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 #22-0029 (Initial Study #22-0048) Apex Energy Solutions, LLC (Holtville Peaker Battery Energy Storage System Project), 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: Southwest of Melon Road and East Alamo Road intersection, Imperial County California

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

PROJECT DESCRIPTION: The Applicant has applied for a conditional use permit (CUP #22-0029) for the construction and operation of a 100-Megawatt (MW) Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 92-Kilovolt (kV) "E" Line immediately adjacent to the east of the site along Melon Road. The BESS facility would include battery containers and storage sites, a control room, on-site substation, and associated facilities surrounded by fencing in the south-central portion of the parcel, with the remainder of the parcel used for temporary construction access and staging.

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

COMMENT PERIOD: November 21, 2023 to December 26, 2023 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 ICPDSCommentLetters@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 #22-0048 Date: 11/21/2023

Project type/name: Conditional Use Permit #22-0029/ Holtville Peaker BESS Project

Applicant's name: Apex Energy Solutions, LLC

Applicant's address: 750 W. 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):	045-570-087-000
b.	Street address:	Melon Road and East Alamo Road
c.	Cross street:	Melon Road and East Alamo Road
d.	Township/Section/Range:	Township 15 South, Range 15 East, SBBM
e.	Project area (acres) ☐:	17.23 Acres

II. General Plan Consistency

a.	General Plan Designation.	Urban Area
b.	Is Project in an Urban area?	Yes
c.	Name of Urban area.	Holtville
d.	Is Project within an adopted Specific Plan area?	No
e.	Name of Specific Plan area.	N/A
f.	Existing zoning.	M-1-U (Light Industrial within Urban Boundaries)
g.	Proposed zoning, if any.	N/A

h. Adjacent zoning.

North: A-1-U, South: M-1-U, East: A-1-U and West: A-1-U/R-1-U/City of Holtville

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.