



Imperial County Planning & Development Services Planning / Building

June 27, 2024

Jim Minnick
DIRECTOR

Subject: Request for Proposal (RFP) for an Initial Study for a Solar Farm Project and BESS.

Project Applicant: APEX ENERGY SOLUTIONS, LLC

Project Name: Seville 4 Solar Project

- Water Supply Assessment (applicant provided)
- General Plan Amendment #24-0003
- Zone Change #24-0004
- Conditional Use Permit CUP #24-0012
- IS #24-0020

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of an Initial Study # 24-0020 for the attached General Plan Amendment #24-0003, Zone Change #24-0004 and Conditional Use Permit #24-0012. **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 Seville 5 Solar project includes:

1. General Plan Amendment #24-0003

- To change APNs 018-170-058, 059, 060, 061, 062, 063, 064, 065-000 from Industrial to Agriculture within the Renewable Energy Overlay.

2. Zone Change #24-0004

- Changing Zone Designation from A-2 (General Agriculture) to A-2-RE (General Agriculture within Renewable Energy Overlay).

3. Conditional Use Permit #24-0012

- 90 MW Solar Farm
- 180 MW BESS connecting to Imperial Irrigation 92 KV Line
- APN 018-010-043-000 approx. 325 acres

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.

- Project scope to be utilized in the preparation of a legally adequate CEQA document;
- 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).
All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
- An estimated "not to exceed cost" to prepare the Initial Study documents;
A digital (CD) version of all documents prepared by the prime CEQA consultant and potential subcontractor(s).
- 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 and or third party review of the following studies and analysis.

- Aesthetics (third party review, Visual Resources Assessment)
- Air Quality/ Greenhouse Gas emissions (applicant submitted Air Quality & Greenhouse Gas Analysis, third party review)
- Hydrology and Water Quality
- Biological Resources (third party review, applicant submitted Bio tech study)
- Cultural Resources/Historical/Archaeology (third party review, applicant submitted Cultural Inventory Assessment).
- Geology and soils (third party review, applicant submitted Geotechnical Report)
- Hazards and Hazardous Materials
- Land Use Planning
- Noise (third party review applicant submitted Noise Impact Assessment)
- Public Services (Police, Fire, Schools)
- Transportation (third party review, applicant submitted Traffic and Circulation Assessment)
- Tribal Cultural Resources
- Utilities and Service System
- Phase 1 Assessment (third party review, applicant submitted)

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. 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 July 29, 2024 at 5:00 PM.** This must be post-marked 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 ext. 1756.

Sincerely,

By: 
Derek Newland
Planner III

Jim Minnick, Director
Planning & Development Services Department

Attachments: Project Applications

CC: Jurg Heuberger jurgheuberger@gmail.com
Jim Minnick, Director of Planning and Development Services
Michael Abraham, AICP, Assistant Director of Planning & Development Services
Diana Robinson, Planning Division Manager
Files: 10.101; 10.102;10.104;10.106
DN\ATVOLS:\AllUsers\APN\018\170\058\GPA24-0003 ZC24-0004 CUP24-0012 IS24-0020\IRFP\Seville 4 RFP IS.docx

Sanayeh Investment
604 Sutter St., Suite 250
Folsom Cal. 99324

June 1, 2024

Imperial County Planning/Development Service Dept.
801 W. Main St.
El Centro, Ca. 92243

RE: Request to amend General Plan

ATTN: Jim Minnick, Director

Mr. Minnick:

RECEIVED
JUN 05 2024
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

As requested by Derek Newland in his email dated May 29th,2024, it is our understanding that we are required to file a General Plan Amendment in order for us to file the applications for a Change of Zone and concurrent Conditional Use Permit for the Seville 4 Solar/Bess project.

Please consider this letter as our request to amend the County's General Plan on APN 018-010-043, to have this parcel included in the Renewable Energy Overlay Zone.

Concurrent with this request we have/are filing the applications as follows:

Change of Zone

CUP

If you have any questions, please feel free to contact me at 7670-996-0313 or by email at jurgheuberger@gmail.com.

Thank you kindly



Ziad Alaywan
President

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 Sanayeh Investments LLC		EMAIL ADDRESS c/o jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St., Folsom, Ca.		ZIP CODE 95630	PHONE NUMBER 760-996-0313
3. ENGINEER'S NAME N A		CA. LICENSE NO. N A	EMAIL ADDRESS N A
4. MAILING ADDRESS (Street / P O Box, City, State) N A		ZIP CODE N A	PHONE NUMBER N A
5. ASSESSOR'S PARCEL NO. 018-170-058; 059; 061; 063; 062; 065; 064 (lot7)	ZONING (existing) A 2	ZONING (proposed) A 2 and RE overlay	
6. PROPERTY (site) ADDRESS pending issuance by ICPDS		SIZE OF PROPERTY (in acres or square foot) 325 ac	
7. GENERAL LOCATION (i.e. city, town, cross street) approx 7 miles west of HWY 111 on HWY 78, on the south side			
8. LEGAL DESCRIPTION See PTR previously provided (this site was known as Lot 7 under the original tract map)			
8. DESCRIBE CURRENT USE ON / OF PROPERTY (list and describe in detail) Vacant		RECEIVED JUN 05 2024 PLANNING & DEVELOPMENT SERVICES	
9. PLEASE STATE REASON FOR PROPOSED USE (be specific) to develop a Solar PV and BESS energy project (SEE Cup Application/project description)			
10. DESCRIBE SURROUNDING PROPERTY USES open space and several existing Solar/BESS projects (all part of what was known as the Allegretti Ranch)			

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

Ziad Alaywan 5/31/2024
Print Name Date

Signature Ziad Alaywan

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

ZC #
24-004

GPA 24-0003

Seville 4 (Lot 7)

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME Sanayeh Investments LLC	EMAIL ADDRESS c/o jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250 Folsom, CA 95630	ZIP CODE 95630	PHONE NUMBER c/o 760-996-0313
3. APPLICANT'S NAME Apex Energy Solutions, LLC.	EMAIL ADDRESS c/o jurgheuberger@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250 Folsom, CA 95630	ZIP CODE 95630	PHONE NUMBER -----
4. ENGINEER'S NAME N A	CA. LICENSE NO. N A	EMAIL ADDRESS N A
5. MAILING ADDRESS (Street / P O Box, City, State) N A	ZIP CODE N A	PHONE NUMBER N A
6. ASSESSOR'S PARCEL NO. 018-170-058, 059, 061,060, 063, 062, 065, 064)(Lot 7)	SIZE OF PROPERTY (in acres or square foot) 340 AC approx	ZONING (existing) S2
7. PROPERTY (site) ADDRESS pending being issued by ICPDS		
8. GENERAL LOCATION (i.e. city, town, cross street) approx 7 west of HWY 86 on the south side of HWY 78		
9. LEGAL DESCRIPTION (see attached PTR) (former Lot 7)		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) development of a Solar and BESS project (see attached project summary and technical reports)	
11. DESCRIBE CURRENT USE OF PROPERTY vacant open space	
12. DESCRIBE PROPOSED SEWER SYSTEM N A	
13. DESCRIBE PROPOSED WATER SYSTEM N A	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM as required by County Fire	
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? None

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

ZIAD ALAYWAN

3/11/2024

Print Name

Date

Signature

Print Name

Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY: lv.

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION:

APPROVED

DENIED

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.

P. W.

E. H. S.

A. P. C. D.

O E S

CUP #

PROJECT DESCRIPTION:

Seville 4 (lot 7 inclusive)

Location:	This site formerly known as Lot 7 of TR 999 is located about 500 ft south of HWY 78, approximately 7 miles west of HWY 86. This site has also been described as a portion of the Allegretti Ranch (former owners)
APN:	018-170-058, 059, 061, 060, 062, 063, 064, 065 formerly known as Lot 7
Panel System:	90MW Single Axis Tracking
Battery Type:	Tesla Mega (Power) Packs or equal
Capacity:	180 MW BESS connection to IID 92 KV line
Property Owner:	Sanayeh Investments LLC
Applicant:	Apex Energy Solutions, LLC
Project Name:	Seville 4
Property Size:	Approximately 325 acres

PROJECT DESCRIPTION:

Apex Energy Solutions LLC is proposing to develop a 90 MW PV (single axis tracker) panel system with a 180 MW Battery (BESS) energy storage facility located on the Allegretti Ranch, i.e. south of HWY 78, 7 miles west of the intersection of HWY 86.. The project will have an on site BESS, with a substation and a gentie that will connect to the new substation on Titan II and export power via the IID 92 KV line..

The BESS system will be located on the southeast corner of the site, which will contain the battery modules,, the inverters, the control structure, and the on site substation. Form this location the gentie will go to the east to the Titan II substation before it goes to the IID 92 KV line.

There will be a water storage pond or tanks to provide a minimum of 80,000 gallons of water for fire fighting use. Additional storage may be provided if so, required by the County Fire Dept. However, given these will be Tesla or equal systems and the design as previously provided to County Fire, there is little need for water.

The entire site will be fenced and have video surveillance security. The project once built will not have on-site employees except for routine maintenance or repairs.

There will be approximately 192 battery packs/modules and approximately 24 inverters. The site will be prepared with a class II base or equal material to minimize and control dust as well as unwanted vegetation.

OPERATION:

The system will be operated remotely and generate power by the single axis trackers and store power in the BESS which will then be exported to the grid.

PROJECT DESCRIPTION:

The system is entirely remotely operated and monitored with extensive video and intrusion surveillance.

Due to the use of the TESLA or equal battery system, fire protection in the event of a fire will be to simply protect the surrounding areas but not to extinguish the battery fires as that would only prolong the fire and smoke. TESLA systems are designed to essentially “melt” within their containers and therefore attempting to extinguish a fire would only make the problem worse.

WATER:

Water for the project use, which will be primarily for dust control during construction and panel washing during operation will come from the on site well system operated by the approved water company that was established as part of the original tract map of the ranch.

Environmental:

The Allegretti Ranch site was subdivided by the applicant approximately 10 plus years ago. At that time it was divided into a total of 8 lots, and included a number of conditional use permits for solar projects and a number of water wells. This included a full EIR.

Subsequently a further division occurred for what was called Lot 7 of TR 991, which then divided said lot into 8 additional lots, one of which was a substation lot. At the same time another cup for a cannabis project was done which also included an EIR.

Following that, another solar project called Titan II was done which again included an EIR.

As can be seen there have been extensive environmental studies done for this site. Attached to this application are the following updated technical reports.

- Air Quality
- Biological
- Cultural
- Visual
- Water
- Paleo
- Noise
- Traffic letter

Note that these technical reports show the analysis to include both Seville 4 and Seville 5 project areas. This application covers the Seville 4 project area only, however a concurrent Seville 5 application is also being submitted at the same time. They are independent projects but utilize one common set of technical documents.

With regard to the subdivision, since Lot 7 was subdivided into additional lots the applicant will complete “lot tie” agreements to bind all existing lots to the one project.

SEVILLE 4

Seville 4		Module	CHSM66M(DG)/F-BH 645
Vicinity	Occotillo IID	# of modules	143,795
IR interconnection	120 MW	String size	30
DC System	92.7 MW	PV inverter	SG 2500
AC System	72.5 MW	# of inverters	29
Array type	Tracker	battery size	120 MW
AC/DC Ratio	1.3	battery	5000UD / ST2752LUX (4h)
GCR	46%	Energy/Year	216,308 MWh/yr
Utility	IID		

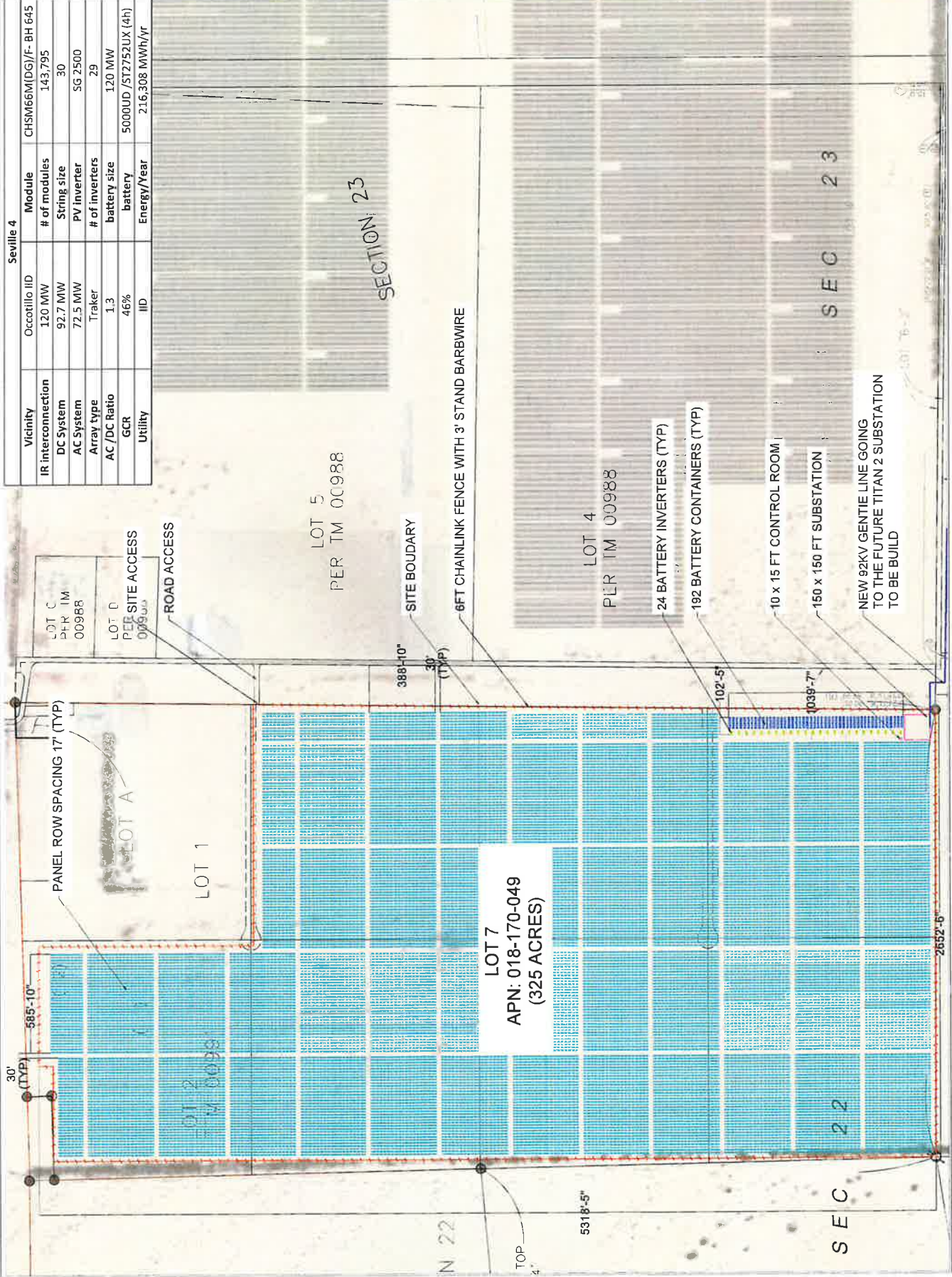
REV.	BY	DESCRIPTION	DATE	APP'D	DATE

ZGLOBAL

604 SUTTER ST. SUITE 239
 SAN FRANCISCO, CA 94109
 Phone: 916.985.9461
 Fax: 916.985.9467

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DATE: 11/20/2023	BY: [Signature]
CHECKED BY: [Signature]	DATE: 11/20/2023
SCALE: AS SHOWN	
SHEET NO. 1	TOTAL SHEETS 1



SECTION 23

SECTION 2

SECTION 22

LOT 5
PER TM 00988

LOT 4
PLR TM 00988

LOT 7
APN: 018-170-049
(325 ACRES)

LOT C
PER IM 00988

LOT D
PER SITE ACCESS 00988

ROAD ACCESS

SITE BOUNDARY

6FT CHAINLINK FENCE WITH 3' STAND BARBWARE

24 BATTERY INVERTERS (TYP)

192 BATTERY CONTAINERS (TYP)

10 x 15 FT CONTROL ROOM

150 x 150 FT SUBSTATION

NEW 92KV GENTIE LINE GOING TO THE FUTURE TITAN 2 SUBSTATION TO BE BUILT

PANEL ROW SPACING 17' (TYP)

LOT 1

30' (TYP)

388'-10"

30' (TYP)

5318'-5"

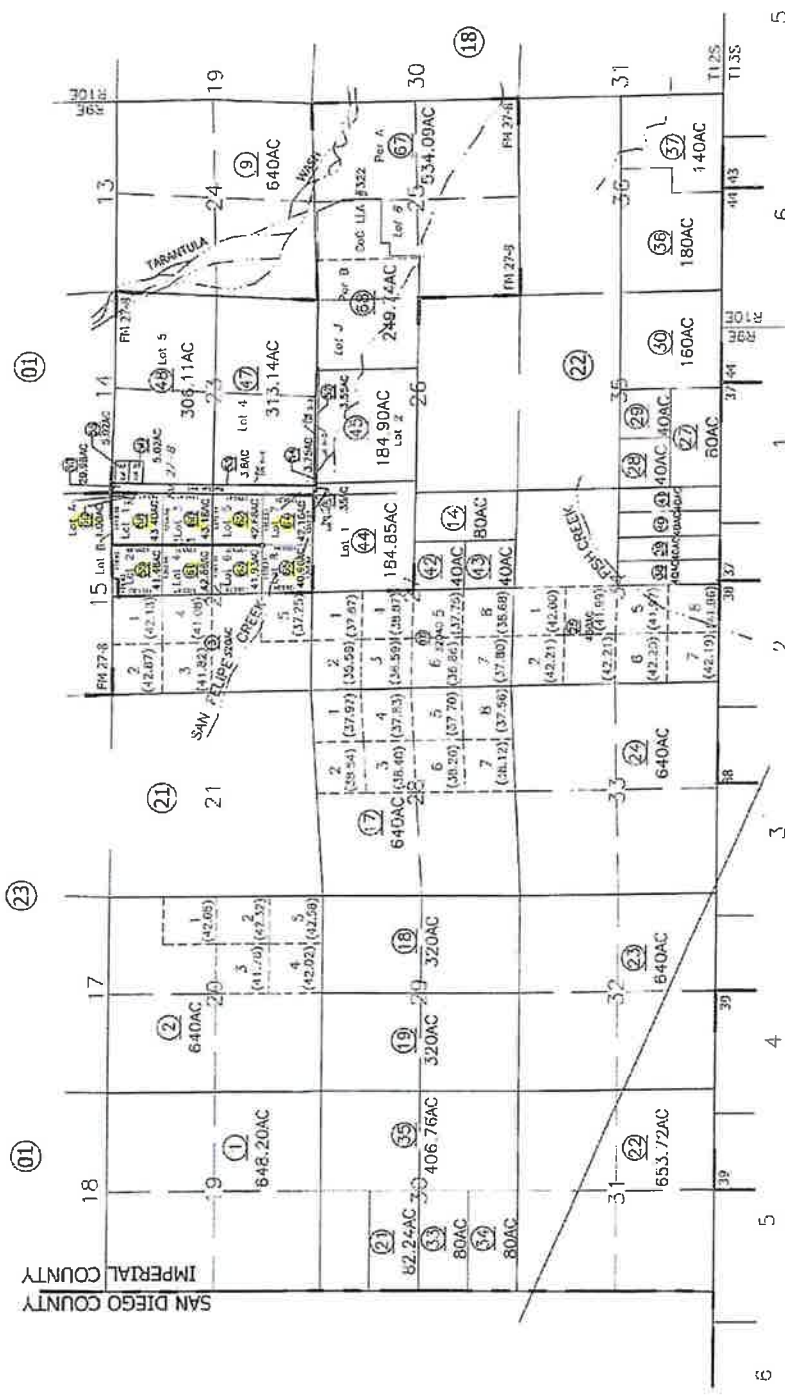
TOP

2652'-6"

102'-5"

1039'-7"

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Assessor's Map Bk. 18-Pg. 17
County of Imperial, Calif.

Bk. 33
Pg. 03

Bk. 33
Pg. 01

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSessor's OFFICE BY THE COUNTY OF IMPERIAL
THE ASSessor's OFFICE OF THE COUNTY OF IMPERIAL
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSessor. (REV. A. TAX. CODE SEC. 37)

9-19-23 MA
9-6-23 MA
10-15-15 MF

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