



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

POSTED

JUL 30 2024

Imperial County Clerk-Recorder  
California

## NOTICE OF INTENT

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Parcel Map #02510 Apex Energy Solutions LLC., 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:** 1103 Flowing Wells Rd., Niland, CA 92257

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

**PROJECT DESCRIPTION:** The project is proposing to legally separate the project parcel that has previously been physically split by the Union Pacific Railroad line as well as separate the approved Vega SES 2 and Vega SES 5 solar energy projects

**COMMENT PERIOD:** 07/30/2024 to 08/22/2024 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 [ICPDSCommentLetters@co.imperial.ca.us](mailto:ICPDSCommentLetters@co.imperial.ca.us). Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, September 11, 2024, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

**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 20 DAYS**

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

Initial Study #24-0006, Apex Energy Solutions LLC Date: 07/26/2024

Project type/name: Parcel Map #02510

Applicant's name: Apex Energy Solutions LLC

Applicant's address: 1103 Flowing Wells Rd., Niland, CA 92257

Name of person preparing Initial Study: Derek Newland, Planner III

Signature of person preparing Initial Study: 

**I. Project Information**

- a. Assessor's Parcel Number(s): 025-260-011-000 & 025-260-019-000
- b. Street address: 1103 Flowing Wells Rd., Niland, CA 92257
- c. Cross street: Flowing Wells Rd and Nider Rd
- d. Township/Section/Range: Section 17, Township 11 South, Range 15 East, SBBM
- e. Project area (acres) : Approximately 538 acres

**II. General Plan Consistency**

- a. General Plan Designation. Recreation / Open Space w/ Renewable Energy Overly
- 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

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|----|--|--|
| f. | Existing zoning.   | S-2-RE (Open Space / Preservation w/<br>Renewable Energy Overlay |
|    |  | <hr/>  |
| g. | Proposed zoning, if any.   | N/A  |
|    |  | <hr/>  |
| h. | Adjacent zoning.   | N/A  |
|    |  | <hr/>  |
| i. | Is proposal consistent with the site's existing or proposed zoning?  | Yes the Parcel Map is consistent                                 |
|    |  | <hr/>  |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible?                       | Yes the Parcel Map is consistent                                 |
|    |  | <hr/>  |
| k. | Is the proposal consistent with a Specific Plan for the area?  | N/A  |
|    |  | <hr/>  |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | Yes the Parcel Map is consistent                                 |
|    |  | <hr/>  |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan?                | Yes the Parcel Map is consistent                                 |
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**Comments:** (if any)

None.

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