



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

September 22, 2023

Subject: Request for Proposal (RFP) for an Initial Study for a Battery Storage Facility

Project Applicant: Nightpeak Energy
Project Name: Nightpeak Matador BESS project

- General Plan Amendment #23-0005
- Zone Change #23-0006
- Conditional Use Permit #23-0024
- IS #23-0029

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of Initial Study # 23-0029 for the attached project consisting of General Plan Amendment # 23-0005, Zone Change #23-0006 and Conditional Use Permit #23-0024. **The Imperial County Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the Initial Study pursuant to the California Environmental Quality Act (CEQA) for the project. The successful consultant will work directly for the Imperial County Planning & Development Services Director in the preparation of this CEQA document.

The NIGHTPEAK MATADOR BESS project includes:

- 1. General Plan Amendment #23-0005**
 - Agriculture to Industrial
- 2. Zone Change #23-0006**
 - A-2 (General Agriculture) to M-2 (Medium Industrial)
- 3. Conditional Use Permit #22-0024**
 - Phase 1: 387MW 4-hour AC-coupled BESS
 - Phase 2: 90MW 4-hour AC-coupled BESS
 - On-site substation
 - APN: 044-450-030-000 39.4 AC
 - Current zone A-2 (General Agriculture)

I. The County hereby requests the following information; for each item (as appropriate) the hourly rate and estimated total hours for the specific task must be documented.

- a. Project scope to be utilized in the preparation of a legally adequate CEQA document;
- b. Identified milestones representing specific tangible work products (tasks) to which payments by the County would be linked and become part of the legal contract. (Please note that all subsequent bills/invoices will be required to include both the identified milestones and percent completed).
- c. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
- d. An estimated "not to exceed cost" to prepare the Initial Study documents;
- e. A digital (CD) version of all documents prepared by the prime CEQA consultant and potential subcontractor(s).
- f. Also, proposals must incorporate the cost estimate for the printing of the Final environmental documents.

The proposal must provide that prior to any cost overruns; the consultant shall discuss first and then seek written approval from the County Planning and Development Services Director, Jim Minnick before such costs are incurred. Failure to get prior written approval may result in such costs being disallowed.

We request that you provide within your cost estimate for the proposed Initial Study-including costs for the preparation of the following studies and analysis.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality / Greenhouse Gas emissions (applicant submitted Air Quality & Greenhouse Gas Analysis if required) –please provide third party review
- Hydrology and Water Quality
- Biological Resources (third party review) applicant submitted Bio tech study if required.
- Cultural Resources/Historical/Archaeology (third party review) applicant submitted Cultural tech study if required).
- Geology and soils
- Hazards and Hazardous Materials
- Land Use Planning
- Noise (third party review) applicant submitted Noise Study.
- Public Services (Police, Fire, Schools)
- Transportation
- Tribal Cultural Resources
- Utilities and Service System
- Energy
- Wildfire
- Mineral Resources
- Population and Housing
- Recreation

The following sections may need to be addressed in the Initial Study and Findings of Fact for project.

- SB18/AB-52 Tribal Cultural Resources
- CEQA Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)

II. The following format should be used in preparing the proposal, additional information/items may be used to further bolster your proposal:

One page cover letter introducing your firm.

1. Project Understanding

2. Project Team

- Identify all company and consultant team personnel who will work on the project and short description of their education and work experience.
- Resumes of the prime and technical consultants should be included and can be attached to the proposal as an appendix.
- Organization Charts-Elaborate organization charts are not necessary.

3. Scope of Work

- Describe the proposed tasks to accomplish the scope of work.
- Include deliverables, when applicable, for each task.
- Include all applicable site visits, scoping meetings, staff meetings and public hearings.
- Be specific regarding your approach to complete the CEQA noticing requirements.

4. The tasks should be presented as follows:

a) Project Initiation

Include research, site visit, data collection, CEQA notices, scoping meetings, etc;

b. Administrative Draft Initial Study

Include mandatory CEQA sections, required and optional technical studies, number of revisions, meetings and coordination with County Staff;

c. Public Review Draft Initial Study (EEC Hearing)

Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;

d. Final Initial Study

Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;

e. Mitigation, Monitoring and Reporting Program

Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;

f. CEQA Findings and Notice of Determination

Include the preparation per CEQA requirements;

g. Assumptions

Please provide a specific section for assumptions. Include your assumptions regarding travel time, mileage, public noticing, or anything else that needs clarification.

h. Meetings

The number of meetings and hearings that are included in your proposal should be detailed under each task.

5. **Proposed Schedule**

Provide the number of weeks for each task in tabular form from project initiation to public hearings, Planning Commission, and Board of Supervisors.

6. **Cost Estimate/Milestones**

- Provide a discussion of the proposed cost and any optional costs.
- Include a spread sheet that details your personnel, any subcontractors to be used, their estimated hours, and associated costs per task (can be attached as an appendix).
- A table of project milestones should be included in the Cost Estimate discussion.

7. **Consultant Selection Criteria**

- a) **Understanding of the project:** the proposer should demonstrate understanding of key elements of the project and, accordingly, provide the names of personnel and their expertise.
- b) **Approach to the project:** The selection process will evaluate the extent to which the proposer has recognized and identified special circumstances on the project and whether the proposer has provided logical approach to tasks and issues of the project.
- c) **Professional qualifications necessary for satisfactory performance:** The project manager and key team members should be qualified to perform the work categories on the project; and the proposer's knowledge of standards and procedures will be examined.
- d) **Specialized experience and technical competence in the type of work required:** The proposer should provide information about comparable projects they have been involved with and/or successfully accomplished; past performance on contracts with government agencies and private industry will be considered together with past performance evaluations; and the capacity to accomplish the work in the required time will also be evaluated.

III. **It is requested that you disclose any conflict** or potential conflict that you may have if you are submitting a proposal. The conflict by the County envisions, at the very minimum, current/ongoing or previous contracts (within the past year) with the applicant(s); this also includes current technical studies that either are or have been prepared for the applicant(s) within the last year.

IV. **Not providing the extent of information (including hourly rate and total estimated hours per task) may negatively impact the evaluation of your proposal.**

If you are interested in submitting a proposal, please submit it to the Director at Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA, 92243, **no later than October 9, 2023 at 5:00 PM.** This must be post-marked or sent via email on or before this date and time.

Please note that it is **not necessary to present us with voluminous references or individualized background data** on persons or personnel within your organization. We may require this at a later date. We look forward to receiving your RFP submittal.

Please submit a total of 2 hard copies and a CD.

If you do have any questions, please contact the assigned Planner for this project, Derek Newland, Planner III at dereknewland@co.imperial.ca.us or at 442-265-1736 ext. 1756.

Sincerely,

By: 
Derek Newland, Planner III

Jim Minnick, Director
Planning & Development Services Department

Attachments: Project Applications

CC: Anastasia Miki a.miki@peng.net
Jim Minnick, Director of Planning and Development Services
Michael Abraham, AICP, Assistant Director of Planning & Development Services
Diana Robinson, Planning Division Manager
Project File: GPA23-0005 ZC23-00066 CUP23-0024 IS23-0029
Files: 10.102; 10.101; 10.104; 10.141
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September 11, 2023

Via email

Shayne Ferber
Director of Development
Nightpeak Energy LLC
1423 Broadway PMB 14
Oakland, CA 94612

Re: General Plan Amendment Letter

Dear Imperial County Planning Department:

Matador Power LLC, a Delaware limited liability company (the "Developer"), is an indirect wholly-owned subsidiary of Nightpeak Energy LLC, a Delaware limited liability company. In connection with our proposed Matador Battery Energy Storage System project (the "Project"), the Developer hereby requests the County of Imperial to initiate the process of a General Plan Amendment (GPA), on an approximately 40-acre site located at the NE corner of Dogwood Rd. and E Villa Ave. in El Centro, CA, APN: 044-450-030. The site is currently designated as Agriculture in the General Plan and as (A-2) within the Land Use Zoning of the County.

The request to initiate the amendment is made with full understanding and agreement that the costs incurred by the County in conjunction with this request will be borne by the Developer (applicant).

Sincerely,

Shayne Ferber

Shayne Ferber

CHANGE OF ZONE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black & blue) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Freddi M Abatti (owner) / Nightpeak Energy (Applicant)		EMAIL ADDRESS freddi@fmabattilag.com (O) / sferber@nightpeak.energy (A)	
2. MAILING ADDRESS (Street / P O Box, City, State) PO Box 913, Seeley, CA 92273 (O) / 1423 Broadway PMB 144 Oakland		ZIP CODE Ca 94612 (A)	PHONE NUMBER 760-996-0014 (O) / 858-776-9000 (A)
3. ENGINEER'S NAME WRA Consulting Engineers		CA. LICENSE NO. 68433	EMAIL ADDRESS a.miki@rpeng.net
4. MAILING ADDRESS (Street / P O Box, City, State) 212 North First Ave, Suite 104 Sandpoint, Idaho		ZIP CODE 83864	PHONE NUMBER 1-208-818-7508
5. ASSESSOR'S PARCEL NO. 044-450-030-000	ZONING (existing) A2	ZONING (proposed) M2	
6. PROPERTY (site) ADDRESS NE Corner of Villa & Dogwood El Centro		SIZE OF PROPERTY (in acres or square foot) 39.4 ac	
7. GENERAL LOCATION (i.e. city, town, cross street) NE Corner of Villa & Dogwood El Centro			
8. LEGAL DESCRIPTION Tract No: 45 Brief description: SW 1/4 TR 45 T15S R14E			

8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail)
The land is being farmed by Freddie Abatti Farms.

9. PLEASE STATE REASON FOR PROPOSED USE (be specific)
The land is being proposed as a Battery Storage Plant.

10. DESCRIBE SURROUNDING PROPERTY USES
South: Agricultural field
North: Agricultural field with a small building on the southern 20 acres and residential on the northern 20 acres;
East: Residential;
West: IID's EC Generating Station, cooling ponds and residential

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Print Name: Freddi M. Abatti Date: 8/10/2018
Signature: _____

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE _____
- D. OTHER _____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

ZC #
23-0006

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Freddi M. Abatti (Owner) / Nightpeak Energy (Applicant)		EMAIL ADDRESS freddi@fmabattag.com (O) / sferber@nightpeak.energy (A)	
2. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 913 Seeley, CA 92273 (O) / 1423 Broadway PMB 144 Oakland		ZIP CODE CA 94612 (A)	PHONE NUMBER 760-996-0014 (O) / 858-776-9000 (A)
3. APPLICANT'S NAME Nightpeak Matador BESS 1 & BESS 2		EMAIL ADDRESS sferber@nightpeak.energy	
4. MAILING ADDRESS (Street / P O Box, City, State) 1423 Broadway PMB 144 Oakland Ca		ZIP CODE 94612	PHONE NUMBER 1-858-776-9000
4. ENGINEER'S NAME WRA Consulting Engineers		CA. LICENSE NO. 68433	EMAIL ADDRESS a.miki@rpeng.net
5. MAILING ADDRESS (Street / P O Box, City, State) 212 North First Ave, Suite 104 Sandpoint, Idaho		ZIP CODE 83864	PHONE NUMBER 1-208-818-7508
6. ASSESSOR'S PARCEL NO. 044-450-030-000	SIZE OF PROPERTY (in acres or square foot) 39.4	ZONING (existing) A2	
7. PROPERTY (site) ADDRESS NE Corner of Villa & Dogwood El Centro			
8. GENERAL LOCATION (i.e. city, town, cross street) NE Corner of Villa & Dogwood El Centro			
9. LEGAL DESCRIPTION Tract No: 45 Brief description: SW 1/4 TR 45 T15S R14E			

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) The land is being proposed as a Battery Storage Plant.	
11. DESCRIBE CURRENT USE OF PROPERTY	The land is being farmed by Freddie Abatti Farms.
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A there aren't any offices proposed.
13. DESCRIBE PROPOSED WATER SYSTEM	N/A there aren't any offices proposed.
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	We are requesting to extend the City of El Centro's pressurized water main
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? It will be monitored remotely, if maintenance is needed, then 2 - 3.

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Print Name: Freddi M. Abatti Date: 08-10-2025
Signature: _____
Print Name: _____ Date: _____
Signature: _____

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN _____
- B. FEE _____
- C. OTHER _____
- D. OTHER _____

APPLICATION RECEIVED BY:	<u>David Black</u>	DATE	<u>8/11/25</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P.W
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E.H.S
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A.P.C.D
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O.E.S
		DATE	_____	<input type="checkbox"/> _____

CUP #
23-0024

Project Description for Matador

Owner: Night Peak Energy

Location: NE corner of Dogwood and Villa Road El Centro California

APN: 044-450-030-000

Zoning: A2

We are requesting a rezone to M2 in order to be permitted to construct our Battery Storage facility, for it is not permitted under A2.

GP: Agricultural

Size: 39.4 acres

Neighboring properties:

South: Agricultural field

North: Agricultural Field with a small building, then residential to the north

East: Residential

West: IID's EC Generating Station Cooling Ponds and operations

Size BESS proposed:

Phase 1: 387MW 4-hour AC-coupled BESS

Phase 2: 90MW 4-hour AC-coupled BESS

Fire water proposed: extension of the City of El Centro fire main

After completion of construction, workers will only be on site for maintenance. There will not be an Operations and Maintenance building.

Proposed Project Technical Information:

General description of the equipment configuration.

Phase I:

112 SS inverters at 800V will be stepped up to 34.5kV.

113 Collectors will take these outputs to the on-site substation, where it will be stepped up to 230kV.

A tie-line will connect to the El Centro 230kV Substation

Phase II:

28 BESS inverters at 800V will be stepped up to 34.5kV.

Collectors will take these outputs to the on-site substation, where it will be stepped up to 92kV.

A tie-line will connect to the El Centro East 92kV Substation.

POI and Gentie Information:

POI Name and Voltage El Centro Substation ("ECSS")

El Centro 230kV Substation. Located approximately at Lat: 32°48'14.95"N, Long: 115°32'5.78"W.

El Centro East 92kV Substation. Located approximately at Lat: 32°48'5.97"N, Long: 115°32'17.52"W.

Tie-Line length assumption and approximate coordinates - Approximately – 700'.

Traffic:

The only traffic we will be generating outside of an occasional maintenance visit, will be that of the construction traffic which we will thoroughly analyze during the CEQA process.

Air Quality:

We will prepare and apply for both a construction dust control permit as well as an operational dust control permit.

If it is determined that temporary generators are needed to maintain the cooling on the BESS during commissioning we will rent equipment that is fully permitted under State law and retain our PERP certificates on site.

Any permanent generators that may be needed will undergo the ATC/PTC process with ICAPCD.

Biological:

This parcel has been actively farmed and is adjacent to two busy roads, so we are not anticipating any impacts biologically.



ENERGY STORAGE SYSTEM DESCRIPTION	
MATADOR 1 INSTALLED NAMEPLATE (POI @ 0.95PF)	387 MW / 1548 MWH
MATADOR 2 INSTALLED NAMEPLATE (POI @ 0.95PF)	90 MW / 360 MWH

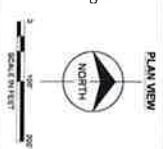
- LEGEND:**
- PROPERTY LINE
 - FENCE
 - EASEMENT
 - CITY LIMITS

NOTES:

1. FINAL LAYOUT SUBJECT TO CHANGE BASED ON AVAILABILITY OF MATERIALS AND AUTHORITY HAVING JURISDICTION REQUIREMENTS.
2. EQUIPMENT QUANTITIES, CONFIGURATION AND BESS PRELIMINARY TO CHANGE BASED ON FINAL PROJECT DUE DILIGENCE.
3. CONSTRUCTION LAYOUT, PARKING, TRAILERS, NOT INCLUDED OR CONSIDERED IN DEVELOPMENT OF EQUIPMENT ARRANGEMENT SHOWN.
4. ALL UTILITIES AND DEVIATION ARE NOT CONSIDERED IN AND NOT INCLUDED IN DEVELOPMENT.
5. WATER SUPPLY, SUCH AS TANKS, FIRE WATER LOOP, AND/OR HYDRANT NOT INCLUDED OR CONSIDERED IN LAYOUT DEVELOPMENT.

6. WETLANDS, FLOODPLAINS, AND OTHER ENVIRONMENTAL CONSTRAINTS NOT CONSIDERED IN DEVELOPMENT.

7. EASEMENTS SHOWN ARE FROM PIVOT DATA AND ARE SUBJECT TO CHANGE ONCE FORMAL SITE SURVEYS HAVE BEEN COMPLETED.



no.	date	by	cd	description
C	07/20/23	EMJ	MB	ISSUED FOR REVIEW
B	06/03/23	EMJ	MB	ISSUED FOR REVIEW
A	05/15/23	EMJ	MB	ISSUED FOR REVIEW

no.	date	by	cd	description

<p>140 S STATE COLLEGE BLVD, SUITE 100 BREA, CA 92821 714-256-1595 Burns & McDonnell Western Enterprises, Inc.</p>	designed	checked
	E. VILA	E. VILA

<p>IMPERIAL COUNTY, CALIFORNIA</p>	drawing	project
	LAYOUT - C	NIGHTPEAK/MATADOR / MATADOR 2 BESS 387 MW / 1548 MWH & 90 MW / 360 MWH SITE PLAN




sheet	of	total
1	1	1

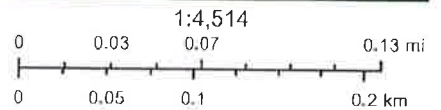
PRELIMINARY - NOT FOR CONSTRUCTION

Dogwood and E Villa Rd. - 40-Acres



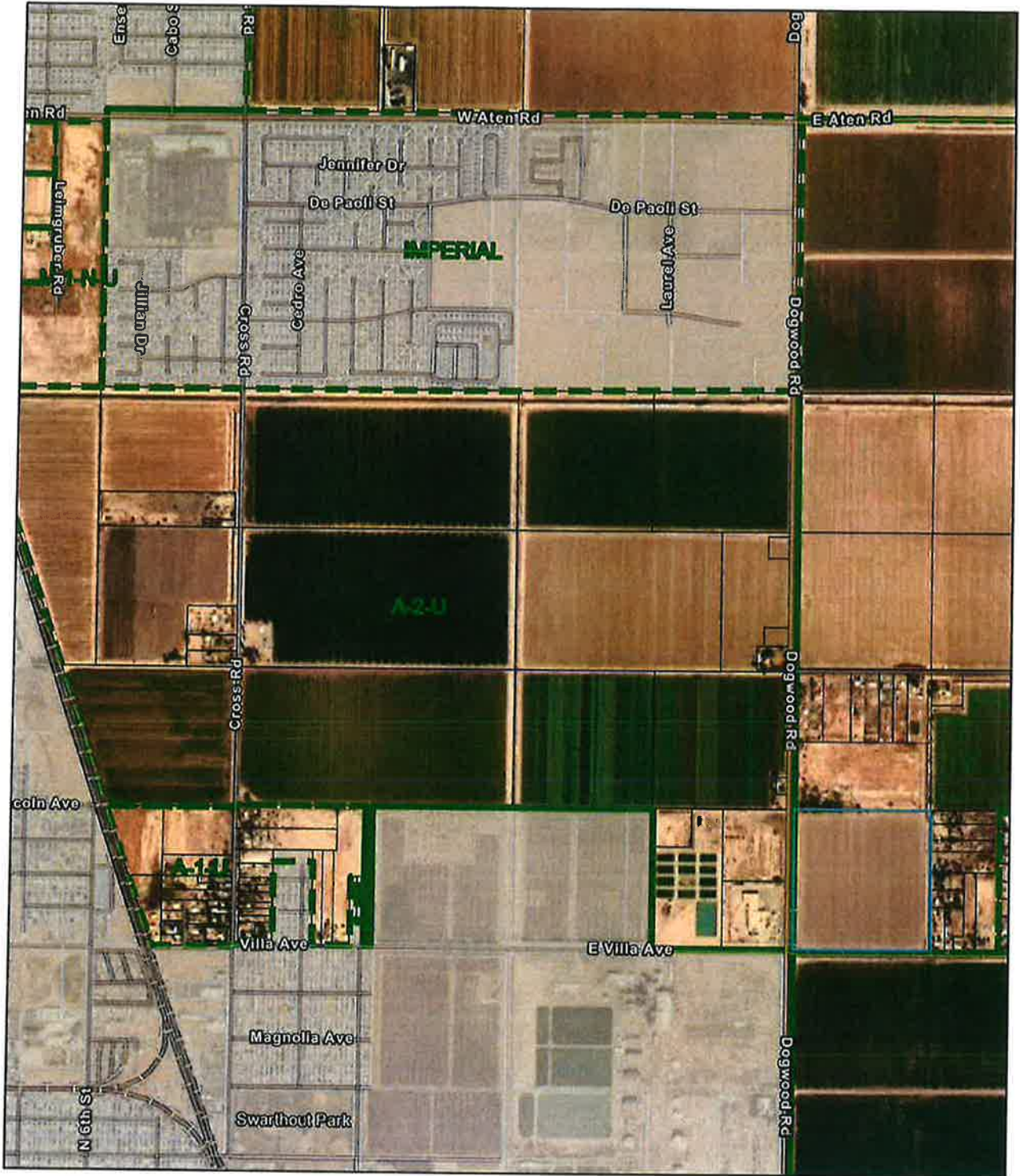
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-  Land Use Zoning
-  Cities
-  Assessor's Parcels



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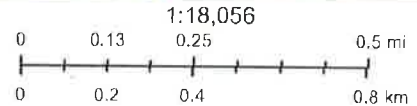
Dogwood and E Villa Rd. - 40-Acres



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Land Use Zoning

- Cities
- Assessor's Parcels



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