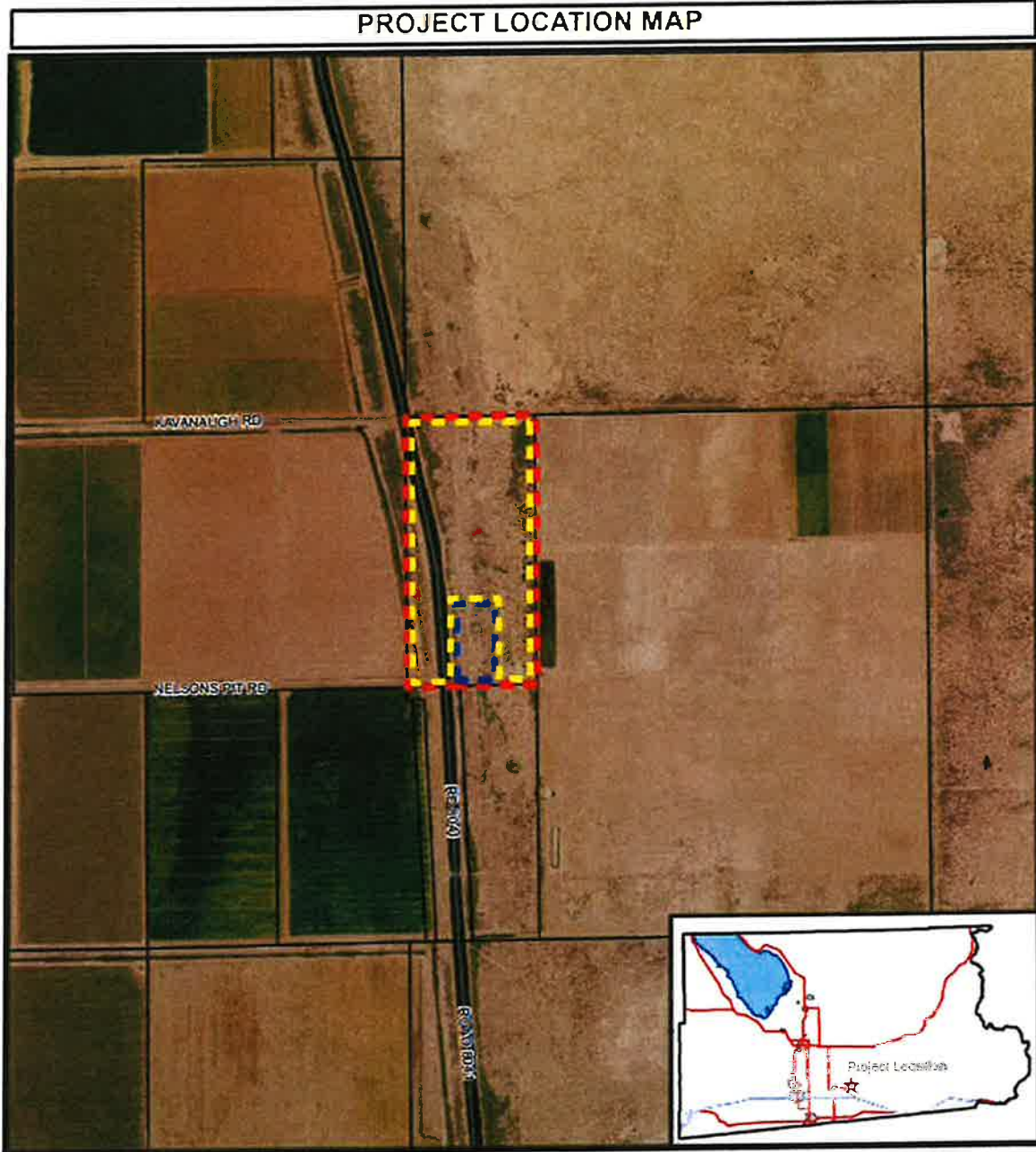
- A. **Project Location:** the proposed project would be located at 2910 E. Nelson Pit Road, Holtville, CA 92250; Assessor's Parcel Number (APN) 050-070-019-000.
- B. **Project Summary:** The applicant, Vikings Energy Farm, LLC, proposes a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility.
- C. **Environmental Setting:** The proposed project parcel is relatively flat, located approximately 5.5 miles east of the city limits of the City of Holtville, bounded by Kavanaugh Road on the North, Nelson Pit Road on the South, and the East Highline Canal on the West.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-2-RE (General Agriculture with a Renewable Energy Overlay) per Zone Map #22 of the Imperial County Land Use Ordinance (Title 9). Initial Study #24-0001 will analyze any impacts related to the proposed project.

The proposed minor subdivision is projecting (2) two parcels: proposed Parcel 1 with approximately ± 4.298 Acres and proposed Parcel 2 with approximately ± 75.812 Acres, which complies with Sections 90508.00 et. al. and 90805.00 et. al. of the Imperial County Land Use Ordinance (Title 9). Both proposed parcels are to remain in agricultural use. No change to the existing zoning is anticipated.

- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation for this project is "Agriculture" and zoned A-2-RE as (General Agriculture with a Renewable Energy Overlay) per Zone Map #22 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Section 90508.00 et. al., since no change is being proposed to the existing "Agriculture" designation.

Exhibit "A"
Vicinity Map

PROJECT LOCATION MAP



VIKINGS ENERGY FARM, LLC
PM #02508 / IS #24-0001
APN 050-070-019-000
CORRECTED LOCATION

Project Location
Proposed Parcel A
Proposed Parcel B

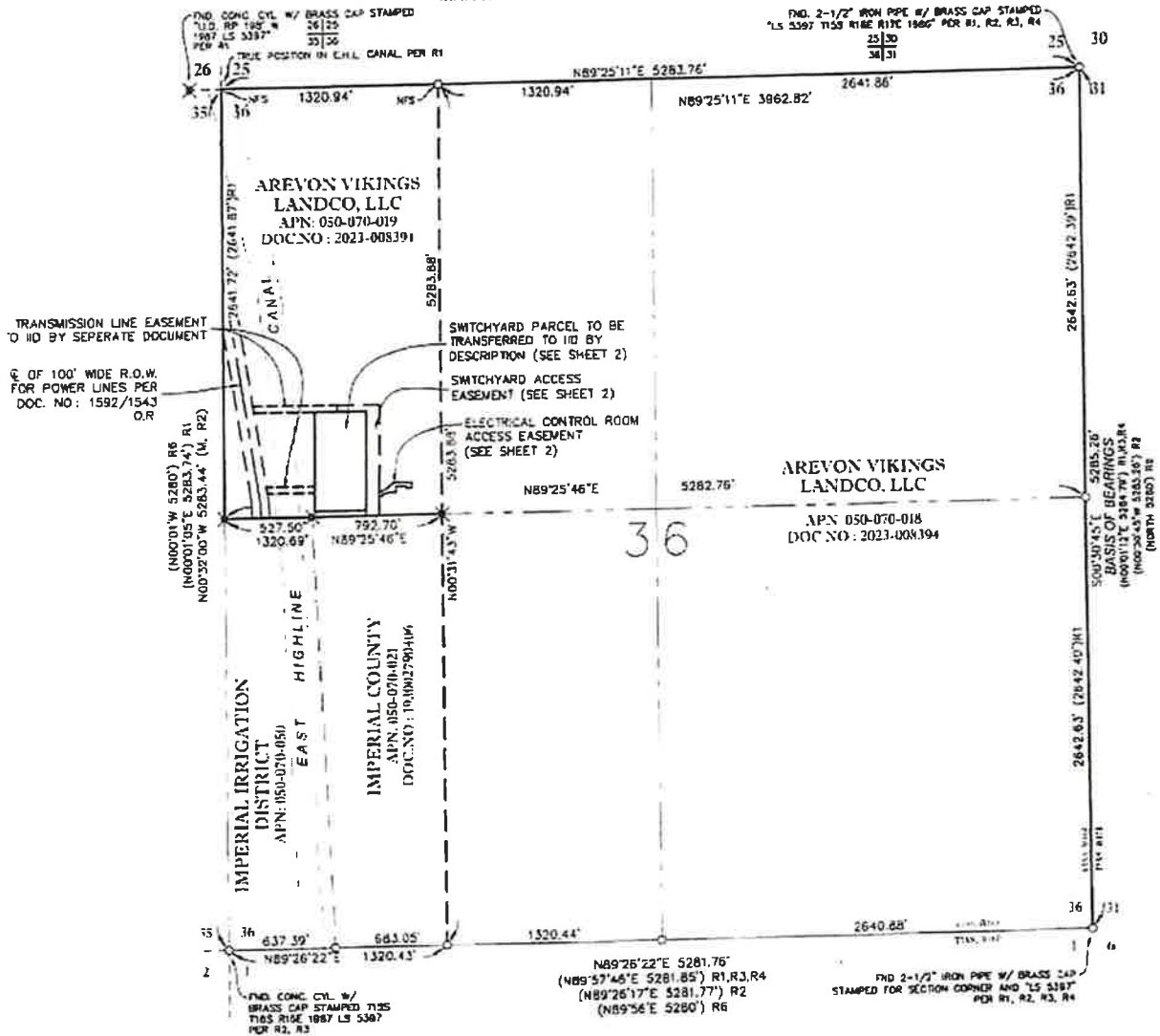


EEC ORIGINAL PKG

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

TENTATIVE PARCEL MAP
SWITCHYARD

PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
SAN BERNARDINO BASE & MERIDIAN,
COUNTY OF IMPERIAL, STATE OF CALIFORNIA
MARCH, 2024 *CWE* SCALE: 1"=40'



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)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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 or scenic highway?

a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element² and California State Scenic Highway System Map³. No impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. The nearest highway is Highway 115 located 1.4 miles southwest of the Project site. This highway is not a designated scenic highway. The nearest eligible state scenic highway according to Caltrans California State Scenic Highway System Map is Route-78, located 39.82 miles northwest of the Project site. The project vicinity does not contain any rock outcroppings and has very few trees. According to the Class III Cultural Resources Inventory Report prepared for the Project, there are no historic buildings within the project vicinity (SWCA 2021e). As such, construction of the Project is not anticipated to substantially damage scenic resources. No impacts are expected.
- 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) The proposed project is a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. The proposed action would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing zoning designation is proposed to remain. No impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed minor subdivision does not include any substantial source of nighttime light in the project's vicinity. No impacts are expected.

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) The proposed project is a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Although the proposed project site contains approximately 0.47 acres of Farmland of State Importance with the remainder being Other Land according to the California Farmland Mapping & Monitoring Program: Imperial County Important Farmland 2022 Map⁴ and the Vikings Solar Energy Generation & Storage Project EIR (SCH#2021050036)¹, the proposed action would not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, on March 20, 2024, ICPDS received a no-comments letter from the Agricultural Commissioner⁵ in reference to the project. No impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWM)	Less Than Significant Impact (LTSI)	No Impact (NI)
Williamson Act Contract? b) The County of Imperial has no current active Williamson Act contracts. Additionally, according to the California Williamson Act Enrollment Finder ⁶ , Imperial County is withdrawn from the 2023 Williamson Act; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.				
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 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The proposed project is consistent with the existing zoning and subdivision ordinances, and neither the project site area nor surrounding areas are used for timber production or are defined as forest lands. The proposed minor subdivision would not conflict with any zoning designations designed to preserve timber or agricultural resources; therefore, it is not expected to 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 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). Additionally, on March 20, 2024, ICPDS received a no-comments letter from the Agricultural Commissioner ⁵ in reference to the project. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated under item II(c) above, the proposed project is not located in a forest land with no existing forest lands either on-site or in the project vicinity; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? e) As previously stated on sections II(a), II(c) and II(d), the proposed minor subdivision does not include changes in the existing environment which, due to their location or nature, would result in the conversion of neighboring farmland to non-agricultural use. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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) The proposed project is for a minor subdivision, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Additionally, per Imperial County Air Pollution Control District's comment letter ⁷ dated April 3, 2024, the proposed project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. The Air District also reminds the applicant that an Operational Dust Control Plan is required for the project and must be submitted for Air District review and approval prior to the completion of construction and the project becoming operational. Finally, the Air District requests a copy of the finalized map for its records. Adherence and compliance to APCD's rules and regulations will bring any impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?
b) As previously stated under item III(a) above, all developments must comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutants concentrations?
c) As previously stated under items III(a) and III(b), the proposed minor subdivision must comply with the rules and regulations set forth by the Imperial County Air Pollution Control District; therefore, the proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with APCD's requirements, rules and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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regulations would bring any impacts to less than significant.

- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

d) The proposed project does not contain any permanent residents or sensitive receptors. Although impacts would be less than significant, the ICAPCD CEQA Air Quality Handbook contains standard mitigation measures for construction equipment and fugitive PM10 that shall be implemented at all construction sites, as appropriate and feasible, regardless of site size.; therefore, all standard and discretionary measures for construction-related emissions shall apply¹.

Additionally, as previously stated on item (III)(c) above, the proposed minor subdivision does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Also, as previously stated on item (III)(b) above, compliance with APCD's requirements, rules, and regulations, would bring any impacts to less than significant.

IV. BIOLOGICAL RESOURCES *Would the project:*

- 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) Although the Imperial County General Plan's Conservation and Open Space Element,⁸ Figure 2 - "Sensitive Species Map"^{2a} and Figure 3 - "Agency-Designated Habitats Map,"^{2b} and the Vikings Solar Energy Generation & Storage Project's EIR,¹ identified various flora and fauna (the Flat-Tailed Horned Lizard) species, a mammal (the Yuma hispid cotton rat), and nesting birds to occur anywhere within or adjacent to the project site, the proposed minor subdivision does not expect to have any physical changes to the environment. Less than significant impacts are expected.

- 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) According to the National Wetlands Inventory: Surface Waters and Wetlands Map⁹, the proposed project site is not located within a riparian habitat. Additionally, as previously stated on section (IV)(a), although the Imperial County General Plan's Conservation and Open Space Element and the Vikings Solar Energy Generation & Storage Project's EIR identified various flora and fauna species, a mammal, and nesting birds to occur anywhere within or adjacent to the project site, the proposed project action does not appear to have a substantial effect in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be 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) According to the National Wetlands Inventory: Surface Waters and Wetlands Map⁹ and the Vikings Solar Energy Generation & Storage Project's EIR¹, approximately 1.40 acre of Freshwater Forested/Shrub Wetlands and approximately 2.872 acres (2,420 linear feet) of Waters of the U.S. are contained within the proposed project site; however, these areas would be avoided with no impacts projected. Additionally, the proposed project is for a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Any impacts are expected to be 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 proposed project site currently provides unrestricted wildlife movement for animals of all sizes within the property. There are no federal, state, or local parks or designated wildlife corridors or conservation areas on or adjacent to the subject property¹. Similarly, there are no U.S. Fish and Wildlife (USFWS)- designated critical habitat or Habitat Conservation Plan and no California Department of Fish and Wildlife (CDFW) Natural Community Conservation Plan at or adjacent to the proposed project site¹. The proposed minor subdivision will not interfere substantially with the currently restricted movement of any native 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 (SWCA 2021c)¹. Thus, the impact would be less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) The proposed project is a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility, and whose proposed action would not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? f) According to the Imperial County General Plan's Conservation and Open Space Element ⁸ and the Vikings Solar Energy Generation & Storage Project EIR, ¹ the proposed project area is not located within an area that is subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
a) According to the Imperial County General Plan's Conservation and Open Space Element ⁸ , Figure 5 - "Areas of Heightened Historic Period Sensitivity Map ^{8d} ," the proposed project site may be located within the Sitgreaves and Parke Exploration and Trail Route (1770-1890). Additionally, in accordance to Figure 6 - "Known Areas of Native American Cultural Sensitivity," ^{8e} the proposed project site is not located within the immediate vicinity of a known area of cultural sensitivity to Native Americans. Furthermore, on May 19, 2024, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed minor subdivision project with no comments received from both Tribes to this date. Any impacted are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) The proposed project is for a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility and does not anticipate causing a substantial adverse change to any archeological resource. Additionally, as previously mentioned on item (V)(a), on May 19, 2024, the County sent Assembly Bill 52 consultation letters to the Quechan and Campo Band of Mission Indian Tribes in reference to the proposed project with no comments received from both Tribes to this date. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or adjacent to the vicinity of any cemeteries; therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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) The proposed minor subdivision does not include nor contemplate the wasteful, inefficient, or unnecessary consumption of energy resources. Additionally, per comment letter received from the Imperial Irrigation District ¹⁰ dated April 3, 2024, any construction or operation above ground or underground utilities, the applicant will be required to contact IID. Adherence and compliance with IID's standards, regulations, and recommendations would bring any impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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energy or energy efficiency?

b) The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and no impacts would occur under this criteria¹. Additionally, as previously mentioned on item (VI)(a), the applicant would adhere and comply with IID's standards, regulations, and recommendations. Any impacts are expected to be less than significant.

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

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

a) The proposed project is located in southern California, an area known to be geologically active, and which is subject to seismic events¹. The proposed project site does not lie within a currently delineated State of California, Alquist-Priolo Earthquake Fault Zone (Landmark Consulting 2021)¹. Well-delineated fault lines cross through this region as shown on California Geological Survey [CGS] maps; however, no active faults are mapped in the immediate vicinity of the site¹. Therefore, active fault rupture is unlikely to occur at the proposed project site¹. However, because of the high tectonic activity and deep alluvium of the region, the potential for surface rupture cannot be precluded on undiscovered or new faults that may underlie the site.¹

Additionally, any new or existing development would be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.

- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning 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) According to the most recent Alquist-Priolo Earthquake Fault Zoning Map¹¹, California Department of Conservation: Fault Activity Map¹², United States Geological Survey's Quaternary Faults Map¹³, Imperial County General Plan Seismic and Public Safety Element¹⁴, Figure 1-"Seismic Activity in Imperial County Map^{14a}" and Figure 7-"Seismic Hazards Map¹⁶" from the Imperial County General Plan: Conservation and Open Space Element³, the proposed project site is not located within known fault zone.

Although the nearest zoned fault to the proposed project site is the Rico fault located approximately 7.1 miles west and the Imperial fault located approximately 7.9 miles west to the southwest¹, Imperial County is classified as Seismic Zone D per Section 1613 et. seq. of the California Building Code, which requires that any developments within this zone incorporate the most stringent earthquake resistant measures. Additionally, as previously mentioned in section (VII)(a), any new or existing development would be subjected to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.

- 2) Strong Seismic ground shaking?

2) The proposed minor subdivision site is located in the seismically active Imperial Valley of southern California with numerous mapped faults traversing the region including the San Andreas, San Jacinto, and Elsinore Fault Zones in southern California¹. The Imperial fault represents a transition from the more continuous San Andreas fault to a more nearly echelon pattern characteristic of the faults under the Gulf of California¹.

Additionally, as previously mentioned in sections (VII)(a) and (VII)(a)(1), any new or existing development would be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.

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

3) The proposed project is for a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility and is not located within a seiche/tsunami area per the California Tsunami Data Maps¹⁵. Less than significant impacts are expected.

- 4) Landslides?

4) According to Imperial County General Plan's Seismic and Public Safety Element¹⁴, "Landslide Activity Map^{14b}".-Figure 2, the proposed project site is not located within the immediate vicinity of a landslide activity area. The hazard of land

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>sliding is unlikely due to the regional planar topography¹; however, any new or existing development would be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, less than significant impacts are expected.</p>				
b) Result in substantial soil erosion or the loss of topsoil? b) The proposed project is for a minor subdivision which does not include changes to the existing topography. Additionally, according to Imperial County General Plan's Seismic and Public Safety Element ¹⁴ , "Erosion Activity Map" ^{14c1} -Figure 3, the proposed project is not located within the immediate vicinity of a substantial soil erosion area. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? c) As previously discussed in sections (VII)(3) and (VII)(4), the proposed minor subdivision risk for on- or off-site landslide, lateral spreading, subsidence, or collapse are expected to be less than significant. Additionally, any new or existing development would be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) Although the project site is located near sandy surface soils which are considered non-expansive ¹ , the proposed minor subdivision would not substantially create a direct or indirect risk to life or property. Additionally, as previously discussed in item (VII)(4)(c), any new or existing development would be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? e) No septic system and leach field are proposed as part of the project. Should any new development proposing any septic or alternative wastewater disposal systems, shall comply with applicable standards and regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project site is located on already disturbed lands impacted by the development and construction of the existing Vikings Solar Energy Generation & Storage Facility and does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site as there are no known unique resources or features on site or records of. Additionally, in the event of any paleontological findings on site during construction, if excavation or drilling activities greater than 10 feet in depth below ground surface, all work shall be stopped, and the Imperial Valley College Desert Museum shall be contacted to have a qualified specialist inspect and monitor the site. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) The action being proposed under the minor subdivision application does not anticipate nor expect the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, per comment letter received from the Air District ⁷ , all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) The proposed project would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?
a) The proposed minor subdivision does not expect to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
b) The proposed project does not expect to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
c) The proposed minor subdivision does not anticipate the emitting of hazardous emissions or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is not located within a ¼ mile of any schools. The nearest school in the vicinity is Holtville Middle School, which is approximately 2 miles northwest of the proposed project site; therefore, it would not represent a risk to educational facilities. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?
d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor ¹⁶ and Figure 5 - "Hazardous Material Sites Map ^{14e} " from the Imperial County General Plan: Seismic and Public Safety Element ¹⁴ ; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 proposed minor subdivision is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps ¹⁷ . The nearest airport in the area is the Holtville Airport located approximately 2.5 miles northeast of the project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
f) The proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Imperial County Fire/OES Department as stated on comment letter ¹⁸ dated April 5, 2024. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?
g) According to CalFire's "Fire Hazard Severity Zones in Local Responsibility Areas - Imperia County Map ¹⁹ " effective April | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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1, 2024, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned; therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildfires. Additionally, as previously discussed in section (X)(f), the proposed project would ensure that the conditions for CUP#20-0025 apply for the proposed minor subdivision (PM#02508). Compliance with Imperial County Fire Department (ICFD) standards would bring any impacts to less than significant.

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) **The proposed minor subdivision would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. No impacts are expected.**

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) **As previously stated on item (X)(a) above, the proposed project does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No impacts are expected.**

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:

c) **The proposed project does not anticipate a physical alteration to the site that would 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. Also, per comment letter received from the Imperial Irrigation District¹⁰ dated April 3, 2024, to ensure that there are no impacts to IID water facilities, revised exhibits and maps, including Imperial County reviewed grading & drainage and fencing plans, should be submitted to IID Water Department Engineering Section for review prior to final approval. In addition, any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Furthermore, per comment letter received from the Imperial County Public Works Department²⁰ dated May 1, 2024, the applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties and comply with conditions provided in CUP#20-0025 (EIR' SCH#2021050036). Adherence to Public Works and IID requirements and recommendations would bring any impacts to less than significant.**

(i) result in substantial erosion or siltation on- or off-site;

(i) **The proposed drainage patterns and general drainage system would be similar to the existing site conditions. Drainage from the construction zone would be routed to the detention basins for detention and infiltration. The remainder of the site would follow existing drainage patterns with storm flows conveyed toward existing IID Drains¹. Therefore, the proposed Project would result in no significant impacts associated with the alteration of drainage patterns resulting in on- or off-site flooding¹. Additionally, according to Imperial County General Plan's Seismic and Public Safety Element¹⁴, "Erosion Activity Map^{14c}". Figure 3, the proposed project site is located within a low erosion activity area, therefore, any impacts are expected to be less than significant.**

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

(ii) **The proposed minor subdivision is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite as the existing drainage patterns would not be substantially altered. The majority of the site would sheet flow through the pervious native soils, toward the shallow ponding areas¹. Also, any proposed grading will require drainage reviews and approval with the Imperial County Department of Public Works²⁰ as stated on comment letter dated May 1, 2024. Additionally, the proposed project would comply with the conditions provided in CUP#20-0025 (EIR¹**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SCH#2021050036). Compliance with Imperial County Department of Public Works requirements would bring any impacts to less than significant.

- (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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

(iii) Under proposed conditions, the existing drainage characteristics of the proposed project site would remain substantially the same¹ which would not 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. Less than significant impacts are expected. Additionally, as previously stated on items (X)(c) and (X)(c)(ii) above, any proposed grading or planned stormwater drainage systems will require drainage application, review, and approval from the Imperial County Public Works Department and Imperial Irrigation District. Compliance with Imperial County Public Works Department and Imperial Irrigation District standards and requirements would ensure that any runoff water impacts would be reduced to less than significant levels.

- (iv) impede or redirect flood flows?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

(iv) Under proposed conditions, the existing drainage characteristics of the Project site would remain substantially the same¹. According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center,²¹ Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C1775C, effective September 26, 2008, area determined to be outside the 500-year flood and protected by levee from 100-year flood. Additionally, as per Figure 4 – "Flood Areas Map"^{14d} from the Imperial County General Plan's Seismic and Public Safety Element¹⁴; a result, the proposed project would not impede or redirect flood flows. Additionally, a reviewed and approved grading/drainage letter is to be required by the Imperial County Public Works Department. Therefore, compliance with ICPWD's standards would bring any impacts to be 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"/> |
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d) In recognition of the proposed project site's inland location, the threat of tsunamis or seiche originating from the Salton Sea is considered negligible¹. The topography within the vicinity of the proposed project site is generally level and, therefore, the hazard of mudflows adversely affecting the proposed project site is very low¹. Also, according to California Tsunami Data Map,¹⁵ the proposed project site is not located within a tsunami zone. Additionally, as previously discussed in item (X)(c)(iv), the proposed project site is located within "Zone X" of flood map 06025C1775C, area determined to be outside the 500-year flood and protected by levee from 100-year flood according to the Federal Emergency Management Agency (FEMA) Flood Map Service Center²¹, Flood Insurance Rate Map. Less than significant impacts are expected.

- 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 previously stated on item (X)(c)(ii) above, the proposed project would require a grading letter approved by the Imperial County Public Works Department²⁰ prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.

XI. LAND USE AND PLANNING Would the project:

- a) Physically divide an established community?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) The proposed project is for a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. The proposed action is consistent with the Imperial County Land Use Ordinance (Title 9), Division 5 (A-2 "General Agriculture" Zoning Ordinance), Section 90508.00 et. al. and Division 8 (Subdivision Ordinance), Section 90805.00 et. al. and would not physically divide an established community; therefore, it does not anticipate changing the existing land use designation and zoning established. No land use nor planning impacts are expected.

- 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?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan and Land Use Ordinance (Title 9), Division 5 (A-2 "General Agriculture" Zoning Ordinance), Section 90508.00 et. al. and Division 8 (Subdivision Ordinance), Section 90805.00 et. al. and would not 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. No impacts are expected.				

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) **The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element⁸, Figure 8 - "Existing Mineral Resources Map."⁸ No impacts are expected.**
- 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) **The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.**

XIII. **NOISE** *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) **The proposed action would not result in the generation of temporary or permanent noise beyond that which already occurs on the site. However, any new or existing development would be subjected to the Imperial County General Plan's Noise Element²² which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impacts to less than significant.**
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- b) **The proposed minor subdivision does not anticipate nor include generation of noise which would be excessive groundborne vibration or groundborne noise levels. Additionally, as previously discussed in item (XIII)(a), any new or existing development would be subjected to the Imperial County General Plan's Noise Element.²² Any impacts are expected to be less than significant.**
- 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?
- c) **The proposed minor subdivision is located within the vicinity of the Holtville Airport, which is located two (2) miles north of the proposed project site, therefore, exposure to periodic noise emissions are expected during aircraft takeoff and landing operations. However, the proposed action would not expose people residing or working in the project area to exceed noise levels. Additionally, as previously stated on section (XIII)(b), any new or existing development would be subjected to the Imperial County General Plan's Noise Element.²¹ Less than significant impacts are expected.**

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

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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roads or other infrastructure)?

a) The proposed minor subdivision would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are proposed. Therefore, any impacts are expected to be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) The proposed action will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as it has an existing agricultural use with no future developments proposed. Any impacts are expected to be less than significant.

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:

a) The proposed minor subdivision is in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Additionally, the proposed action does not anticipate that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impacts would be less than significant.

1) Fire Protection?

1) The proposed minor subdivision is not expected to result in substantial impacts on fire protection. Additionally, per comment letter dated April 5, 2024, received from the Imperial County Fire Department,¹⁸ the proposed project would ensure that conditions set forth on CUP#20-0025 (EIR¹ SCH#2021050036) are applied to the proposed project. Compliance with ICFD would bring any impacts to less than significant.

2) Police Protection?

2) The proposed project is not expected to result in substantial impacts on police protection. Should any police protection be required, both the California Highway Patrol and Sheriff's Office South County Patrol²³ have active policing and patrol operations in the area. Any impacts are expected to be less than significant.

3) Schools?

3) The proposed subdivision is not expected to have a substantial impact on schools as the project would generate (2) two non-residential parcels. Additionally, as previously stated in section (IX)(c), the closest school within the vicinity is the Holtville Middle School which is approximately 2 miles northwest of the proposed project site. No impacts are expected.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.

5) Other Public Facilities?

5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Per comment letter dated April 3, 2024, received from the Imperial Irrigation District,¹⁹ IID facilities impacted include the East Highline Canal. The applicant may not use IID's canal or drain banks to access the originating parcel or resulting parcels. Any abandonment of easements or facilities will be approved by the IID based on systems (irrigation, drainage, power, etc.) needs. Additionally, to ensure that there are no impacts to IID water facilities, revised exhibits and maps, including Imperial County reviewed grading & drainage and fencing plans, should be submitted to IID Water Department Engineering Section for review prior to final approval. Also, per Public Works comment letter²⁰, any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by Public Works. The applicant will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions. Finally, all off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to issuance of a grading permit, building permit, and encroachment permit. Adherence to Public Works and IID requirements and recommendations would bring any impacts to less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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?
- a) The proposed project is a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Additionally, there are no existing neighborhood or regional parks within the proposed project area; therefore, the proposed minor subdivision would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impacts are expected.**
- 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?
- b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.**

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- a) The proposed project does not anticipate nor expect any conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element?. Any impacts would be less than significant.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
- b) The proposed minor subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Additionally, although the proposed project site is located approximately 2.8 miles northwest of Interstate 8 (I-8), the proposed project site is not located within 1/2 mile of either an existing major transit stop nor a stop along an existing high quality transit corridor. Less than significant impacts are expected.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- c) The existing uses, a utility substation and a Solar Energy and Storage Facility on the proposed subdivision's site, are compatible with the Imperial County General Plan Land Use Designation. Additionally, the proposed minor subdivision's action is consistent with the Imperial County Land Use Ordinance (Title 9), Division 5 (A-2 "General Agriculture" Zoning Ordinance), Section 90508.00 et. al. and Division 8 (Subdivision Ordinance), Section 90805.00 et. al. The site's design would not substantially increase hazards due to a geometric design feature or compatible uses; therefore, any impacts are expected to be less than significant.**
- d) Result in inadequate emergency access?
- d) The proposed project would not result in inadequate emergency access. Additionally, no change on existing land use nor zoning are proposed. Both proposed newly created parcels would have legal and physical access via Nelson Pit Road. The proposed accesses appear to be suitable for emergency response vehicles. Additionally, per Imperial County Fire Department's comment letter, the minor subdivision would apply the conditions of approval to those set forth for CUP#20-0025 (EIR' SCH#2021050036). Less than significant impacts are expected.**

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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:

a) According to the Imperial County General Plan's Conservation and Open Space Element⁶, Figure 6^{6d}, the proposed project site is not located within any known Native American cultural sensitivity area. Additionally, the Quechan and Campo Band of Mission Indian Tribes have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on March 19, 2024. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Therefore, less than significant impacts are expected.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) According to the California Historic Resources²⁵ in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.

(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"/>
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(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any impacts are expected to be less than significant. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on March 19, 2024. No comments have been received from the Quechan and Campo Band of Mission Indians Tribe for this project to this date. Less than significant impacts are expected.

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 stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) The proposed minor subdivision anticipates continuing with the existing uses as no new developments are proposed. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Furthermore, according to comment letter submitted by the Imperial Irrigation District¹⁰ dated April 3, 2024, any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any above ground or underground utilities; will require an encroachment permit, or encroachment agreement. Adherence to IID requirements and recommendations would bring any impacts to 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) The proposed minor subdivision does not anticipate the use of a water supply nor a change to the existing uses on the parcels; therefore, any impacts are expected to be less than significant.

c) Result in a determination by the wastewater treatment

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>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?</p> <p>c) The proposed project does not anticipate any impacts to wastewater as it does not propose to generate any wastewaters; therefore, any impacts are expected to be less than significant.</p>				
<p>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?</p> <p>d) The proposed project does not anticipate any generation or an excess generation of solid waste. Less than significant impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p> <p>e) As previously stated on item (XIX)(d) above, the proposed project does not anticipate the generation of any solid waste and shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impact are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. **WILDFIRE**

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</p> <p>a) As previously stated on item (IX)(f) above, the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant would ensure that the conditions for CUP#20-0025 apply for the proposed subdivision (PM#02508) as stated on ICFD's comment letter¹⁸ dated April 5, 2024. Less than significant impacts are expected. Compliance with Imperial County Fire Department (ICFD) standards and regulations would bring any impacts to less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p>b) As previously stated on section (IX)(g) above, the proposed project site is designated as Local Responsibility Area (LRA) Unzoned and not located within a Very High Fire Hazard Severity Zone (VHFHZ); therefore, impacts 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 are expected to be less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p>c) The proposed minor subdivision does not anticipate any changes in the current use other than creating two parcels. Additionally, as previously stated on item (XX)(a) above, according to the Imperial County Fire Department's comment letter¹⁸, the applicant would ensure that the conditions for CUP#20-0025 apply to the proposed subdivision (PM#02508). Less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p>d) As previously stated on item (VII)(a)(4) above, per Imperial County General Plan's Seismic and Public Safety Element¹⁴, "Landslide Activity Map^{14b}"-Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat. However, any new or existing development would be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PS)	Less Than Significant with Mitigation Incorporated (LTI)	Less Than Significant Impact (LTI)	No Impact (NI)
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Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
 Revised 2011- ICPDS
 Revised 2016 - ICPDS
 Revised 2017 - ICPDS
 Revised 2019 - ICPDS

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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
- Diana Robinson, Planning Division Manager
- Gerardo A. Quero, 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

- Imperial Irrigation District

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. Vikings Solar Energy Generation & Storage Project Environmental Impact Report (EIR) SCH#2021050036
<https://www.icpds.com/assets/CUP20-0025-Vikings-Solar-Energy-Volume-I-&-II-.pdf>
2. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
3. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa>
4. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
5. Imperial County Agricultural Commissioner comment letter dated March 20, 2024
6. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>
7. Imperial County Air Pollution Control District comment letter dated April 3, 2024
8. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
9. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
10. Imperial Irrigation District comment letter dated April 3, 2024
11. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
12. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cqs/fam/>
13. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
14. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 1: Seismic Activity in Imperial County Map
 - b) Figure 2: Landslide Activity Map
 - c) Figure 3: Erosion Activity Map
 - d) Figure 4: Flood Areas
 - e) Figure 5: Hazardous Materials Sites Map
15. California Tsunami Data Maps
<https://www.conservation.ca.gov/cqs/tsunami/maps>
16. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
17. Imperial County Airport Land Use Compatibility Maps
<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>
18. Imperial County Fire Department comment letter dated April 5, 2024
19. CalFire: Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map
<https://34c031f8-c9fd-4018-8c5a-4159cdf6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zone-maps-->

ira/imperial_ira_draft_lhszl06_1_map13.pdf?rev=ae37a06cab87486b8814874bfa7cfb16&hash=4B1355741F43E2EE3852E0A4A20DE497

20. Imperial County Department of Public Works comment letter dated May 1, 2024
21. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=2910%20nelson%20pit%20road%20holtville%20ca>
22. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
23. Imperial County Sheriff's Office: Patrol Operations Map
<https://icso.imperialcounty.org/operations/>
24. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
25. "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, 2015, 2016.

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Parcel Map #02508

Project Applicant: Vikings Energy Farm, LLC

Project Location: 2910 E. Nelson Pit Road, Holtville, CA 92250

Description of Project: The applicant, Vikings Energy Farm, LLC, proposes a minor subdivision in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility.

Proposed Parcel 1 would be approximately 4.298-AC and would convey the existing Imperial Irrigation District's Nelson Switching Station. Proposed Parcel 2 would be approximately 75.812-AC and would accommodate the existing Vikings Solar Energy and Storage Facility. Both proposed Parcels 1 and 2 would have physical and legal access via Nelson Pit Road.

VII. 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 MITIGATED 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.

6-17-2024 
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 6/13/2024
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

COMMENT LETTERS

EEC ORIGINAL PKG



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April 3, 2024

Mr. Gerardo Quero
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 9:14 a.m. Apr 03, 2024

SUBJECT: Vikings Energy Farms Minor Subdivision PM02508

Dear Mr. Quero

On March 19, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Parcel Map No. 02508. The applicant, Vikings Energy Farms, LLC; proposes a minor subdivision to divide a parcel located at 2910 Nelson Pit Road, Holtville, California (APN 050-070-019) into two (2) legal parcels to create a lot for the Nelson Switching Station which will then be conveyed to the IID.

The IID has reviewed the application and has the following comments:

1. The switchyard access easement is not acceptable. Discussions with the applicant have already taken place to increase the switchyard easement to encompass two (2) gated access points on the east side of the switchyard. IID will also require additional easements for the *In and Out* KN/KS transmission line to be shown on the parcel map and dedicated by deed. Specifically, Exhibits B-1, B-2 and the four Tentative Parcel maps are incorrect. The issue is that all of these documents indicate an access easement that does not meet IID Energy requirements. There is an RFI that IID Energy Department Substation Engineering is working out with the applicant to ensure that IID Energy has the adequate access (ingress/egress) to provide proper operation and maintenance to the IID Nelson Switching Station. It appears the last submittal received by IID Energy on 3/18/24, was not acceptable.
2. On the last page of the Request for Comments packet, the project location map is labeled APN 050-070-019-00 but the site shown is located in APN 050-070-021-000.
3. IID water facilities impacted include the East Highline Canal. The applicant may not use IID's canal or drain banks to access the originating parcel or resulting parcels. Any abandonment of easements or facilities will be approved by the IID based on systems (irrigation, drainage, Power, etc.) needs.
4. To insure there are no impacts to IID water facilities, the revised exhibits and maps, including Imperial County reviewed grading & drainage and fencing plans, should be submitted to IID Water Department Engineering Section for review prior to final approval. IID WDES Section should be contacted at (760) 339-9265 for additional information.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other

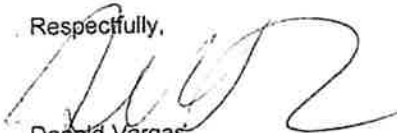
Gerardo Quero
April 3, 2024
Page 2

above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.

6. 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.
7. The Request for Comments packet doesn't describe proposed sources of water for the resulting parcels. The applicant will need to contact IID Water Department for a long-term water supply request. New non-agricultural water supply requests are processed in accordance with IID's Temporary Land Conversion Fallowing Policy (available at www.iid.com/TLCFP). For additional information regarding water supply policies, the applicant should contact Justina Gamboa-Arce, Planner Water Resources Senior, at (760) 339-9085, or write to Ms. Gamboa-Arce at jgamboaarce@IID.com.
8. Any new, relocated, modified or reconstructed IID facilities required to accommodate the subdivision need to be included as part of the subdivision's environmental impact analysis and mitigation (e.g., California Environmental Quality Act and/or National Environmental Policy Act documentation). Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the applicant.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Paul Rodriguez – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes, – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG



April 3, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 4:07 pm, Apr 03, 2024

SUBJECT: Parcel Map 02508 – Vikings Energy Farm LLC

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 Parcel Map (PM) 02508 (Project). The project is located at 2910 Nelson Pit Rd., Holtville also identified as Assessor's Parcel Number (APN) 050-070-019. The project proposes a minor subdivision to split the existing 80-acre parcel into two parcels: an approximately 4.3-acre parcel containing the Nelson Switching Station and an approximately 75.8-acre parcel for the Vikings Energy Farm. The switching station parcel will be deeded to IID and control of the switching station will be given to IID per the Generator Interconnection Agreement between IID and Vikings Energy Farm LLC. The construction, transfer, and operation of the switching station was analyzed under CUP 20-0025.


The Air District reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity. If either portion of the project will employ the use of combustion equipment such as an emergency standby generator it may be subject to Air District permitting requirements and the applicant must submit an application for engineering review, prior to installation of the generator. The Air District also reminds the applicant that an Operational Dust Control Plan is required for the project and must be submitted for Air District review and approval prior to the completion of construction and the project becoming operational.

Finally, the Air District requests a copy of the finalized map for its records.

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations> and permitting documents can be found

at <https://apcd.imperialcounty.org/engineering/#engpermitting>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,



Ismael Garcia
Environmental Coordinator



Reviewed by,
Monica Soueler
APC Division Manager

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

April 5, 2024

RECEIVED

By Imperial County Planning & Development Services at 1:25 pm, Apr 08, 2024

RE: Parcel Map #02508
2910 Nelson Pit Rd, Holtville CA 92250
Viking Energy Farm, LLC

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Parcel Map #02508 located at 2910 Nelson Pit Rd, Holtville CA 92250.

Imperial County Fire Department would like to ensure that the conditions for CUP #20-0025 be applied for Parcel Map #02508

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

CC
David Lantzer
Fire Chief
Imperial County Fire Department

Robert Malek
Deputy Chief Fire Marshal
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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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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ImperialCountyDPW](http://www.facebook.com/ImperialCountyDPW)



[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

May 1, 2024

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

Attention: Gerardo Quero, Planner II

SUBJECT: PM 2508 Vikings Energy Farm, LLC
Located at 2910 Nelson Pit Rd, Holtville, CA 92250
APN 050-070-019

Dear Mr. Minnick:

This letter is in response to your submittal received on March 19, 2024, for the above-mentioned project. The applicant is proposing to subdivide a parcel into two (2) legal parcels to create a lot for a switchyard (Nelson Switching Station), which will later be conveyed to the Imperial Irrigation district.

Department staff has reviewed the package information and the following comments:

1. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
2. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance.
3. All permanent structures shall be located outside of the ultimate County Right-of-Way.
4. The Permittee will be required to repair any damages caused to County roads by construction traffic during construction and maintain them in safe conditions.
5. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit prior to issuance of a grading permit, building permit, and encroachment permit.
6. Prior to the issuance of grading and building permits, the Permittee shall complete the installation of temporary stabilized construction entrances and secondary emergency access driveways.

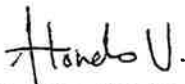
An Equal Opportunity / Affirmative Action Employer

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7. Prior to issuance of final certificate of occupancy, the Permittee shall be responsible for repairing any damage caused to County roads and bridges during construction as determined by the Imperial County Road Commissioner.
8. Comply with conditions provided in CUP #20-0025.
9. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Nelson Pit Rd**, being classified as **Local County (Residential) - two (2) lanes**, requiring **sixty (60)** feet of right of way, being **thirty (30)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
10. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
11. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
12. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the Parcel map.
13. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.

Respectfully,

John A. Gay, PE
Director of Public Works



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

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PM#02508 APPLICATION

EEC ORIGINAL PKG

MINOR SUBDIVISION

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: Vikings Energy Farm LLC	EMAIL ADDRESS: hcallahan@arevonenergy.com	
2. MAILING ADDRESS: 8800 N Gainey Center Dr. Suite #100 Scottsdale, Arizona	ZIP CODE: 85258	PHONE NUMBER: (480) 300-6168
3. ENGINEER'S NAME: William McKinney CAL. LICENSE NO.: 4715	EMAIL ADDRESS: wmckinney@cwecorp.com	
4. MAILING ADDRESS:	ZIP CODE: 95661	PHONE NUMBER:
5. PROPERTY (site) ADDRESS: 2910 E Nelson Pit Rd, Holtville, CA 92250	LOCATION: Imperial County	
6. ASSESSOR'S PARCEL NO.: 050-070-019	SIZE OF PROPERTY (in acres or square foot): 80.11 acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary): Attached		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION: Vikings Energy Farm will be granting this subdivided land to Imperial Irrigation District.		

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	4.298 acres	Nelson Switching Station	IID will own and maintain the Switchyard	A-2-RE
2 or B	75.812 acres	For Vikings Energy Farm and Storage Facility	For Vikings Energy Farm and Storage Facility	A-2-RE
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	N/A
11. DESCRIBE PROPOSED WATER SYSTEM	N/A
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Access easement
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I OWN CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

Vikings Energy Farm LLC

Print Name (owner)



Signature (owner)

26 FEB 2024

Date

Print Name (Agent)

Signature (Agent)

Date

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE _____
- D. OTHER _____

Special Note:
An notarized owners affidavit is required if application is signed by Agent

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

 #340

DATE 2/29/24
DATE _____
DATE _____
DATE _____
DATE _____

REVIEW / APPROVAL BY OTHER DEPTS (required)
 P W
 E H S
 A P C D
 O E S

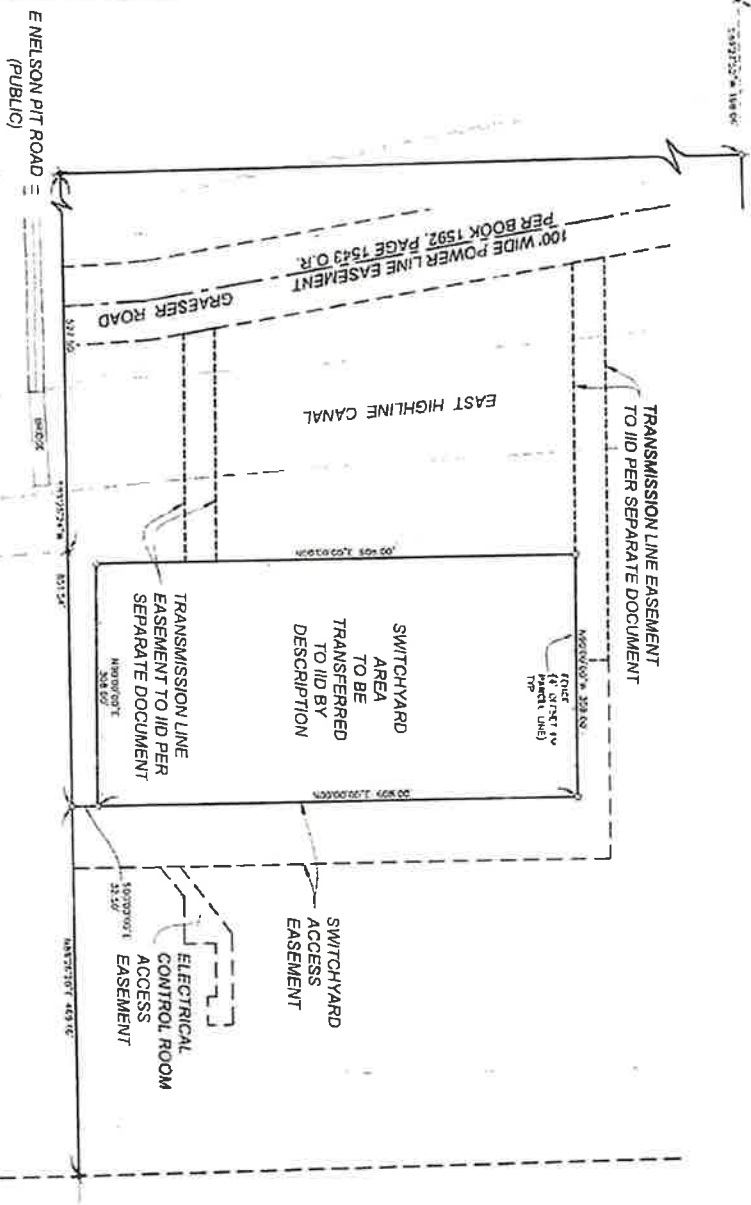
PM#
02508

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PLAN BOOK 1592, PAGE 1543 O.R.
 PER BOOK 1592, PAGE 1543 O.R.

**TENTATIVE PARCEL MAP
 SWITCHYARD**

PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
 SAN BERNARDINO BASSE & MERIDIAN,
 COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 CME SCALE: 1"=40'
 MARCH 2024
 SHEET 2 OF 2



LEGEND:

- 100' WIDE POWER LINE EASEMENT
- TRANSMISSION LINE EASEMENT TO IID PER SEPARATE DOCUMENT
- SWITCHYARD ACCESS EASEMENT
- ELECTRICAL CONTROL ROOM ACCESS EASEMENT
- 100' WIDE POWER LINE EASEMENT
- TRANSMISSION LINE EASEMENT TO IID PER SEPARATE DOCUMENT
- SWITCHYARD ACCESS EASEMENT
- ELECTRICAL CONTROL ROOM ACCESS EASEMENT

1" = 40'

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Exhibit "A"

Description of
Switchyard Parcel, Switchyard Access Easement & Control Room Access Easement
Vikings Energy Farm, LLC

The land described hereinbelow is situated in the County of Imperial, State of California, being a portion of the West Half of the Northwest Quarter of Section Thirty-six (36), Township Fifteen (15) South, Range Sixteen (16) East, San Bernardino Base and Meridian, being also a portion of the lands described in that certain Grant Deed to Vikings Energy Farm LLC, a limited liability company, filed for record in the Office of the Recorder of Imperial County, California, as Document Number 2022021783 of Official Records, said portion being described as follows:

Beginning at a point, from which the Northwest corner of said Section 36, being the Northwest corner of said Grant Deed, bears the following three (3) courses; (1) South 00° 00' 00" East 32.50 feet to the south line of said Grant Deed, (2) South 89° 25' 44" West 851.60 feet along the said South line to the West line of said Grant Deed, and (3) North 00° 32' 03" West 2641.78 feet along the West line of said Grant Deed; thence from said **Point of Beginning** North 90° 00' 00" West 308.00 feet; thence North 00° 00' 00" East 608.00 feet; thence North 90° 00' 00" East 308.00 feet; thence South 00° 00' 00" East 608.00 feet to the **Point of Beginning**; containing 4.299 acres, more or less.

Together with:

An easement for access to said Switchyard described as follows:

Beginning at a point, from which the Northwest corner of said Section 36, being the Northwest corner of said Grant Deed, bears the following two (2) courses; (1) South 89° 25' 44" West 851.60 feet along the South line of said Grant Deed, to the West line of said Grant Deed, and (2) North 00° 32' 03" West 2641.78 feet along the West line of said Grant Deed; thence from said **Point of Beginning** North 00° 00' 00" East 640.50 feet; thence North 90° 00' 00" West 172.85 feet; thence North 00° 00' 00" East 40.00 feet; thence North 90° 00' 00" East 252.06 feet; thence South 00° 00' 00" East 679.71 feet to the said South line of said Grant Deed; thence South 89° 25' 44" West 79.21 feet to the **Point of Beginning**.

Together with:

An easement for access to the electrical Control Room described as follows:

Beginning at a point, from which the Northwest corner of said Section 36, being the Northwest corner of said Grant Deed, bears the following three (3) courses; (1) South 00° 00' 00" West 109.35 feet to the South line of said Grant Deed, (2) South 89° 25' 44" West 930.81 feet along the said South line of said Grant Deed, to the West line of said Grant Deed, and (3) North 00° 32' 03" West 2641.78 feet along the West line of said Grant Deed, said **Point of Beginning** being

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located on the East line of the Switchyard Access Easement described hereinabove; thence from said **Point of Beginning** along the said East line North 00° 00' 00" East 25.15 feet; thence North 52° 40' 56" East 109.14 feet; thence North 90° 00' 00" East 114.71 feet; thence South 00° 00' 00" East 32.90 feet; thence North 90° 00' 00" West 36.00 feet; thence North 00° 00' 00" East 11.50 feet; thence North 90° 00' 00" West 67.00 feet; thence South 00° 00' 00" East 40.00 feet; thence North 90° 00' 00" West 59.26 feet; thence South 52° 40' 56" West 49.34 feet to the **Point of Beginning**.

End of Description


William F. McKinney, PLS 4715





APRIL 1, 2024
Date

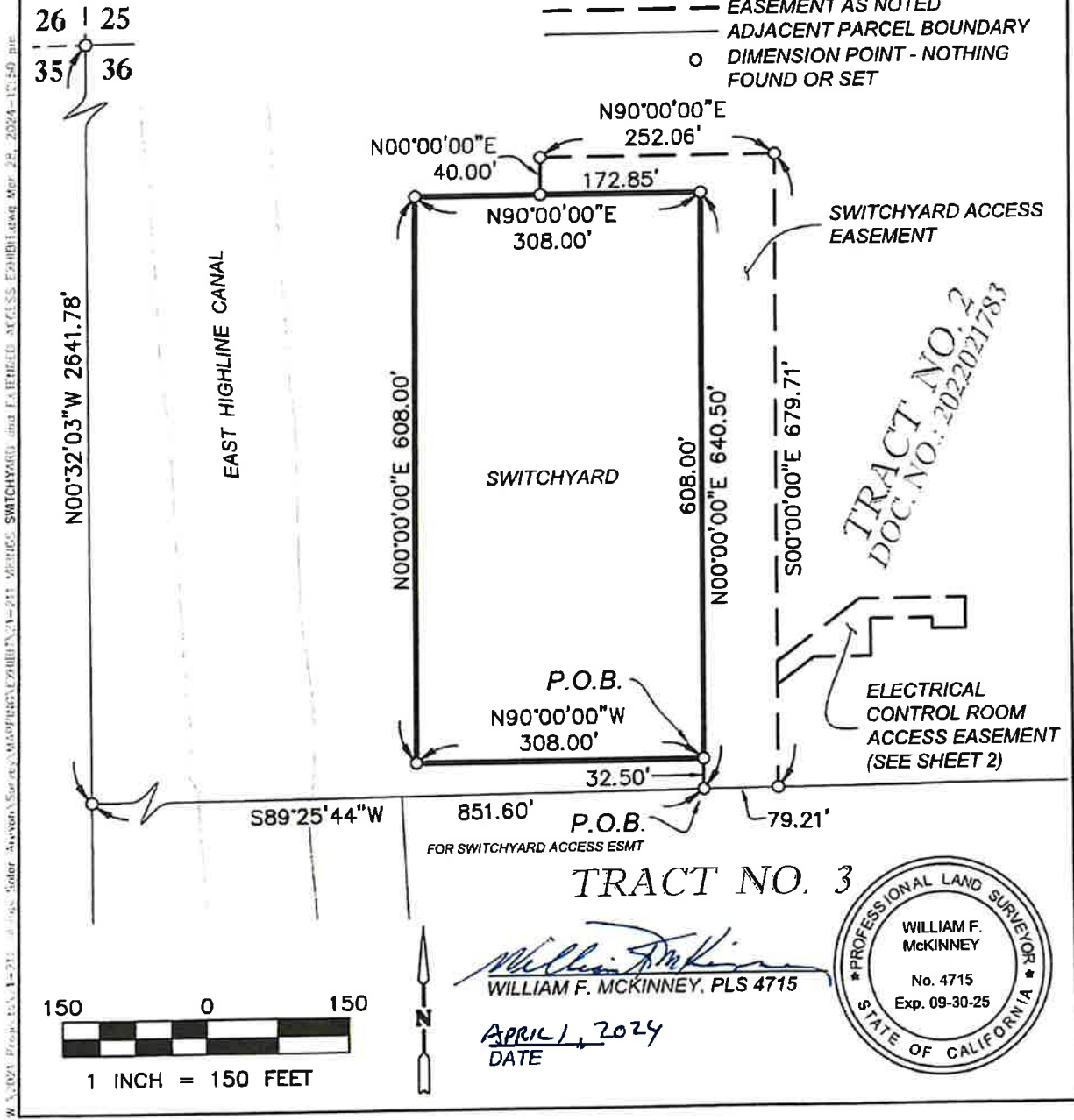


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EXHIBIT "B-1"
SWITCHYARD, SWITCHYARD ACCESS EASEMENT AND
CONTROL ROOM ACCESS EASEMENT
 PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
 SAN BERNARDINO BASE & MERIDIAN,
 COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 SHEET 1 OF 2

LEGEND:

-  SWITCHYARD BOUNDARY
-  EASEMENT AS NOTED
-  ADJACENT PARCEL BOUNDARY
-  DIMENSION POINT - NOTHING FOUND OR SET

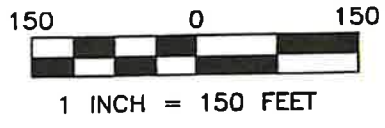


TRACT NO. 2
 DOC. NO.: 2022021783

TRACT NO. 3

William F. McKinney
 WILLIAM F. MCKINNEY, PLS 4715

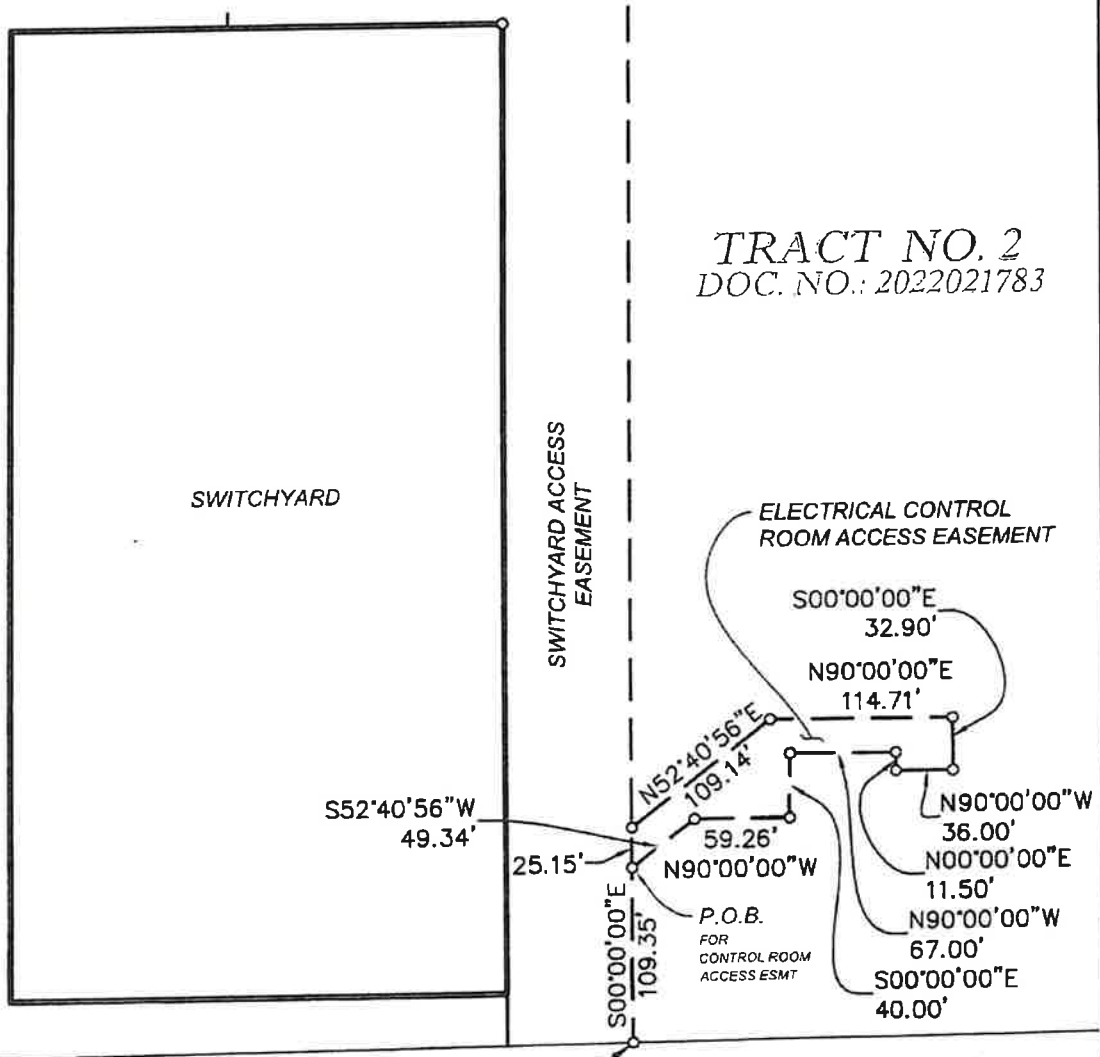
APRIL 1, 2024
 DATE



W:\2024\Proj\15-211-01\15-211-01.dwg: Switchyard and Easement Access Exhibit.dwg Mer. 28, 2024-12:50 pm

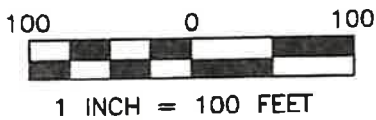
EEC ORIGINAL PKG

EXHIBIT "B-2"
SWITCHYARD, SWITCHYARD ACCESS EASEMENT AND
CONTROL ROOM ACCESS EASEMENT
 PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
 SAN BERNARDINO BASE & MERIDIAN,
 COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 SHEET 2 OF 2



TRACT NO. 2
 DOC. NO.: 2022021783

TRACT NO. 3



LEGEND:

- SWITCHYARD BOUNDARY
- EASEMENT AS NOTED
- ADJACENT PARCEL BOUNDARY
- DIMENSION POINT - NOTHING FOUND OR SET

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Exhibit "A"

Description of
Transmission Line Easements
Vikings Energy Farm, LLC

The land described hereinbelow is situated in the County of Imperial, State of California, being a portion of the West Half of the Northwest Quarter of Section Thirty-six (36), Township Fifteen (15) South, Range Sixteen (16) East, San Bernardino Base and Meridian, being also a portion of the lands described in that certain Grant Deed to Vikings Energy Farm LLC, a limited liability company, filed for record in the Office of the Recorder of Imperial County, California, as Document Number 2022021783 of Official Records, described as the following two (2) strips:

Strip 1:

Beginning at a point, from which the Northwest corner of said Section 36, being the Northwest corner of said Grant Deed, bears the following three (3) courses; (1) South 00° 00' 00" East 643.57 feet to the south line of said Grant Deed, (2) South 89° 25' 44" West 543.59 feet along the said South line to the West line of said Grant Deed, and (3) North 00° 32' 03" West 2641.78 feet along the West line of said Grant Deed; thence from said **Point of Beginning** North 90° 00' 00" West 369.41 feet to the east line of a 100' wide power line easement to Imperial Irrigation District, recorded in Book 1592 at Page 1543, Official Records of Imperial County; thence along said East line North 09° 11' 17" West 40.52 feet; thence North 90° 00' 00" East 511.03 feet; thence South 00° 00' 00" East 40.00 feet; thence North 90° 00' 00" West 135.15 feet to the **Point of Beginning**.

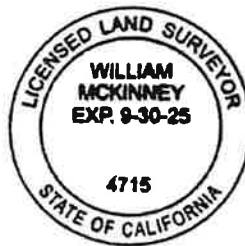
Strip 2:

Beginning at a point, from which the Northwest corner of said Section 36, being the Northwest corner of said Grant Deed, bears the following three (3) courses; (1) South 00° 00' 00" East 148.00 feet to the south line of said Grant Deed, (2) South 89° 25' 44" West 543.59 feet along the said South line to the West line of said Grant Deed, and (3) North 00° 32' 03" West 2641.78 feet along the West line of said Grant Deed; thence from said **Point of Beginning** North 90° 00' 00" West 289.25 feet to the east line of a 100' wide power line easement to Imperial Irrigation District, recorded in Book 1592 at Page 1543, Official Records of Imperial County; thence along said East line North 09° 11' 17" West 40.52 feet; thence North 90° 00' 00" East 295.72 feet; thence South 00° 00' 00" East 40.00 feet to the **Point of Beginning**.

End of Description


William F. McKinney, PLS 4715

APR 1, 2024
Date







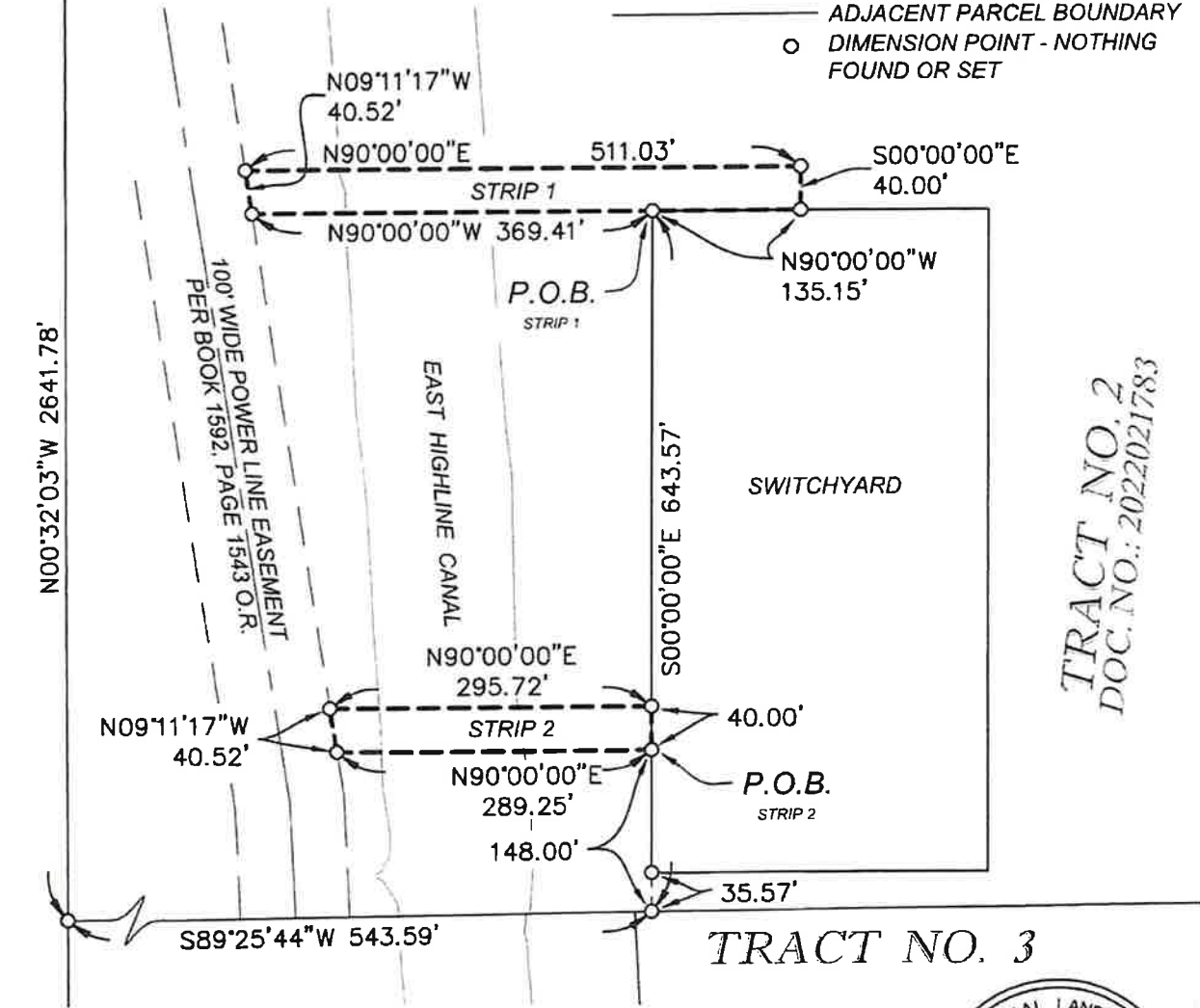
EEC ORIGINAL PKG

EXHIBIT "B"
EASEMENTS FOR TRANSMISSION LINES
 PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 16 EAST,
 SAN BERNARDINO BASE & MERIDIAN,
 COUNTY OF IMPERIAL, STATE OF CALIFORNIA
 SHEET 1 OF 1

26 | 25
 35 | 36

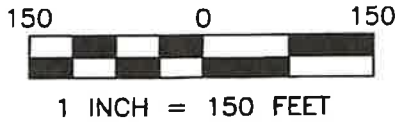
LEGEND:

-  SWITCHYARD BOUNDARY
-  TRANSMISSION LINE EASEMENT
-  ADJACENT PARCEL BOUNDARY
-  DIMENSION POINT - NOTHING FOUND OR SET



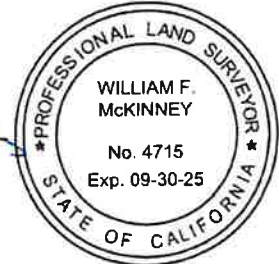
TRACT NO. 2
 DOC. NO.: 2022021783

TRACT NO. 3



William F. McKinney
 WILLIAM F. MCKINNEY, PLS 4715

APRIL 1, 2024
 DATE



EEC ORIGINAL PKG

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**ATTACHMENT “G”
NOTICE OF INTENT (NOI)
COMMENT LETTERS**

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



July 11, 2024

11-IMP-115
PM 4.04

Vikings Solar Energy Generation and Storage Project
ND/SCH#2024060972

Mr. Jim Minnick
Director
Imperial County Planning & Development Services Department (ICPDS)
801 Main Street
El Centro, CA 92243

Dear Mr. Quero:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for Negative Declaration (ND) for the Vikings Solar Energy Generation and Storage Project located near State Route 115 (SR-115). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of Imperial in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and connections

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between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' Right-of-Way (R/W) through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the Environmental Document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

Caltrans recommends that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans R/W that includes impacts to the natural environment, infrastructure (highways/roadways/on- and off-ramps) and appurtenant features (lighting/signs/guardrail/slopes). Caltrans is interested in the analysis for any work identified in Caltrans' R/W and any additional mitigation measures identified for the Final Environmental Document.

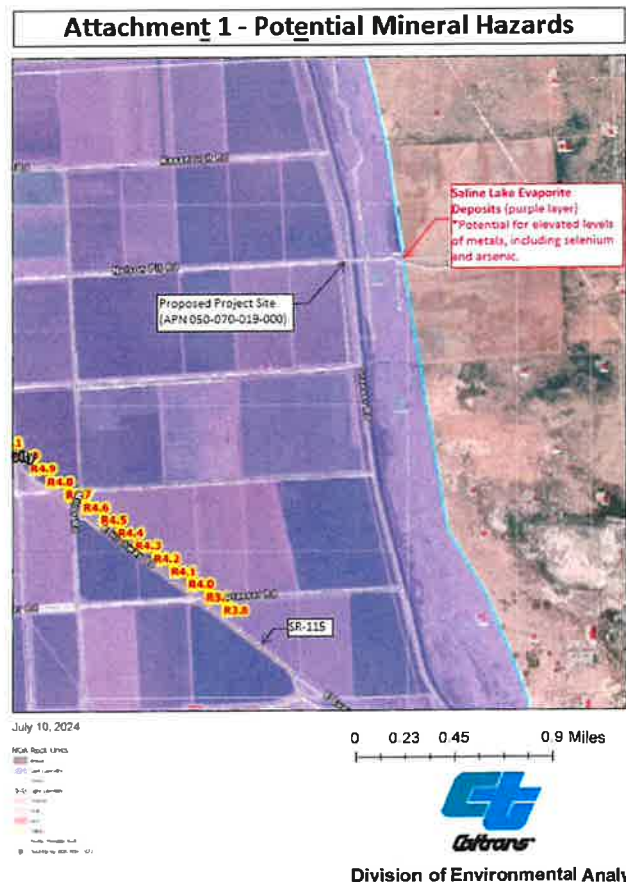
The Vikings Energy Farm, LLC (Applicant) submitted a Negative Declaration (ND) dated June 2024, the proposed project site (APN 050-070-019-000) is located at 2910 E. Nelson Pit Road in Holtville, California, which is approximately 1.6 miles northeast from State Route 115 (SR-115). The project proposes a minor subdivision in response to the Switching Station within the Vikings Solar Energy Generation & Storage Facility. Such action will create a lot and separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036.

The existing parcel is approximately 80 acres and consists of previously graded, vacant, former agricultural cropland and undeveloped Sonoran Desert scrub. The

proposed project would develop a nominal 150-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated, not to exceed 300MW battery storage component. The electrical energy produced would be conducted through the proposed 230 kilovolt (kV) switching station and delivered to the Imperial Irrigation District's 230 kV KN/KS transmission line via a generation tie-in line approximately 120 feet in height.

Hazardous Waste

The Hazards and Hazardous Materials (Section IX) portion of the ND may not satisfy the requirements to evaluate and address hazardous waste impacts from the proposed project. Publicly available records indicate potential hazardous materials (i.e., mineral hazards) may exist within the project site, and if these hazardous materials are disturbed, they could potentially generate a hazardous waste requiring proper engagement and/or disposal. The potential mineral hazards are from saline lake evaporite deposits that may contain elevated levels of metals, including selenium and arsenic. See Attachment 1-Potential Mineral Hazards (below) of the mineral hazards mapped within the project site. It is recommended to conduct appropriate studies to evaluate this potential hazardous material.



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Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway network be eliminated or reduced to a level of insignificance pursuant to the CEQA and National Environmental Policy Act (NEPA) standards.

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR Coordinator, at (619) 992-0628 or by e-mail sent to shannon.aston@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review