

**NOTICE OF PREPARATION (NOP) OF DRAFT EIR FOR WILDCAT ENERGY FARMS PROJECT AND  
NOTICE OF PUBLIC EIR SCOPING MEETING**

The Imperial County Planning & Development Services Department intends to prepare an Environmental Impact Report (EIR) for the proposed Wildcat Energy Farm project as described below. Additionally, a public scoping meeting for the proposed EIR will be by the Imperial County Planning & Development Services Department on **December 12th, 2024, at 6:00 P.M.** This will be a hybrid scoping meeting with both a publicly accessible physical location and public access online or by phone through Zoom™. In-person participants may join the meeting at the Planning & Development Services building located at 801 Main Street, El Centro, CA 92243. Remote participants may join via Zoom at <https://us02web.zoom.us/j/81790211820?pwd=LKrsFa80reIMqCKubDAcrflaXBDPRu.1> or via phone at +16694449171,,81790211820#,,,,\*247336# US or login in at <https://zoom.us/> and enter the Meeting ID **817 9021 1820** and passcode **247336** and follow all prompts. Public comments regarding the scope of the EIR are welcomed at this meeting.

**SUBJECT:** Wildcat Energy Farm Project

**BOARD OF SUPERVISORS CONSIDERATION:** To Be Determined.

**PROJECT LOCATION:** The Wildcat Energy Farm Project consists of a solar photovoltaic (PV) facility, a battery energy storage systems (BESS), an on-site transmission line to connect to the Imperial Irrigation District's (IID) existing "L" Line and upgrades to IID's transmission and distribution lines that traverse approximately 46 miles of private and public lands. The Wildcat Energy Farm solar facility and BESS site is located on approximately 5,900 acres of privately-owned, vacant land in Imperial County, California. The solar facility and BESS site is located immediately south of the community of Salton City and is less than 1 mile west of the Salton Sea. State Route (SR) 86 transects the solar plant site and would provide local and regional site access.

**PROJECT DESCRIPTION:** The project applicant, Wildcat Energy Farms, LLC, proposes to construct and operate an 800-megawatt (MW) photovoltaic (PV) solar facility with an integrated 800 MW (3,200 MW hour) battery energy storage system (BESS) on approximately 5,900 acres of privately-owned land. The proposed project would comprise approximately 1,964,000 PV modules, associated collector and inverter facilities, a substation, and switchyard, an on-site water well, access roads and an on-site transmission line to connect to IID's existing "L" Line. In addition, the proposed project includes upgrades to the Imperial Irrigation District's (IID) existing "L" Line from 161 kilovolt (kV) to 230 kV and upgrades to IID's existing Wildcat Line from 12 to 24 kV to 230 kV within existing rights-of-way (ROW) to deliver the electrical energy produced to the planned IID Wixom Substation.

The County Land Use Ordinance, Division 17, includes the Renewable Energy (RE) Overlay Zone, which authorizes the development and operation of renewable energy projects with an approved conditional use permit (CUP). CUP applications proposed for specific renewable energy projects not located in the RE Overlay Zone would not be allowed without an amendment to the RE Overlay Zone. The entire solar plant site is located outside of the RE Overlay Zone.

Implementation of the project requires an amendment to the County's General Plan Renewable Energy and Transmission Element and the West Shores/Salton City Urban Area Plan (UAP), a Zone Change, and the approval of two CUPs, as described below:

- **General Plan Amendment:** The applicant is requesting a General Plan Amendment to include/classify all project parcels into the RE Overlay Zone. The underlying "Urban Area" General Plan designation would remain and areas designated as "Low Density Residential" would be changed to "Recreation/Open Space".

Additionally, the applicant is requesting an amendment to the West Shores/Salton City UAP to allow for the use of a solar facility and battery storage system within the UAP's planning area.

- **Zone Change:** The solar plant site is currently zoned Low Density Residential (R-1 and R-1-L-.5), Medium Commercial (C-2), Open Space/Recreation (S-1), and Open Space/Preservation (S-2). The applicant is requesting a Zone Change to include/classify all project parcels into the Renewable Energy/Geothermal (REG) Overlay Zone (i.e., Zone Change from S-1 to S-1-RE, S-2 to S-2-RE, C-2 to C-2-RE). Pursuant to Title 9, Division 5, Chapter 2, solar facilities are not listed under uses permitted with a CUP in the R-1 or R-1-L-.5 Zones. Therefore, the applicant is also requesting a Zone Change for the areas zoned as R-1 and R-1-L-.5 to be rezoned to S-1-RE.
- **Conditional Use Permits:** Implementation of the project would require the approval of two CUPs by the County to allow for the construction and operation of the proposed solar energy facility with an integrated BESS and an on-site groundwater well.
- **Water Supply Assessment:** Implementation of the project would require the approval of the Water Supply Assessment.

**Probable Environmental Impacts:** Based on the Initial Study prepared for the proposed project, potentially significant impacts may result with project implementation. Therefore, the following environmental topics will be further analyzed in the EIR: Aesthetics, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

**PROJECT APPLICANT:** Wildcat Energy Farms, LLC

**URBAN AREA PLAN:** Portion of project includes the West Shore/Salton Sea Urban Area Plan

**BOARD OF SUPERVISORS DISTRICT:** District 4, Supervisor Ryan Kelley

**ANTICIPATED SIGNIFICANT EFFECTS:** The EIR will analyze potential impacts associated with the following: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise and Vibration; Public Services; Transportation/Circulation; Tribal Cultural Resources; Utilities and Service Systems including water supply; Cumulative Impacts; and, Growth-Inducing Impacts.

**COMMENTS REQUESTED:** The Imperial County Planning & Development Services Department would like to know your ideas about the potential effects this project might have on the environment and your suggestions as to mitigation or ways the project may be revised to reduce or avoid any potentially significant environmental impacts. Your comments will guide the scope and content of potential environmental issues to be examined in the EIR. Your comments may be submitted in writing to David Black, Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA 92243. Available project information may be reviewed at this location and on the County's website at <https://www.icpds.com/planning/notice-of-completion-orni30llc-cup20-0030/2024-notices>.

**NOTICE OF PREPARATION (NOP) COMMENT PERIOD: NOVEMBER 18, 2024 THRU DECEMBER 23, 2024**

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To: Office of Planning & Research  
(Agency)

P.O. Box 3044, 1400 Tenth Street, Room 212  
(Address)

Sacramento, CA 95812-3044

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

**Consulting Firm (If applicable):**

Agency Name Imperial County, Planning & Dev Svcs.

Firm Name HDR

Street Address 801 Main Street

Street Address 591 Camino de la Reina, Suite 300

City/State/Zip El Centro, CA 92243

City/State/Zip San Diego, CA 92108

Contact David Black

Contact Tim Gnibus

The County of Imperial will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the Environmental Information, which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location of project site, proposed transmission line upgrade routes, table of Assessor’s Parcel Numbers (APN), and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is also attached and can be viewed on the County’s website at <https://www.icpds.com/planning/notice-of-completion-orni30llc-cup20-0030/2024-notices>.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 35 days*** after receipt of this notice.

Please send your response to Imperial County Planning & Development Services, Attn: David Black at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Wildcat Energy Farm Project

**Project Location:** The Wildcat Energy Farm Project consists of a solar photovoltaic (PV) facility, a battery energy storage systems (BESS), an on-site transmission line to connect to the Imperial Irrigation District’s (IID) existing “L” Line and upgrades to IID’s transmission and distribution lines that traverse approximately 46 miles of private and public lands. The Wildcat Energy Farm solar facility and BESS site (herein referred to as Solar Plant Site) is located on approximately 5,900 acres of privately-owned, vacant land in Imperial County, California. The Solar Plant Site is located immediately south of the community of Salton City and is less than 1 mile west of the Salton Sea. State Route (SR) 86 transects the solar plant site and would provide local and regional site access. Please refer to Attachment A for a list of APNs that comprise the Solar Plant Site and Figure 1 for the general project location. Please refer to Attachments B and C for a list of APNs and Figure 2 for the general location of proposed transmission line upgrades.

**Project Description (brief):** The project applicant, Wildcat Energy Farms, LLC, proposes to construct and operate an 800-megawatt (MW) PV solar facility with an integrated 800 MW (3,200 MW hour) BESS on approximately 5,900 acres of privately-owned land. The proposed project would comprise approximately 1,964,000 PV modules, associated collector and inverter facilities, a substation, and switchyard, an on-site water well, access roads, and an on-site transmission line to connect to the IID’s existing “L” Line. In addition, the proposed project includes upgrades to the IID’s existing “L” Line from 161 kilovolt (kV) to 230 kV and upgrades to IID’s existing Wildcat Line from 12

to 34.5 kV to 230 kV within existing rights-of-way (ROW) to deliver the electrical energy produced to the planned IID Wixom Substation.

The County Land Use Ordinance, Division 17, includes the Renewable Energy (RE) Overlay Zone, which authorizes the development and operation of renewable energy projects with an approved conditional use permit (CUP). CUP applications proposed for specific renewable energy projects not located in the RE Overlay Zone would not be allowed without an amendment to the RE Overlay Zone. The Solar Plant Site is located outside of the RE Overlay Zone.

Implementation of the project requires an amendment to the County’s General Plan Renewable Energy and Transmission Element and the West Shores/Salton City Urban Area Plan (UAP), a Zone Change, and the approval of two CUPs, as described below:

- **General Plan Amendment:** The applicant is requesting a General Plan Amendment to include/classify all project parcels into the RE Overlay Zone. The underlying “Urban Area” General Plan designation would remain and areas designated as “Low Density Residential” would be changed to “Recreation/Open Space”.  
Additionally, the applicant is requesting an amendment to the West Shores/Salton City UAP to allow for the use of a solar facility and battery storage system within the UAP’s planning area.
- **Zone Change:** The Solar Plant Site is currently zoned Low Density Residential (R-1 and R-1-L-.5), Medium Commercial (C-2), Open Space/Recreation (S-1), and Open Space/Preservation (S-2). The applicant is requesting a Zone Change to include/classify all Solar Plant site parcels into the Renewable Energy/Geothermal (REG) Overlay Zone (i.e., Zone Change from S-1 to S-1-RE, S-2 to S-2-RE, C-2 to C-2-RE). Pursuant to Title 9, Division 5, Chapter 2, solar facilities are not listed under uses permitted with a CUP in the R-1 or R-1-L-.5 Zones. Therefore, the applicant is also requesting a Zone Change for the areas zoned as R-1 and R-1-L-.5 to be rezoned to S-1-RE.
- **Conditional Use Permits:** Implementation of the project would require the approval of two CUPs by the County to allow for the construction and operation of the proposed solar energy facility with an integrated BESS and an on-site groundwater well.
- **Water Supply Assessment:** Implementation of the project would require the approval of the Water Supply Assessment.

**Probable Environmental Impacts:** Based on the Initial Study prepared for the proposed project, potentially significant impacts may result with project implementation. Therefore, the following environmental topics will be further analyzed in the EIR: Aesthetics, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

**Project Applicant:** Wildcat Energy Farms, LLC

Date

November 15, 2021

Signature

Title

Director

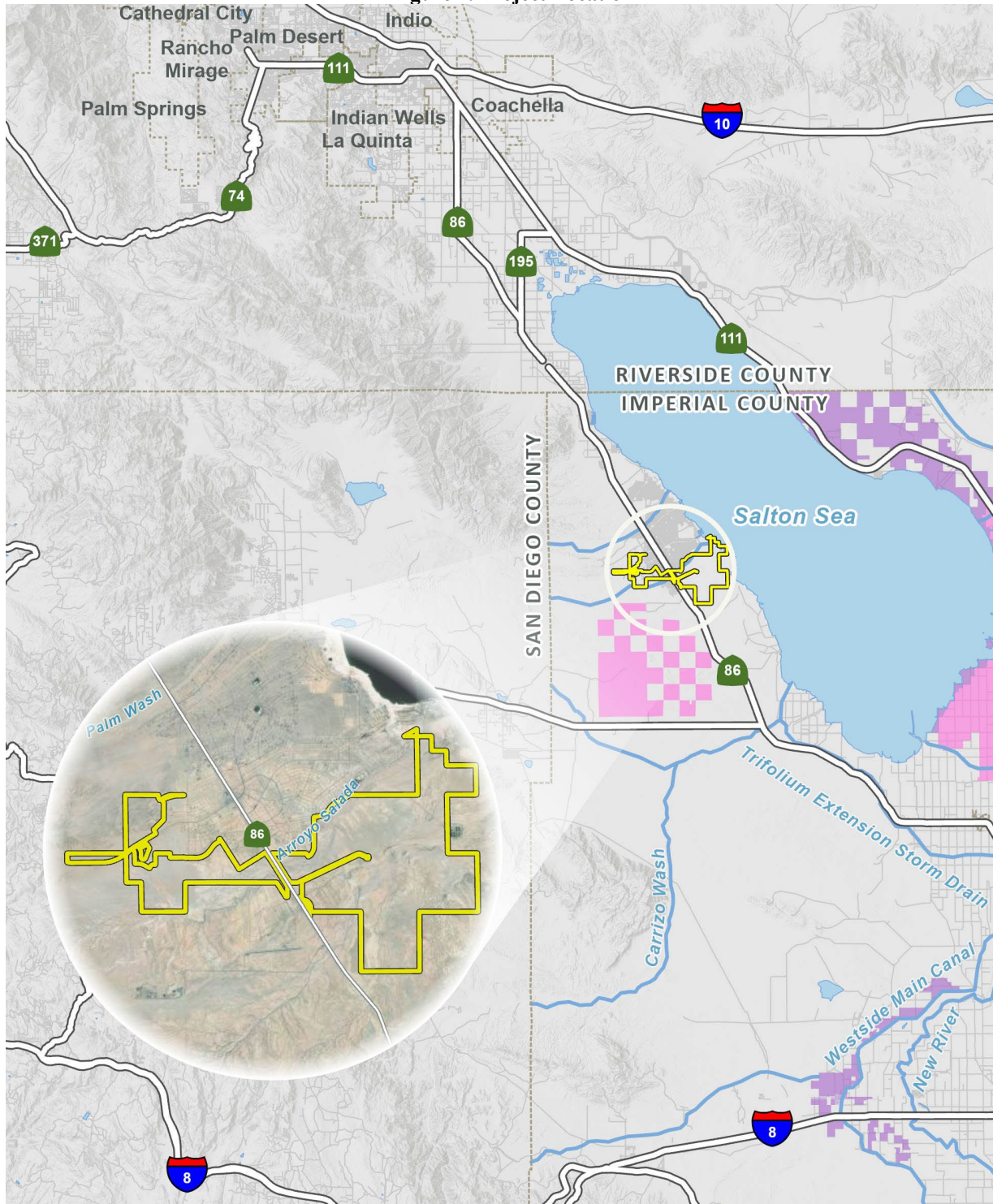
Telephone

447 295 1736

Reference: California Administrative Code, Title 14, (CEQA Guidelines) Section 15082(a), 15103, 15375.



Figure 1. Project Location



- Project Area
- Renewable Energy Overlay Zones**
  - Geothermal
  - Renewable Energy/Geothermal

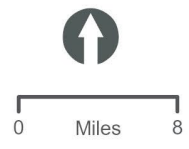
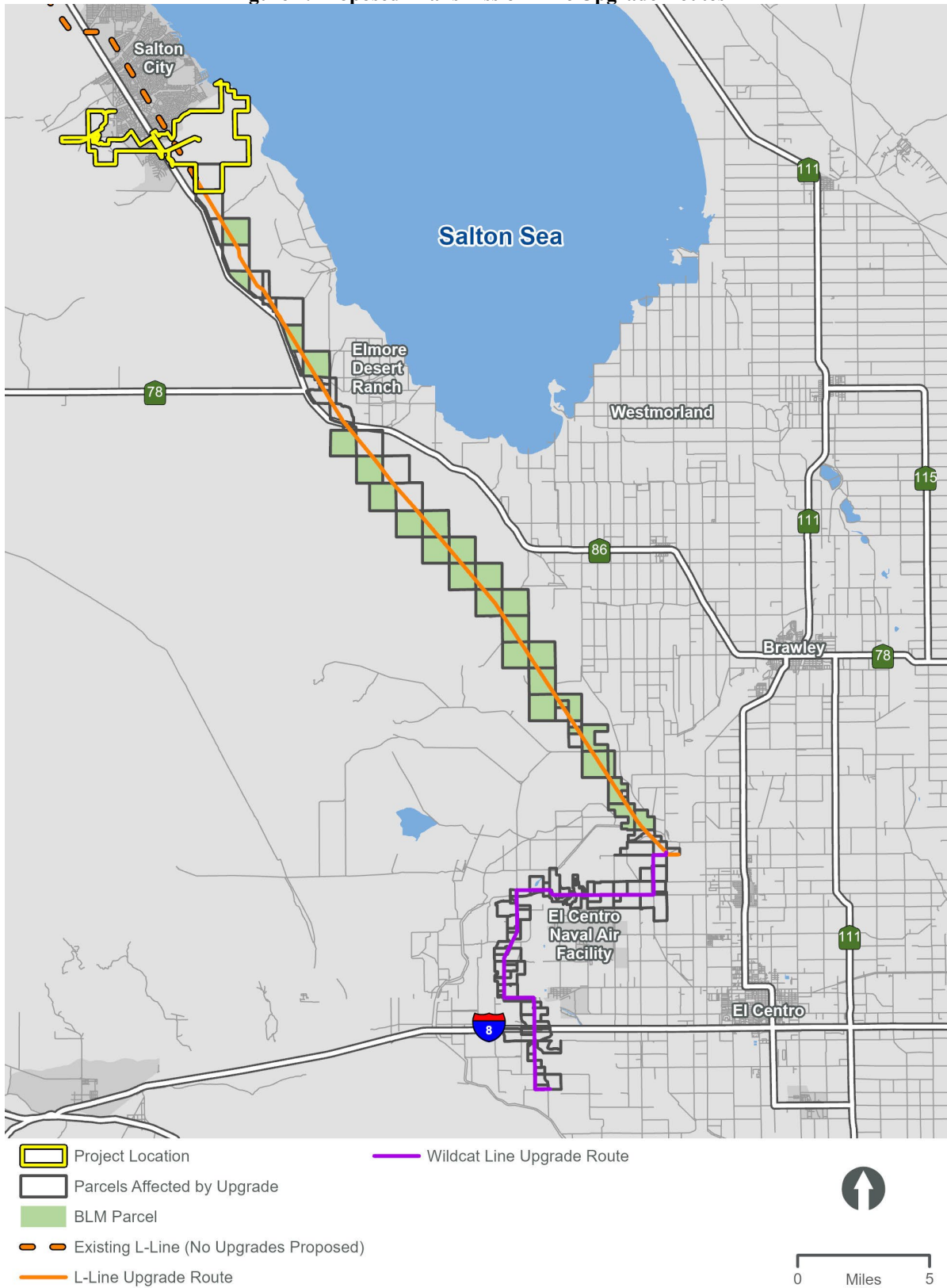


Figure 2. Proposed Transmission Line Upgrade Routes



**ATTACHMENT A – Solar Plant Site Assessor’s Parcel Numbers (APN), Zoning, and Acreage**

Assessor’s Parcel Number (APN)	Zoning Designation	Acreage
007-110-024	S-2	80.0
007-110-027	S-2	40.0
007-110-028	S-2	40.0
007-110-035	S-2	86.5
007-110-038	S-2	3.45
007-110-041	S-2	28.45
007-110-043	S-2	116.75
007-110-045	S-2	160.0
007-110-049	R-1-L-.5	336.16
007-110-051	S-1	23.4
017-010-004	S-2	13.2
017-010-016	R-1-L-.5	113.07
017-010-017	R-1-L-.5	1.5
017-010-031	R-1-L-.5	377.0
017-010-032	R-1-L-.5	159.0
017-010-041	R-1	39.47
017-010-042	R-1	40.68
017-010-046	R-1-L-.5	460.5
017-010-047	R-1-L-.5	3.38
017-010-048	R-1-L-.5	3.41
017-010-049	C-2/ R-1-L-.5	49.62
017-010-054	R-1-L-.5	112.15
017-010-055	R-1-L-.5	109.5
017-010-056	R-1-L-.5	170.06
017-010-058	R-1-L-.5	9.15
017-140-009	S-2	440.0
017-140-023	S-2	5.68
017-150-001	S-2	640.0
017-150-002	S-2	320.0
017-150-012	S-2	640.0
017-150-013	S-2	637.01
017-340-005	S-2	641.42

Notes:

*S-1=Open Space/Recreation; S-2=Open Space/Preservation; C-2=Medium Commercial; R-1 and R-1-L-.5=Low Density Residential*

**ATTACHMENT B – APNs and Landowners for “L” Line Upgrade**

No.	Assessor’s Parcel Number (APN)	Landowner
<b>Township 11 South, Range 10 East, San Bernardino Meridian</b>		
1	017-340-005	CA V, LLC
2	017-340-010	California State Lands Commission
3	017-340-025	Gurnee Michelle Pon Trustee ETAL
4	017-340-021	BLM
5	017-350-034	Gurnee Michelle Pon Trustee ETAL
6	017-350-013	BLM
7	017-350-031	Apex Energy Solutions, LLC
8	017-350-030	Apex Energy Solutions, LLC
9	017-440-036	Buenos Aires Leasing, LLC
10	017-440-005	California Cash for Homes, INC
11	017-440-004	Shenas Peter & Shenan Sally Ann ETAL
12	017-440-022	Buenos Aires Leasing, LLC
<b>Township 11 South, Range 11 East, San Bernardino Meridian</b>		
13	002-370-028	Three Flags Citrus, LLC
<b>Township 12 South, Range 11 East, San Bernardino Meridian</b>		
14	019-010-002	BLM
15	019-010-013	Pacific Southwest Ventures, LLC
16	019-010-010	BLM
17	019-060-035	Zarafili Issa & Debbas Diala JT
18	019-060-055	Moore Jeffery Conservator EST OF Brewer GL
19	019-060-037	Wachel Gerald
20	019-060-057	Perez Jose
21	019-060-038	Macaspac Maria A
22	019-060-043	Binnacle Light, LLC
23	019-060-044	Preece Steven J. & Marylynn TR 1/2 & Mealey Edwin
24	019-060-025	Sramek Bohumir B & Hevka H Trustees
25	019-060-003	Foley David William & Tribulato Ashley Rose
26	019-050-024	John Elmore Ranches LTD
27	019-050-017	Cooley Scott M Trustee
28	019-050-018	Cooley Scott M Trustee
29	019-100-003	BLM
30	019-110-012	Desert Valley Co
31	019-110-011	BLM
32	019-110-010	Cooley Scott M Trustee
<b>Township 13 South, Range 11 East, San Bernardino Meridian</b>		
33	034-010-005	BLM



34	034-010-006	Cooley Scott M Trustee
35	034-010-007	BLM
<b>Township 13 South, Range 12 East, San Bernardino Meridian</b>		
36	034-030-011	BLM
37	034-030-012	BLM
38	034-030-013	BLM
39	034-140-002	BLM
40	034-140-003	BLM
41	034-140-006	BLM
42	034-140-005	BLM
43	034-140-012	BLM
<b>Township 14 South, Range 12 East, San Bernardino Meridian</b>		
44	034-190-004	BLM
45	034-190-005	BLM
46	034-190-013	N/A
47	034-190-022	N/A
48	034-190-025	BLM
49	034-190-023	BLM
50	034-190-024	Wright Veronica Zwart & Zwart Frits W & Elyssabeth
51	034-210-023	Wright Veronica Zwart & Zwart Frits W & Elyssabeth
52	034-210-024	BLM
53	034-210-009	N/A
<b>Township 14 South, Range 13 East, San Bernardino Meridian</b>		
54	040-160-001	BLM
55	040-160-003	BLM
56	040-160-011	BLM
57	040-270-005	BLM
58	040-270-007	Labady Hugo & Liliana JT
59	040-270-016	BLM
60	040-300-001	BLM
<b>Township 15 South, Range 13 East, San Bernardino Meridian</b>		
61	062-010-037	Imperial Irrigation District
62	062-010-035	Swarthout Ward E & Laura M Trustees
63	063-010-040	Alphabet Farms, LLC
64	063-010-037	Meyer Imperial Investments II, LLC

**ATTACHMENT C – APNs and Landowners for Wildcat Line Upgrade**

No.	Assessor's Parcel Number (APN)	Landowner
<b>Township 15 South, Range 13 East, San Bernardino Meridian</b>		
1	063-010-040	Alphabet Farms, LLC
2	062-010-021	Buckley Shirley J
3	062-010-024	Alphabet Farms, LLC
4	062-010-023	Alphabet Farms, LLC
5	063-010-039	Alphabet Farms, LLC
6	062-030-016	Alphabet Farms, LLC
7	062-030-017	Alphabet Farms, LLC
8	062-030-010	Alphabet Farms, LLC
9	062-020-027	Alphabet Farms, LLC
10	062-020-028	Alphabet Farms, LLC
11	062-020-027	Alphabet Farms, LLC
12	062-020-002	Alphabet Farms, LLC
13	062-020-003	Romero Augustin R & Romero Leeza
14	062-020-026	Alphabet Farms, LLC
15	062-020-021	Alphabet Farms, LLC
16	062-020-025	Alphabet Farms, LLC
17	062-020-024	Alphabet Farms, LLC
18	034-270-036	IID ID
19	034-270-039	Arnaiz Adawn Ali
20	034-320-006	Taylor Randy Darryl & Taylor Marian J
<b>Township 15 South, Range 12 East, San Bernardino Meridian</b>		
21	034-270-028	O'Connell Lila Jean
22	034-320-051	O'Connell Lila Jean
23	034-320-050	County of Imperial
24	034-270-043	IID ID & Real Estate & Environmental Compliance
25	034-270-014	Richter Robert L & Richter Carol Ann
26	034-320-033	IID ID & Real Estate & Environmental Compliance
27	034-320-003	Abatti Freddi M
28	034-270-033	Abatti Freddi M
29	034-270-034	County of Imperial
30	034-260-013	Richter Robert L & Richter Carol Ann
31	034-260-016	Holtz Family 2024 Trust
32	034-260-022	Richter Robert L & Richter Carol Ann
33	034-260-049	Westmoreland Douglas C & Westmoreland Elena L
34	034-310-017	Foster Becky Z & Foster David L
35	034-310-018	IID ID & Real Estate & Environmental Compliance

36	034-310-024	Kuhn John R
37	034-310-026	Kuhn Heidi L
38	034-310-027	Grizzle Kevin C & Grizzle Kim L
39	034-340-060	Kuhn John R
40	034-340-006	Gardonjim Farms, Inc.
41	034-340-061	JSJ Southwest Limited Liability Company
42	034-340-030	Westmoreland Douglas C & Westmoreland Elena L
43	034-340-071	Westmoreland Douglas C & Westmoreland Elena L
44	034-340-070	Kuhn John R
45	034-340-065	Ashurst Brock M & Ashurst Bethany A
46	034-340-027	MSPM Associates
47	034-340-029	MSPM Associates
<b>Township 16 South, Range 12 East, San Bernardino Meridian</b>		
48	034-380-049	MSPM Associates
49	034-380-007	MSPM Associates
50	034-380-008	Perelli-Minetti Tony
51	034-380-009	MSPM Associates
52	034-380-010	MSPM Associates
53	034-380-051	MSPM Associates
54	034-380-052	Kuhn Heidi L
55	051-120-005	Kuhn Heidi L
56	051-120-037	Strobel Richard J
57	051-120-007	Urbina Reyno & Urbina Roselina
58	051-120-076	County of Imperial
59	051-120-075	Kuhn Heidi L
60	051-120-067	Jimenez Family 2024 Trust
61	051-120-018	Hernandez Israel & Hernandez Maria D
62	051-120-064	Hernandez Israel & Hernandez Maria D
63	051-120-072	Hernandez Israel & Hernandez Maria D
64	051-120-073	Vega Felipe V & Vega Rachel
65	051-0120-074	Hernandez Israel & Hernandez Maria D
66	051-120-041	Gatlin Lareda D & Jackson Jay P
67	051-120-016	San Diego & Arizona RR
68	051-120-029	San Diego & Arizona RR
69	051-120-043	Vaca Pedro
70	051-120-060	Kuhn John R
71	051-440-001	Kuhn John R
72	051-120-059	Kuhn John R

73	051-440-014	Westmoreland Douglas C & Westmoreland Elena L
74	051-270-035	JR Preece Inc.
75	051-280-044	Brundy Thomas D & Brundy Karen D
76	051-270-036	JR Preece Inc.
77	051-270-041	Kuhn John R
78	051-280-054	Kuhn John R
79	051-310-002	IID ID
80	051-310-062	IID ID
81	051-310-055	Kuhn John R
82	051-310-026	JR Preece Inc.
83	051-310-050	JR Preece Inc.
84	051-310-023	Pearl Evans LLC
85	051-360-005	Nale Joe
86	051-360-004	AWCC Campo Verde LLC
87	051-360-032	AWCC Campo Verde LLC