



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 Conditional Use Permit #20-0029, 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: The VEGA SES solar project is generally located along Drew Road between Wixom Road and Lyons Road. The transmission "s" Line upgrade will encompass approximately 18 miles of transmission line upgrade from project site to the El Centro Switching Station. APN'S 051-360-031, 021, 051-390-012, 013, 004, & 051-350-015, 017, 019.

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

PROJECT DESCRIPTION: The VEGA IID S-Line Upgrades Project CUP 20-0029 Minor Modification & Parcel Map #2491

The VEGA IID S-Line Upgrades Project, CUP #20-0029 Minor Modification & Parcel Map 2491 is requesting to change the location of the previously-approved on-site substation and gen-tie tie-in, within the boundaries of the VEGA SES Solar Energy Project site. The S-Line upgrades component of the project consists of replacement and upgrades to the existing IID S-Line and construction of new sections or alternate route alignments connecting the Imperial Valley Substation to the El Centro Switching Station. A Parcel Map #2491 is proposed for reorganization of property around Drew Road. The Parcel Map would create two parcels from an existing five parcels that are bisected, in part, by Drew Road.

STAFF CONTACT: DAVID BLACK, PLANNER IV


PUBLIC HEARING: An Imperial County Environmental Evaluation Committee public hearing was conducted on May 13, 2021 at 1:30 PM in the County Administration Center (Board Room) at 940 Main Street, El Centro, CA 92243 to consider the adoption of the environmental document and Initial Study #20-0039.

COMMENT PERIOD: from May 17, 2021 to June 18, 2021 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

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


Initial Study # 20-0039 Date: May 17, 2021

Project type/name: Conditional Use Permit #20-0029 & Parcel Map #2491

Applicant's name: APEX ENERGY SOLUTIONS, LLC

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

Name of person preparing Initial Study: DAVID BLACK, PLANNER IV

Signature of person preparing Initial Study: 

I. Project Information

a. Assessor's Parcel Number: APN'S 051-360-031, 021, 051-390-012, 013, 004, & 051-350-015, 017, 019

b. Street address: The VEGA SES solar project is generally located along Drew Road between Wixom Road and Lyons Road. The transmission "s" Line upgrade will encompass approximately 18 miles of transmission line upgrade from project site to the El Centro Switching Station.

c. Cross street: _____

d. Township/Section/Range: Sections 29, 30, 32, and 33 of Township 15 South, Range 14 East; Sections 25, 26, 27 of Township 15 South, Range 13 East, San Bernardino Base and Meridian as depicted on the 1957 El Centro, California U.S. Geological Survey (USGS) 7.5-minute topographical quadrangle map.
Sections 28, 32, and 33 of Township 15 South, Range 13 East; Sections 4, 5, 8, 9, 17, and 18 of Township 16 South, Range 13 East; and Sections 24 and 25 of Township 16 South, Range 12 East, San Bernardino Base and Meridian as depicted on the 1957 Seeley,

California USGS 7.5-minute topographical quadrangle map.

Sections 26, 27, and 34 of Township 16 South, Range 12 East, San Bernardino Base and Meridian as depicted on the 1957 Mount Signal, California USGS 7.5-minute topographical quadrangle map.

e. Project area (acres) : 574 Acres

II. General Plan Consistency

a. General Plan Designation. Imperial County: Recreation, AG, City of El Centro: Public, Rural Residential, General Commercial, Tourist Commercial, and Planed Industrial, City of Imperial: Residential Low Medium Density, Specific Plan, Commercial Neighborhood, and Rail Served Industrial

b. Is Project in an Urban area? yes

c. Name of Urban area. Imperial & El Centro

d. Is Project within an adopted Specific Plan area? yes

e. Name of Specific Plan area. Commercial Neighborhood, and Rail Served Industrial

f. Existing zoning. A-2 General AG, A-3 Heavy AG, R1 Residential, CG General Commercial, RAP Residential Neighborhood and I-2 Rail Served Industrial.

g. Proposed zoning, if any. N/A

h. Adjacent zoning. Ag, Residential, 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? 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)

None
