



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

POSTED

JUN 18 2024

## NOTICE OF INTENT

Imperial County Clerk-Recorder  
California

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Conditional Use Permits #23-0005 and #23-0006, Zone Change #23-0001, and General Plan Amendment #23-0001 (Initial Study #23-0006) Apex Energy Solutions, LLC (NorthStar 1 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:** East of Highway 111 and Wilkins Road, 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 permits (CUPs #23-0005 and #23-0006) for the construction and operation of a 50-Megawatt (MW) solar photovoltaic energy generation facility and a 75-MW Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 161-Kilovolt (kV) "N" Line adjacent to the east of the site along Coachella Canal Road. 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 Wilkins Road off of Highway 111.

**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:** June 20, 2024 to July 25, 2024 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](mailto: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**

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

Initial Study #23-0006 Date: 6/17/2024

Project type/name: Conditional Use Permits #23-0005 and #23-0006 / NorthStar 1 Solar and Battery Storage 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): 003-110-005 and 003-110-007
- b. Street address: East of Highway 111 and Wilkins Road
- c. Cross street: East of Highway 111 and Wilkins Road
- d. Township/Section/Range: 10S/01/13E
- e. Project area (acres) : 288-acres

**II. General Plan Consistency**

- a. General Plan Designation. Agriculture
- 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)
- g. Proposed zoning, if any. S-2-RE

- h. Adjacent zoning. S-2 to the north, east and west; S-2-RE to the south  

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- i. Is proposal consistent with the site's existing or proposed zoning? No  

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- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes  

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- k. Is the proposal consistent with a Specific Plan for the area? N/A  

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- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes  

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- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? No/GPA #23-0001  

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**Comments:** (if any)

None.

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