



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 for Conditional Use Permit #23-0025 (Initial Study #23-0030) Apex Energy Solutions, LLC, 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: Apex Energy Solutions, LLC

PROJECT LOCATION: 1884 Drew Road, Seeley, CA 92273

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

PROJECT DESCRIPTION: The Applicant proposes the Alba Peaker BESS (Battery Energy Storage System) project through Conditional Use Permit #23-0025 which consists of the development a 100-Megawatt (MW) Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 92-Kilovolt (kV) "LW." The BESS facility would include battery containers and storage sites, a control room, an on-site water storage pond/tank for fire suppression purposes, and associated facilities surrounded by fencing.

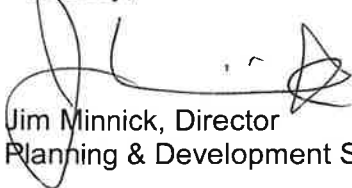
PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 10/18/24 to 11/22/24 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 ICPDSComentLetters@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

POST FOR 30 DAYS

POSTED

OCT 18 2024

Imperial County Clerk-Recorder
California

h. Adjacent zoning.

North: R-1 (Low Density Residential)/R-2 (Medium Density Residential)/R-4 (High Density Residential)/M-2(Medium Industrial)/C-1 (Light Commercial) **South:** R-1 (Low Density Residential) **East & West:** M-1 (Light Industrial)/M-2 (Medium Industrial)

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?

N/A

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)

None.

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

Initial Study #23-0030 (Apex Energy Solutions, LLC) Date: 10/18/2024


Project type/name: Conditional Use Permit #23-0025

Applicant's name: Apex Energy Solutions, LLC

Applicant's address: 750 West Main Street, El Centro, CA 92243

Name of person preparing Initial Study: Gerardo A. Quero, Planner II

Signature of person preparing Initial Study: _____



I. Project Information

- a. Assessor's Parcel Number(s): 051-420-042-000
- b. Street address: 1884 Drew Road, Seeley, CA 92273
- c. Cross street: Evan Hewes Highway
- d. Township/Section/Range: Township 16 South, Range 12 East, SBBM
- e. Project area (acres) : 6.30 Acres

II. General Plan Consistency

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Seeley Urban Area Plan
- d. Is Project within an adopted Specific Plan area? N/A
- e. Name of Specific Plan area. N/A
- f. Existing zoning. M-2 (Medium Industrial)
- g. Proposed zoning, if any. N/A