



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☐ Negative Declaration ☒ Mitigated Negative Declaration ☐ Environmental Impact Report for Valencia 3 pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: IGS

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

The project site ☐ is ☒ is not listed on any list under Government Code Section 65962.5.

PROJECT DESCRIPTION: IGS SOLAR LLC is proposing to develop the Valencia 3 Solar Project (Project), a nominal 3 megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project, on a portion of about 19 acres of land in Imperial County, California. A new transmission will be built along the south side of Harris Road for approx. 1 mile to an existing IID 12.47 kV line. **At this location, an upgrade to this existing 12.47kV single phase transmission line to a 3 phase transmission line will be done along Harris Road to an IID connection near the Union Pacific Railroad tracks at Harris Road. Upgraded line is approx. ½ mile in length.**

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined at 9:00 am, in the Board of Supervisors Chambers, 940 Main Street, El Centro, California, to consider the adoption of the environmental document.

COMMENT PERIOD: August 18, 2020 thru September 17, 2020 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at davidblack@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

**Cover Sheet
Assessment Form
(County of Imperial)**

Initial Study # 19-0022 Date: 08/18/20

Project type/name: CUP #20-0004

Applicant's name: IGS

Applicant's address: 6100 Emerald Parkway, Dublin, OH 43016

Name of person preparing Initial Study: David Black, Planner IV

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 040-360-034
- b. Street address: 20 West Harris Road
- c. Cross street: Dogwood Road
- d. Township/Section/Range: T 14 SOUTH R14 EAST TR 265 SBBM
- e. Project area (acres) ☐: 19 acres

II. General Plan Consistency

- a. General Plan Designation. Mesquite Lake Specific Plan
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? yes
- e. Name of Specific Plan area. Mesquite Lake
- f. Existing zoning. ML I-3 Heavy Industrial
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-2 (General Agriculture)

- i. Is proposal consistent with the site's existing or proposed zoning? Yes
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes
- k. Is the proposal consistent with a Specific Plan for the area? yes
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)
