

### Imperial County Planning & Development Services Planning / Building

Jim Minnick

June 27, 2024

#### 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 5 Solar Project

- Water Supply Assessment (applicant submitted)
- General Plan Amendment #24-0004
- Zone Change #24-0005
- Conditional Use Permit CUP #24-0013
- IS #24-0021

#### Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of an Initial Study # 24-0021 for the attached General Plan Amendment #24-0004, Zone Change #24-0005 and Conditional Use Permit #24-0013. 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 #24-0004
  - To add APN 018-010-043-000 to the Renewable Energy Overlay

#### 2. Zone Change #24-0005

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

#### 3. Conditional Use Permit #24-0013

- 65 MW Solar Farm
- 130 MW BESS connecting to Imperial Irrigation 92 KV Line
- APN 018-010-043-000 approx. 270 acres

801 Main St. El Centro, CA. 92243 (442) 265-1736 Fax (442) 265-1735 planninginfo@co.imperial.ca.us www.icpds.com

- 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) <u>Project Initiation</u> Include research, site visit, data collection, CEQA notices, scoping meetings, etc;
- <u>Administrative Draft Initial Study</u> Include mandatory CEQA sections, required and optional technical studies, number of revisions, meetings and coordination with County Staff;
- <u>Public Review Draft Initial Study (EEC Hearing)</u> Include document preparation, CEQA notice, Scoping meeting, and coordination with County Staff;
- <u>Final Initial Study</u> Include document preparation, Response to Comments, CEQA notice, meetings, coordination with County Staff and attendance at Planning Commission and Board of Supervisors hearing;
- Mitigation, Monitoring and Reporting Program Include the preparation per CEQA identification of all mitigation measures, identification of all responsible parties, timing and enforcement;
- f. <u>CEQA Findings and Notice of Determination</u> 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 <u>July 29, 2024 at 5:00 PM.</u>** 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: Der k Newland

Planner III

Jim Minnick, Director Planning & Development Services Department

#### Attachments: Project Applications

CC: Jurg Heuberger <u>Jurgheuberger@qmail.com</u> 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\OL\AT\S:\AllUsers\APN\018\010\043\CUP24-0013 - IS24-0021\RFP\Seville 5 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:

As requested by Derek Newland in his email dated May 29<sup>th</sup>,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 5 Solar/Bess project.

Please consider this letter as our request to amend the County's General Plan on APN 018-170-058; 059;060;061;062;063;064;065, to have these parcels 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

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## CHANGE OF ZONE

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

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

1. 2.	PROPERTY OWNER'S NAME Sanayeh Investments LLC MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter St. Eolsom, Ca		EMAIL ADDRESS c/o jurgheuberger@gmail.com ZIP CODE PHONE NUM 95630 760-996		r@gmail.com PHONE NUMBER 760-996-0313
3.	ENGINEER'S NAME N A	ENGINEER'S NAME CA. LICENSE NO.		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. 018-010-043	ZONING (existing)	.2	ZONING (proposed) A 2 and RE overlay	
6.	PROPERTY (site) ADDRESS pending issuance by ICPDS			SIZE OF PROPERTY (in acres or square foot) 268.94	
7.	<ol> <li>GENERAL LOCATION (i.e. city, town, cross street) approx 7 miles west of HWY 111 on HWY 78, on the south side</li> </ol>				
8.	LEGAL DESCRIPTION           See PTR previously provided           JUN 05 2024			JUN 05 2024	
8.	DESCRIBE CURRENT USE ON / OF PROP Vacant	ERTY (list and describe	in detail)	ł	Har Gries Octory 7 CANNERS (POPPERSON TOTALISM
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 U open space and several existing So	SES blar/BESS projects	(all part of wh	at wa	s known as the Allegretti Ranch)

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROP		EQUIRED SUP	PORT DOCUMENTS	
Ziad Alaywan 5/31/2024 Print Name 5/31/2024 Date		A. SITE PLAN B. PRELIMINAR <sup>®</sup> C. FEE	Y TITLE REPORT (6 mon	ths or newer)
Signature	1			
APPLICATION RECEIVED BY:	DATE		REVIEW / APPROVAL BY	
APPLICATION DEEMED COMPLETE BY:	DATE		D P.W D E.H.S.	ZC#
APPLICATION REJECTED BY:	DATE		A. P. C. D	by ome
TENTATIVE HEARING BY:	DATE		0.ES.	27-000
FINAL ACTION: APPROVED DEN	NED DATE		⊠	
			C	JPA24-000-
			C	)

## Seville 5 (Lot 6) CONDITIONAL USE PERIIT 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
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1. PROPERTY OWNER'S NAME Sanaveh Investments LLC		EMAIL ADDRESS c/o jurgheuber	ger@gmail.com	
2. MAILING ADDRESS (Street / P 0 Box, City, State) 604 Sutter Street Suite 250 Eclear CA 9563	30	ZIP CODE 95630	PHONE NUMBER	313
3. APPLICANT'S NAME	,0	EMAIL ADDRESS		
Apex Energy Solutions, LLC.		c/o jurgheube	PHONE NUMBER	
4. MAILING ADDRESS (Sheet P 0 bbs, city, State) 604 Sutter Street, Suite 250 Folsom, CA 95630	07.110	95630		
4. ENGINEER'S NAME CA. LICEN N A	ISE NO.	N A		
5. MAILING ADDRESS (Street / P O Box, City, State) N A		ZIP CODE N A	PHONE NUMBER	
6. ASSESSOR'S PARCEL NO. 018-010-043 (Lot 6 )	SIZ	E OF PROPERTY (in 268.94 AC	acres or square foot)	ZONING (existing) S2
7. PROPERTY (site) ADDRESS pending being issued by ICPDS				
<ol> <li>GENERAL LOCATION (i.e. city, town, cross street) approx 7 west of HWY 86 on the south side of</li> </ol>	FHWY 78			
9. LEGAL DESCRIPTION			UNAN 79 9 Dor NE	1 of Sec 22
(see attached PTR) Lot 6 FM 27-8 also be	eing Por S	2 Sec 15 LY 5 01		+ 01 300 22
				(D)
PLEASE PROVIDE CLEAR & CONCISE INFOR		N (ATTACH SEPAR	ATE SHEET IF NEEDE	.0)
10. DESCRIBE PROPOSED USE OF PROPERTY (instand desc development of a Solar and BESS project		ttached project su	mmany and technica	(reports)
		ittached project su	minary and teeninee	
11. DESCRIBE CURRENT USE OF PROPERTY Vacan	nt open sr	oace		
12. DESCRIBE PROPOSED SEWER SYSTEM NA				
13. DESCRIBE PROPOSED WATER SYSTEM N A				3
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	as rec	quired by County F	ire	
15. IS PROPOSED USE A BUSINESS?	IF YE	ES, HOW MANY EMP None	PLOYEES WILL BE AT	THIS SITE?
I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY		REQUI	RED SUPPORT DO	CUMENTS
IS TRUE AND CORRECT.		A. SITE PL/	AN	
ZIAD ALAYWAN 3/11/2024	-	B. FEE		
Print Name Date		C. OTHER		
Signature	_	D OTHER		
Print Name Date				
Signature				_
APPLICATION RECEIVED BY:		DATE	- OTHER DEPT'S requi	.BY
APPLICATION DEEMED COMPLETE BY:		DATE	□ P.W. □ E.H.S.	( CUP # )
APPLICATION REJECTED BY:	_	DATE	□ A, P C D □ O, E, S,	04-1012
		DATE	- 0	
			- U	124-002

#### **PROJECT DESCRIPTION:**

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#### Seville 5 (lot 6 inclusive)

Location:	This site is immediately 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:	018-010-043 known also as Lot 6
Panel System:	65 MW Single Axis Tracking
Battery Type:	Tesla Mega (Power) Packs or equal
Capacity:	130 MW BESS connection to IID 92 KV line
Property Owner:	Sanayeh Investments LLC
Applicant:	Apex Energy Solutions, LLC
Project Name:	Seville 5
Property Size:	Approximately 270 acres

#### **PROJECT DESCRIPITION:**

Apex Energy Solutions LLC is proposing to develop a 65 MW PV (single axis tracker) panel system with a 130 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 adjacent existing substation and export power via the IID 92 KV line that then ties to the Anza substation.

The BESS system will be located on the east site of the site, which will contain the battery modules, the inverters, the control structure, and the on site substation also on the east. From this location the gentie will go directly to the adjacent Seville 1 & 2 substation before it goes to the IID 92 KV line that will tie to the Anza IID substation.

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.

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 system 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.

#### Enironmental:

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
- Prelim. Title report

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

### **PROJECT DESCRIPTION:**



#### 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

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Please consider this letter as our request to amend the County's General Plan on APN 018-170-058; 059;060;061;062;063;064;065, to have these parcels included in the Renewable Energy Overlay Zone.

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

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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

Seville 5 (project name)

# **CHANGE OF ZONE**

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

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

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1	PROPERTY OWNER'S NAME		EMAIL ADDRESS		
	Sanaveh Investments LLC		c/o jurgheuberger@gmail.com		@gmail.com
2	MAILING ADDRESS (Street / P.O.Box, City, State)	MAILING ADDRESS (Strop) / B O Bay City State)			PHONE NUMBER
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3.		OA. LIOLINGE NO.		00	
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4.	MAILING ADDRESS (Street / P O Box, City, State)		NA		
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5	ASSESSOR'S PARCEL NO.	ZONING (existing)		ZONI	NG (proposed)
	018-010-043	Α	2		A 2 and RE overlay
6	PROPERTY (site) ADDRESS			SIZE	OF PROPERTY (in acres or square foot)
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13	GENERAL LOCATION (I.e. City, town, closs	LIMV 78 on the sour	th side		the state the state of the
<u> </u>	approx 7 miles west of HWY 111 on	river 70, on the sou			
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	to develop a Solar PV and BESS energy project (SEE Cup Application/project description				
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10.	DESCRIBE SURROUNDING PROPERTY U	SES			-
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	Open space and several existing of		(di part of this		

Ziad Alaywan     5/31/2024       Print Name     Date       Mulally     Signature	B. PRELIMINARY TITLE REPORT (6 months or newer) C. FEE D. OTHER
APPLICATION RECEIVED BY: APPLICATION DEEMED COMPLETE BY: APPLICATION REJECTED BY: TENTATIVE HEARING BY: FINAL ACTION:	DATE REVIEW / APPROVAL BY OTHER DEPT'S required. DATE D E H. S DATE D E H. S DATE D O.E.S. DATE D O.E.S.

## Seville 5 (LOF 6) 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       EMAIL ADDRESS         Sanayed Investments LC       c/o (up/seubergr@gmail.com         2. MALING ADDRESS (sever/ p 0 av. clp: State)       c/o 760-986-0313         3. APPLICANT'S NAME       EWAIL ADDRESS         Apsx Energy Solutions, LLC       c/o 760-986-0313         4. MALING ADDRESS (sever/ p 0 av. clp: State)       C/o 760-986-0313         5. MALING ADDRESS (sever/ p 0 av. clp: State)       C/o 100-986         0.04 State Street, Suite 250 Folsom, CA 95630       ZIP CODE         9600       PHONE NUMBER         0.04 State Street, Suite 250 Folsom, CA 95630       ZIP CODE         NA       NA         NA       NA         Shate Street, Suite 250 Folsom, CA 95630       ZIP CODE         NA       PHONE NUMBER         NA       NA         6. ASSESSORS PARCELNO.       SIZE OF PROPERTY (naureor square ford)         018-010-043       (Lot 6)         026 State AC (DOTON (i.e. cly, town, cross street)         apport Y west of HWY 86 on the south side of HWY 78         9. LEGAL DESCRIPTION         (see attached PTR)       Lot 6 FM 27-8 also being Por S2 Sec 15 LY S of HWY 78 & Por. NE 4 of Sec 22         T 12 S r 9 E         PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)         <		
2.         MAILING ADDRESS (storet /P 0 bits c20; State)         21P CODE         PHONE NUMBER         c/o 760-996-0313           3.         APPLICANT'S NAME         EMAIL ADDRESS         c/o 760-996-0313         c/o 760-996-0313           3.         APPLICANT'S NAME         EMAIL ADDRESS         c/o 760-996-0313         c/o 760-996-0313           4.         MAILING ADDRESS (street /P 0 bit, c20; State)         ZIP CODE         PHONE NUMBER         c/o 760-996-0313           6.         MAILING ADDRESS (street, Suite 250, Folsom, CA 95630         ZIP CODE         PHONE NUMBER         c/o 760-996-0313           7.         PROPERTY (site, Suite 250, Folsom, CA 95630         ZIP CODE         PHONE NUMBER         c/o 760-996-0313           8.         MAIL NODRESS (street/P 0 Bax, City, State)         ZIP CODE         PHONE NUMBER         c/o 760-996-0313           9.         EDAIL ADDRESS (street/P 0 Bax, City, State)         ZIP CODE         PHONE NUMBER         c/o 760-996-0313           9.         MAILING ADDRESS (street/P 0 Bax, City, State)         ZIP CODE         PHONE NUMBER         ZONING (state)           9.         MAIL ADDRESS         State Add PTR)         ADDRESS         ZONING (state)         ZONING (state)           9.         LEGAL DESCRIPTION         (state Add PTR)         ZORING (state)         ZONING (state) <td>1. PROPERTY OWNER'S NAME Sanayeh Investments LLC</td> <td>EMAIL ADDRESS c/o jurgheuberger@gmail.com</td>	1. PROPERTY OWNER'S NAME Sanayeh Investments LLC	EMAIL ADDRESS c/o jurgheuberger@gmail.com
3.       APPLICANT'S NAME       EMAIL ADDRESS         Apex Energy Solutions, LLC.       Co jurgheuberge@gmail.com         4.       MALING ADDRESS (stewt P 0 Box, City, Stells)       ZIP CODE       PHONE NUMBER         604 Suiter Street, Suite 250 Folsom, CA 95630       ZIP CODE       PHONE NUMBER         614 Suiter Street, Suite 250 Folsom, CA 95630       ZIP CODE       PHONE NUMBER         7.       PROPERTY (stabulant)       Size OF PROPERTY (in acres or square face)       ZONING (existing)         7.       PROPERTY (stab ADDRESS       ZONING (existing)       Size OF PROPERTY (in acres or square face)       ZONING (existing)         7.       PROPERTY (stab ADDRESS       ZONING (existing)       Size OF PROPERTY (in acres or square face)       ZONING (existing)         8.       LEGAL DESCRIPTION       (see attached PTR)       Lot 6 FM 27-8 also being Por S2 Sec 15 LY S of HWY 78 & Por. NE 4 of Sec 22         T 12 S r 9 E       FLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)         10.       DESCRIBE PROPOSED USE OF PROPERTY (int and describe in detail)       development of a Solar and BESS project (see attached project summary and technical reports)         11.       DESCRIBE PROPOSED SHER PROTECTION SYSTEM       as required by County Fire         13.       DESCRIBE PROPOSED SHER PROTECTION SYSTEM       as required by County Fire         14.	<ol> <li>MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250 Folsom, CA 95630</li> </ol>	ZIP CODE PHONE NUMBER 95630 c/o 760-996-0313
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************************************	Apex Energy Solutions, LLC. 4 MAILING ADDRESS (Street / P.O.Box, City, State)	ZIP CODE PHONE NUMBER
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#### Seville 5 (lot 6 inclusive)

Location:	This site is immediately 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:	018-010-043 known also as Lot 6
Panel System:	65 MW Single Axis Tracking
Battery Type:	Tesla Mega (Power) Packs or equal
Capacity:	130 MW BESS connection to IID 92 KV line
Property Owner:	Sanayeh Investments LLC
Applicant:	Apex Energy Solutions, LLC
Project Name:	Seville 5
Property Size:	Approximately 270 acres

#### **PROJECT DESCRIPITION:**

Apex Energy Solutions LLC is proposing to develop a 65 MW PV (single axis tracker) panel system with a 130 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 adjacent existing substation and export power via the IID 92 KV line that then ties to the Anza substation.

The BESS system will be located on the east site of the site, which will contain the battery modules,, the inverters, the control structure, and the on site substation also on the east. From this location the gentie will go directly to the adjacent Seville 1 & 2 substation before it goes to the IID 92 KV line that will tie to the Anza IID substation.

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.

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 system 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.

#### **Enironmental:**

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
- Prelim. Title report

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

#### **PROJECT DESCRIPTION:**

