



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 #22-0030, Conditional Use Permit #26-0004, Zone Change #22-0007, and General Plan Amendment #25-0004 (Initial Study #22-0049) Apex Energy Solutions, LLC (NorthStar 2 Solar and Battery Storage 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: North of Highway 78, 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 #22-0030) for the construction and operation of a 130- megawatt (MW) solar photovoltaic facility and a 175-MW BESS facility that would connect to the existing Imperial Irrigation District's 230-Kilovolt (kV) KN Line located east towards East Highline Canal. Construction and operational water supply is proposed via a new groundwater well which would be drilled and operated on-site. Access will be provided via an improved access entry off Highway 78, which will require an encroachment permit from Caltrans. The project is proposed to connect to the electrical grid via an off-site transmission line (i.e., gen-tie line). The off-site gen-tie/transmission line improvements and/or connections would traverse Bureau of Land Management (BLM) land. The project Applicant is requesting a 60-foot-wide right-of-way from BLM to construct the off-site transmission line extension and/or connections on BLM land.

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: April 2, 2026 to May 6, 2026 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

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

Initial Study # 22-0049 Date: 04/01/2026

Project type/name: GPA#25-0004/ZC#22-0007/CUP#22-0030/CUP#26-0004 – NORTHSTAR 2

Applicant's name: APEX ENERGY SOLUTIONS, LLC

Applicant's address: 604 SUTTER ST, SUITE 250, FOLSOM, CA 95630

Name of person preparing Initial Study: HDR ENGINEERING, INC.

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 039-140-013-000 AND 039-140-014-000
- b. Street address: 3016 EAST US HWY 78, BRAWLEY, CA
- c. Cross street: BEN HULSE HWY
- d. Township/Section/Range: TOWNSHIP 13 S, SECTION 36, RANGE 16 E
- e. Project area (acres) : 614 ACRES

II. General Plan Consistency

- a. General Plan Designation. RECREATION /OPEN SPACE
- b. Is Project in an Urban area? NO
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? NO
- e. Name of Specific Plan area. N/A
- f. Existing zoning. S-2 (OPEN SPACE/PRESERVATION)

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| g. | Proposed zoning, if any. | S-2-RE (OPEN SPACE/PRESERVATION
WITH RENEWABLE ENERGY OVERLAY)
_____ |
| h. | Adjacent zoning. | GS / BLM
_____ |
| 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)
