



# 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 #23-0025 (Initial Study #23-0030) 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:** 1884 Drew Road, Seeley, CA 92273

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

**PROJECT DESCRIPTION:** The Applicant proposes the Alba Peaker BESS (Battery Energy Storage System) project through Conditional Use Permit #23-0025 which consists of the development a 100-Megawatt (MW) Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 92-Kilovolt (kV) "LW." The BESS facility would include battery containers and storage sites, a control room, an on-site water storage pond/tank for fire suppression purposes, and associated facilities surrounded by fencing.

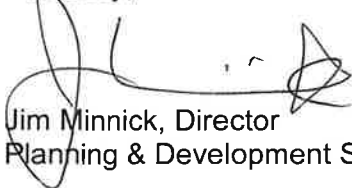
**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction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

**COMMENT PERIOD:** 10/18/24 to 11/22/24 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**

**POSTED**

**OCT 18 2024**

Imperial County Clerk-Recorder  
California

h. Adjacent zoning.

**North:** R-1 (Low Density Residential)/R-2 (Medium Density Residential)/R-4 (High Density Residential)/M-2(Medium Industrial)/C-1 (Light Commercial) **South:** R-1 (Low Density Residential) **East & West:** M-1 (Light Industrial)/M-2 (Medium Industrial)

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i. Is proposal consistent with the site's existing or proposed zoning? Yes

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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?

Yes

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Comments: (if any)

None.

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

Initial Study #23-0030 (Apex Energy Solutions, LLC) Date: 10/18/2024

Project type/name: Conditional Use Permit #23-0025

Applicant's name: Apex Energy Solutions, LLC

Applicant's address: 750 West 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): 051-420-042-000
- b. Street address: 1884 Drew Road, Seeley, CA 92273
- c. Cross street: Evan Hewes Highway
- d. Township/Section/Range: Township 16 South, Range 12 East, SBBM
- e. Project area (acres) : 6.30 Acres

**II. General Plan Consistency**

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Seeley Urban Area Plan
- d. Is Project within an adopted Specific Plan area? N/A
- e. Name of Specific Plan area. N/A
- f. Existing zoning. M-2 (Medium Industrial)
- g. Proposed zoning, if any. N/A