



Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

October 26, 2020

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of a comprehensive Environmental Impact Report (EIR) for the VEGA SES 2, 3 & 5 Solar Project, which includes three (3) Conditional Use Permits (CUP) and an Initial Study (IS). **The Planning & Development Services Department** will act as the "Lead Agency" for the preparation of the EIR pursuant to the California Environmental Quality Act (CEQA). The successful consultant will work directly for the County Planning & Development Services Director in the preparation of the Draft and Final EIR.

**The VEGA SES 2, 3, & 5 Solar Project includes:**

1. One (1) Conditional Use Permit (CUP#20-0021 VEGA SES 2) to allow for the construction and operation of a 240-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and 240MW/960 megawatt hour (MWh) battery storage project. The Project is to be located on approximately 1,472 acres;
2. One (1) Conditional Use Permit (CUP#20-0022 VEGA SES 3) to allow for the construction and operation of a 60-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and 60 MW/240 megawatt hour (MWh) battery storage project. The Project is to be located on approximately 240 acres; and
3. One (1) Conditional Use Permit (CUP#20-0023 VEGA SES 5) to allow for the construction and operation of a 50-megawatt (MW) alternating current (AC) solar photovoltaic (PV) energy generation and 50MW/200 megawatt hour (MWh) battery storage project. The Project is to be located on approximately 249.70 acres.

Attached is a copy of the application package.

- 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. 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).
  - b. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
  - c. An estimated "not to exceed cost" to prepare the Drafts (DEIR) and Final Environmental (FEIR) documents;
  - d. Review the attached proposed application and make findings of consistency with the *Imperial County General Plan Renewable and Transmission Element*; and
  - e. An electronic version (i.e. thumb drive or CD) of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

- b. All potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown;
- c. An estimated "not to exceed cost" to prepare the Drafts (DEIR) and Final Environmental (FEIR) documents;
- d. Review the attached proposed application and make findings of consistency with the *Imperial County General Plan Renewable and Transmission Element*; and
- e. An electronic version (i.e. thumb drive or CD) of all documents prepared by the prime CEQA consultant and potential subcontractor(s).

The only exception to the "not to exceed" cost shall be the response to public comments received as a result of the joint environmental document's circulation. If the County receives excessive comments on the draft document, then the costs will be determined on a "negotiated basis" when the draft document and comments on the project become available. Excessive comments are generally considered to be more than twenty (20) commenting agencies/individuals and/or over 150 comments that require answers other than "comment noted."

The proposal must incorporate the cost estimate for the printing of five (5) hard copies of the Administrative Draft EIR, five (5) hard copies of the Draft EIR and five (5) hard copies of the Final EIR, along with the creation of 50 CD's of the aforementioned environmental documents, as determined. Also, the proposal must provide a cost estimate for each additional hard copy and/or CD, if additional copies are needed.

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.

**II. We request that you provide within your cost estimate for the EIR, including the hourly rate and total estimated hours, a preparation of the following studies and analysis.**

- Agriculture and Forest Resources
- Hazards and Hazardous Materials
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Health & Safety
- Public Services
- Recreation
- SB18/AB-52 Tribal Cultural Resources
- Utilities and Service Systems
- Energy
- Wildfire
- Findings for Project
- Mitigation, Monitoring & Reporting Program (MM&RP)
- Geotechnical/Geology and Soils
- Phase 1 Environmental Site Assessment
- Hydrology and Water Quality
- Water Supply Assessment

**It is expected that the applicant will be submitting the following documentation for review; we request that you provide within your estimate for the EIR the cost for the peer-review of this work and these studies, prepared by the applicant and their consultants.**

- Transportation/Traffic
- Biology Resources
- Cultural Resources/Historical/Tribal Cultural/Archaeology
- Aesthetics/Visual Impacts
- Air Quality and Greenhouse Gas
- Noise
- Land Evaluation and Site Assessment

**At the very least, you will be expected to review such outside studies as a third-party review and determine whether or not they are adequate, need to be revised, updated or, in fact, be reproduced. However, at this time, the applicant will not be submitting any studies.**

**III. 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 EIR**

Include mandatory CEQA sections, required and technical studies, peer review of applicant-prepared technical studies, number of revisions, meetings and coordination with County Staff;

**c. Public Review Draft EIR**

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

**d. Final EIR**

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; and

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 November 18, 2020 at 5:00 p.m.** This must be postmarked or sent via facsimile 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 4 hard copies and a CD.**

Should you have any questions or comments, please contact the assigned Planner for this project, Diana Robinson, Planner III (442) 265-1736, extension 1751, or via-email at [dianarobinson@co.imperial.ca.us](mailto:dianarobinson@co.imperial.ca.us).

Sincerely,



Jim Minnick, Director  
Planning & Development Services Department


Attachments: VEGA SES 2, 3, & 5 Project Application Package

cc: Tony Rouhotas, County Executive Officer  
Adam Crook, Deputy County Counsel  
Jim Minnick, Director of Planning and Development Services  
Michael Abraham, AICP, Asst. Director of Planning & Development Services  
Jurg Heuberger [jurgheuberger@gmail.com](mailto:jurgheuberger@gmail.com)  
Project File: CUP20-0020  
APN 052-170-056-000, et. al.  
Files: 10.101, 10.102, 10.105, 10.109, 10.110, 10.130, 10.133, 10.104

**LETTER OF TRANSMITTAL:**

October 15, 2020

TO: Jim Minnick, Director of ICPDS

FROM: Jurg Heuberger, Consultant 

RE: VEGA SES 2, 3, 4 and 5

Jim:

Attached are four (4) applications for four solar projects. They are titled VEGA SES 2, VEGA SES 3, VEGA SES 4 and VEGA SES 5.

We are requesting that VEGA 2, 3 and 5 be processed under one EIR and VEGA 4 under one EIR.

The fees per your office are \$ \$16,500.00 for processing VEGA 2, 3 & 5, and \$ 14,500.00 for VEGA 4.

These applications are not complete in the sense that they do not have the accompanying technical studies. They are however complete enough for your office to commence the RFP process to retain appropriate consultant(s) for the preparation of the EIR's.

At this time, we are requesting that your office start the process to retain appropriate EIR Consultant(s).

Time is of the essence on these projects which is why we are requesting your cooperation and assistance in expediting this portion of the process.

We will have the technical studies plus any other documentation you need well before you have a contract for a CEQA consultant. To that end however we would also appreciate having your staff begin the review of these applications and advising me of what other information they feel is lacking aside from the "preliminary title reports", the original owners affidavits, and the technical studies which will include the following: traffic, biological, cultural, visual, air quality/GHG, Noise and AG/LESA.

Lastly, I am the primary point of contact on all of these applications and would respectfully request that all correspondence on these be directed to me at [jurgheuberger@gmail.com](mailto:jurgheuberger@gmail.com), or 760-996-0313 or PO Box 4151, El Centro, Ca. 92244. I understand that you have to notify the property owners that a permit application has been filed on their land, however all other correspondence should be directed exclusively to me.

Thank you.

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**OCT 19 2020**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**



# 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 See attached Property Owner Exhibit	EMAIL ADDRESS See attached Property Owner Exhibit	
2. MAILING ADDRESS (Street / P O Box, City, State) See attached Property Owner Exhibit	ZIP CODE See attached Property Owner Exhibit	PHONE NUMBER See attached Property Owner Exhibit
3. APPLICANT'S NAME Apex Energy Solutions, LLC	EMAIL ADDRESS ziad@zgloab.biz	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER (916) 985-9461
4. ENGINEER'S NAME To be determined	CA. LICENSE NO. To be determined	EMAIL ADDRESS To be determined
5. MAILING ADDRESS (Street / P O Box, City, State) To be determined	ZIP CODE To be determined	PHONE NUMBER To be determined

6. ASSESSOR'S PARCEL NO. 025-260-011; 025-010-006; 025-270-023	SIZE OF PROPERTY (In acres or square foot) Approximately 1,483 acres	ZONING (existing) S-2-RE
7. PROPERTY (site) ADDRESS none available 1103 Flowing Wells Rd, Brawley, CA 92227		
8. GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County		
9. LEGAL DESCRIPTION See attached Property Owner Exhibit for parcel specific legal descriptions. (also see Attachment 1 [Project Description]) for additional detail.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Develop the Vega SES 2 Solar BESS Project, a nominal 240-megawatt (MW) alternating current (AC) solar photovoltaic energy generation and 240MW/960 megawatt hour (MWh) battery energy storage project (see Attachment 1 [Project Description])
11. DESCRIBE CURRENT USE OF PROPERTY	Idle land (see Attachment 1)
12. DESCRIBE PROPOSED SEWER SYSTEM	See Attachment 1
13. DESCRIBE PROPOSED WATER SYSTEM	See Attachment 1
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	See Attachment 1
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? 0 (see Attachment 1)

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

See attached owner's affidavits

Print Name \_\_\_\_\_ Date \_\_\_\_\_  
Applicant: Apex Energy Solutions, LLC  
Signature \_\_\_\_\_  
Ziad Alaywan, P.E.  
Print Name \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_

## REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: JH

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 10/20/2020

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐ \_\_\_\_\_

☐ \_\_\_\_\_

CUP #

20-0021



VEGA SES 2

VEGA SES 2 240MWac  
(791,938) QCell Qpeak 450W modules  
(1,920) 125 KW Chint Power Inverters  
(324) Battery container

VEGA SES 3  
AREA

34.5kV line (~3.5miles)  
Connection Option 2

34.5kV line (~3.3miles)  
Connection Option 1

230kV  
KN&KS LINE

batteries

warehouses

APN 025-010-006

APN 025-260-011

APN 025-270-023

ANILAND REGLES WELL RD

COACHELLA CANAL RD

1 inch  
Scale in Centimeters 2.54 x 25.4 Feet

ApexEnergy  
SOLUTIONS

604 SUTTER ST. STE 250  
FOLSOM, CA 95630  
PHONE : 916-985-9461  
FAX : 916-985-9467

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY AN ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SITE PLAN

C-000

1



## Property Owner 1

1.	PROPERTY OWNER'S NAME Victoria Gabbard, Individually and on behalf of, Dr. J.G. Clark, Trustee Marjorie Gardner, Trustee		EMAIL ADDRESS <a href="mailto:lesleyashlaw@gmail.com">lesleyashlaw@gmail.com</a> All contact with property owner is conducted through Attorney. Info in 2B.	
2.	MAILING ADDRESS (Street / P O Box, City, State) 236 N. Laurel Ave, Charlotte, NC		ZIP CODE 28207	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State) 401 W "A" St, Suite 1100, San Diego, CA		ZIP CODE 92101	PHONE NUMBER (619) 227-7778
6.	ASSESSOR'S PARCEL NO. <b>025-260-011</b>	SIZE OF PROPERTY (in acres of square foot) 448.30		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION SECTION 17, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPTING A STRIP OF LAND 200 FEET WIDE CONTAINING 22 ACRES LYING EQUALLY ON EACH SIDE OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AS NOW CONSTRUCTED, RESERVED BY SOUTHERN PACIFIC LAND COMPANY BY DEED RECORDED OCTOBER 16, 1951 IN BOOK 823, PAGE 299 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17.</p>			

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PLANNING & DEVELOPMENT SERVICES

## Property Owner 2

1.	PROPERTY OWNER'S NAME Mesa Ranch West, LLC		EMAIL ADDRESS dennis@seaviewsales.com	
2.	MAILING ADDRESS (Street / P O Box, City, State) 86235 Avenue 52, Coachella, CA		ZIP CODE 92236	PHONE NUMBER (760) 398-8850
6.	ASSESSOR'S PARCEL NO. <b>025-010-006</b>	SIZE OF PROPERTY (in acres of square foot) 640		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION</p> <p>SECTION 9, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES BY DEED RECORDED JULY 24, 1940 IN BOOK 553, PAGE 210 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT THEREFROM THAT PROPERTY TAKEN BY THE UNITED STATES OF AMERICA IN THE DECLARATION OF TAKING DATED APRIL 04, 1979 AND RECORDED MAY 23, 1979 AS INSTRUMENT NO. 32, IN BOOK 1434, PAGE 436 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT 25% OF ALL OIL, MINERALS, GAS, PETROLEUM, OR OTHER HYDROCARBONS WITHIN OR UNDERLYING WHICH MAY BE PRODUCED AND SAVED THEREFROM, BUT WITH NO RIGHT OF SURFACE ENTRY, RESERVED BY LOUIS MEITUS, ET UX., BY DEED RECORDED MARCH 24, 1964 IN BOOK 1180, PAGE 316 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT AN UNDIVIDED 12-1/2% INTEREST TO ALL OF THE SUBSURFACE BELOW 200 FEET, WITHOUT ANY RIGHT, TITLE, OR INTEREST TO THE SURFACE OR SUBSURFACE ABOVE 200 FEET AS THEREIN PROVIDED, CONVEYED TO VERNON NUSSBAUM, ET UX., BY DEED RECORDED SEPTEMBER 01, 1964 IN BOOK 1190, PAGE 762 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT ANY UNDIVIDED 12-1/2% INTEREST TO ALL SUBSURFACE BELOW 200 FEET, WITHOUT ANY RIGHT TO THE SURFACE OR THE SUBSURFACE ABOVE 200 FEET EXCEPT AS THEREIN PROVIDED, CONVEYED TO DONALD CANNON, ET UX., BY DEED RECORDED SEPTEMBER 25, 1964 IN BOOK 1194, PAGE 355 OF OFFICIAL RECORDS.</p>			

## Property Owner 3

1.	PROPERTY OWNER'S NAME WANG LI TONG & SUCHU CHOU CO TR & ETAL		EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 12745 NOTTINGHAM ST CERRITOS CA		ZIP CODE 90703	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. <b>025-270-023</b>	SIZE OF PROPERTY (in acres of square foot) 624.760		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	LEGAL DESCRIPTION ALL OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE U.S.A. BY DEED RECORDED AUGUST 11, 1978 IN BOOK 1420, PAGE 912 OF OFFICIAL RECORDS.			

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# VEGA SES 2 AND VEGA SES 3 SOLAR PROJECT DESCRIPTION

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October 2020

Submitted to:

County of Imperial  
Planning and Development Services  
Department  
801 Main Street  
El Centro, CA 92243-2811

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PLANNING & DEVELOPMENT SERVICES

Submitted by:

APEX ENERGY SOLUTIONS, LLC.  
750 W. Main Street  
El Centro, CA 92243

**VEGA SES 2 AND VEGA SES 3  
SOLAR PROJECT DESCRIPTION**

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## **VEGA SES 2 AND VEGA SES 3 SOLAR PROJECT DESCRIPTION**

### **Introduction**

Apex Energy Solutions LLC. is proposing to develop the Vega SES 2 & Vega SES 3 Solar Energy Storage (Projects),

1. **Vega SES 2:** An up to two-hundred and forty (240)–megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 240 MW Battery Energy Storage System (BESS), on approximately 1,472 acres of land in the County of Imperial, California.
2. **Vega SES 3:** An up to sixty (60)–megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 60 MW Battery Energy Storage System (BESS), on approximately 240 acres of land in the County of Imperial, California.

The location of the project sites would be in Sections 9, 15 and 17 all within Township 11 South, Range 15 East of the San Bernardino Base and Meridian (SBB&M) of the “Iris” topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005), in the unincorporated region of the County of Imperial, State of California. The projects are located between the unincorporated communities of Iris and Slab City, running parallel to the Coachella Canal (See Figure 1).

The electrical energy produced by Vega SES 2 would be delivered to the Imperial Irrigation District (IID) through the Project interconnection switching station delivering to the IID 230kV “KN/KS” Line.

The electrical energy produced by Vega SES 3 would be connected to the existing utility approved point of interconnection (POI) at the northern boundary of the Project parcel to the IID 161 kV “L” Line.

### **Property Description**

1. **Vega SES 2** is located on Imperial County Assessor’s Parcel Numbers (APNs) 025-260-011-000 (approximately 448.30 acres), APN 025-270-023 (approximately 624.76 acres) and APN 025-010-006-000 (approximately 400 of the 640 acres), the first owned by Joseph G. Clark (trustee), Marjorie Gardner (trustee) and Victoria Gabbard (Seller), the



second by Mesa West Ranch LLC., and the third by Wang Li Tong & Sochu Chou Co Tr & Etal.

2. **Vega SES 3** is located on the remainder of APN 025-010-006-000 (approximately 240 of the 640 acres), owned by Mesa West Ranch LLC.

All project parcels, for both Vega SES 2 and Vega SES 3, are designated as “Recreation/Open Space” in the Imperial County General Plan and are zoned S-2-RE (Open Space/Preservation with a Renewable Energy overlay).

Pursuant to Section 91703.02 (CONDITIONAL USE PERMITS), Renewable Energy Projects must be located within the Renewable Energy Overlay Zone and may be permitted only through the issuance of a Conditional Use Permit (CUP) as approved by the Approving Authority unless otherwise allowed by applicable law. At present, the Projects are located within a Renewable Energy Zone. This Project Description is intended to support Apex Energy Solutions LLC’s request approval of two independent Conditional Use Permits for the Vega SES 2 and Vega SES 3 Projects. Representative photographs of the Project areas will be provided.

## **Solar Technology**

The Projects propose to utilize either thin film or crystalline solar photovoltaic (PV) technology modules mounted either on fixed frames or horizontal single-axis tracker (HSAT) systems. The fixed frame PV module arrays would be mounted on racks that would be supported by driven piles. The depth of the piles would be dependent on the recommendations of the geotechnical report prepared for the Projects. The fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal facing a southerly direction. Current Project designs would have individual PV modules, mounted two high on a fixed frame, providing a two-foot ground clearance and resulting in the tops of the panels at approximately 7.5 feet above the ground. The fixed PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays would be separated from each other and the perimeter security fence by up to 30-foot wide interior roads. If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine (9) feet above the ground, depending on the final design) at both sunrise and sunset, when the HSAT is rotated to point the modules at the rising or setting sun. At noon, or when stowed during high winds, when the HSAT system is rotated so that the PV modules are horizontal, the nominal height would be about six feet above the ground, depending on the final design. The individual PV systems would be arranged in large arrays by placing them in columns spaced approximately ten feet apart to maximize operational performance and to allow access for panel cleaning and maintenance. Current Project designs would have individual HSAT PV modules, each approximately two feet wide by four feet long (depending on the specific PV technology selected), mounted on a frame which is attached to an HSAT system. These HSAT arrays would be separated from each other and the perimeter security fence by up to 30-foot wide roads, consistent with agency emergency access requirements.

## Project Facilities

Electrical Power System: Electricity generated by the PV modules would be collected by a direct current (DC) collection system routed underground in trenches. This DC power would be delivered to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would convert the DC power to three-phase alternating current (AC). The inverters could be connected to AC interconnection facilities which, if needed, would raise the voltage to 34.5 kV, or the interconnection voltage selected by the Projects. Underground or overhead 34.5 kV or 60-kV collection lines would transmit the electricity to the new Project substations.

### Substation(s), Distribution/Electrical Collection and Transmission:

#### 1. **Vega SES 2:**

One new Project substation would be constructed on APN 025-260-011 in the northwestern corner of the parcel (See Figure 3). This substation would take the delivery of up to 60 kV electricity from the below described parcel substations and increase the voltage of the electricity to 230 kV, where it would feed into the interconnection switching station for metering and delivery to the IID KN/KS Line. The substation would include two transformers, circuit breakers, meters, disconnect switches, microwave or other communication facilities and an electrical control building.

Two new parcel substations would be constructed on each of the Project parcels. The first parcel substation is located on APN 025-010-006 in the northwestern corner of the parcel. The second parcel substation is located on APN 025-270-023 in the northwestern corner of the parcel (See Figure 3). These substations will be comprised of an underground combiner box used to connect all of the low voltage AC outputs of the inverters, a medium voltage transformer to increase the voltage to up to 60kV, a protective relay system and associated circuit breakers and disconnect switches. The parcel substation on APN 025-010-006 will also include one medium to high voltage transformer to bring the voltage to 230 kV, allowing for interconnection with IID via the interconnection switching station. The additional transformer would include high side protection and disconnect switches with associated protective relays. These substations would take delivery of the parcel generation and transmit it through one of the proposed 34.5 or 60 kV lines to the primary Project substation on APN 025-260-011. The parcel substations would include a transformer, circuit breaker, meters, disconnect switches and microwave or other communication facilities.

One new Project interconnection switching station would be constructed on APN 025-260-011, immediately adjacent to the Project substation. These two stations would be connected via a single overhead 230 kV line. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and control building. The station would operate at 230 kV and be configured in a Breaker-And-A-Half arrangement. This would allow for looping in of one or two of the

IID 230 kV lines as well as connection of the total project output at 230 kV. The interconnection switching station would be enclosed within its own fence line.

The Projects distribution and interconnection would be as follows; the medium voltage power would be conveyed underground or aboveground via 34.5 or 60-kV distribution circuits from the parcel substations on the two eastern most parcels (APN 025-010-006 and 025-270-023) to the Project substation on the western most parcel (APN 025-260-011). The medium voltage distribution circuits would run along existing county roads and terminate at the Project substation on the western most parcel (APN 025-260-011). These distribution lines can follow one of two contemplated pathways, Connection Option 1 and Connection Option 2 (See Figure 3).

## **2. Vega SES 3:**

One new Project substation would be constructed on APN 025-010-006 in the northwestern corner of the Project area (See Figure 4). Medium voltage power electricity generated from the site would be conveyed underground, or above ground where necessary, to cross over any sensitive site features, to connect to the Project substation.

An interconnection switching station would be constructed immediately adjacent to the Project substation. These two stations, the Project substation and the interconnection switching station, would be connected via a single overhead 161 kV overhead line. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and a control building. The station would operate at 161 kV and be configured in a Breaker-And-A-Half or three breaker ring bus arrangement. This would allow for looping in of the IID 161 kV “L” transmission line as well as connection of the project tie line. The interconnection switching station would be enclosed within its own fence.

This point of interconnection would meet all necessary utility standards and requirements. All required electrical breaker systems, transformer, and protective relays would be installed as part of the project. Surge arrestors would be used to protect the facilities and auxiliary equipment from lightning strikes or other disturbances, as required. Distribution from the site would be via an overhead connection.

Security: Six-foot high security fencing would be installed around the perimeter of each of the Project sites at the commencement of construction and site access would be limited to authorized site workers. In addition, a motion detection system and closed-circuit camera system may also be installed. The site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds may be made by the security team monitoring the site security.

Battery System: The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to the projects solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC and fire suppression systems. Inside the housing the batteries will be placed on



racks, the orientation of which depends on the type of housing. Underground trenches with conduits will be used to connect the batteries to the control and monitoring systems, and inverters to convert the PV produced DC power to AC power.

## Site Access

Each of the Project sites would include both a primary and secondary access (if required) driveway off the adjacent public roads (see Figure 3) [UN2]. No new access across IID lateral canals or drains is expected. These driveways would each be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Internal to the Project site up to 30-foot wide roads would be provided between the PV arrays, as well as around the perimeter of each Project site inside the perimeter security fence to provide access to all areas of each site for maintenance and emergency vehicles (see Figure 4 and Figure 5).

## Site Construction

Construction Activities: Construction activities would primarily involve demolition and grubbing; grading of each Project site to establish access roads and pads for electrical equipment (inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of solar equipment and security fencing. Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Imperial County Air Pollution Control District (ICAPCD) or the California Air Resources Board (CARB). A temporary, portable construction supply container would be located at the Project sites at the beginning of construction and removed at the end of construction. The number of on-site construction workers for the solar project facilities is not expected to exceed 150 workers at any one time. The number of on-site construction workers for the battery storage facility and the substation is not expected to exceed 100 workers at any one time. Onsite parking would be provided for all construction workers.

Traffic: The construction worker traffic is expected to travel to the site from Highway 111 east along one of the connecting county roads to Noffsinger Road over the canal crossing to Flowing Wells Road to access APN 025-260-011 and 025-010-006, and beyond to Coachella Canal Road using Niland Pegleg Well Road to cross a second canal and access APN 025-270-023.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two trucks would arrive at the Project sites each day during the first few weeks of construction of the solar generating facility.

Storm Water: Areas of the solar energy storage facilities where small amounts of contaminants could be released, such as the paved areas surrounding the containers, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas, where required) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All applicable local RWQCB discharge requirements and County of Imperial’s water quality regulations would

be adhered to in the development and maintenance of the project sites. A drainage study and preliminary grading plan for the project will be prepared by a local civil engineering firm to address the potential environmental impacts of site drainage and stormwater.

## **Site Operations**

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project sites. Primary security-related monitoring would be done remotely. Security personnel may conduct unscheduled security rounds, and would be dispatched to the site in response to a fence breach or other alarm. Site maintenance workers may access the Project site periodically to clean the panels and maintain the equipment and Project area. The public would not have access to the facility. Access to the Project sites would be infrequent and limited to authorized personnel.

Periodic washing of the PV modules is not expected to be necessary but could be needed to remove dust in order to maintain power generation efficiency. The amount of water needed for this purpose is conservatively estimated at 5 acre-feet per washing for Vega SES 2 and 1-acre foot per washing for Vega SES 3, with up to two washings per year, or a total of up to 10 acre-feet per year for Vega SES 2 and 2-acre feet per year for Vega SES 3. This water would be water purchased from the IID. Each washing is expected to take one to two weeks to complete. Vegetation growing on the site would periodically (approximately every three months) be removed manually and/or treated with herbicides.

## **Water Resource Requirements**

Water for Construction: Water for construction (primarily dust control) would be obtained from local IID irrigation canals or laterals in conformance with IID construction water acquisition requirements. Water would be picked up from a nearby lateral canal and delivered to the construction location by a water truck which would be capable of carrying approximately 4,000 gallons per load. It is estimated that up to 750 acre-feet of water for Vega SES 2 and 200 acre-feet for Vega SES 3 would be needed for site grading and dust control over the expected Project construction period.

Water for Operations: Water for washing the PV modules, if required, would be purchased from the IID and delivered to the Project site by water trucks. The volume of water to be used for PV module washing and dust control, if needed, is estimated at up to 10 acre-feet per year for Vega SES 2 and 2-acre feet per year for Vega SES 3.

## **Waste**

Relatively small amounts of trash would be generated during construction from packaging materials delivered to the site. Construction related waste would be transported to a local landfill authorized to receive this waste for disposal. Portable toilets would be located on-site during construction and sanitary waste would be removed from the site by a local contractor.

No general waste is expected to be generated during normal operations. Sanitary waste generated during Project maintenance operations would be handled by bringing portable toilets to the Project sites, with waste removed periodically by a local contractor.

No hazardous waste is expected to be generated from the Project during either construction or normal Project operations.

## **Permit Requirements**

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permits (Imperial County Planning & Development Services Department)
- Building Permits (Imperial County Planning & Development Services Department)
- Dust Control Plan (Imperial County Air Pollution Control District)
- Rule 310 Exemption (Imperial County Air Pollution Control District)
- Encroachment Permits (Imperial County Public Works Department)
- Encroachment Permits (Imperial Irrigation District)
- Water Supply Agreement (Imperial Irrigation District)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)
- Consultation for Sensitive Species (California Department of Fish and Wildlife)
- Consultation for Bird and Bat Conservation Strategy (U.S. Fish and Wildlife Service)

## **Environmental Protection Measures and Baseline Information**

All Project construction and contractor personnel would be informed of Vega SES 2's and Vega SES 3's policy regarding undue degradation of the environment. These measures are intended to prevent all unacceptable impacts from occurring as a result of the proposed construction and ongoing operations.

### Aesthetics:

*Visibility:* Project lighting for security purposes would be directed on-site and would incorporate shielding as necessary to minimize illumination of the night sky and potential impacts to surrounding viewers. The solar panels would be constructed to absorb light and minimize any potential glare. There are no panoramic scenic views from the Project area. Visual simulations of the proposed Project will be provided.

*Glare Effects:* The Project PV modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are decisively lower than the glare and reflectance by standard glass and other common reflective surfaces. A solar glare analysis will be prepared to determine the potential for glare from the Project.

*Odors:* No malodorous chemicals or substances would be used or generated during Project construction or operations.

Agricultural Land: The current agricultural map for Imperial County prepared by the California Farmland Mapping and Monitoring Program will be used to determine the amount of the Project lands that have been mapped in each of the eight mapping categories.

There are no Williamson Act lands within or adjacent to the Project area.

Air Quality: Fugitive dust would be controlled during construction and operations as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. A Dust Control Plan would be prepared in conformance with ICAPCD requirements to address construction and earthmoving activities, track-out, open areas and unpaved roads. It would include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where unpaved and/or access points join paved public access roads. There would be no air pollutant emissions from stationary sources from the Project during solar power generation operations.

Air pollutant emissions would be estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both Project construction and operation activities.

Biological Resources: A biological resources survey of the Project area and a 500-foot buffer (the “Biological Survey Area,” or BSA) will be conducted to identify plant associations and animals present; identify dominant tree, shrub and herbaceous flora; and identifying potential habitat for “sensitive” or “special status” species (or documenting the lack thereof).

A jurisdictional delineation of the BSA for potential “state” and/or “federal” waters that may be subject to regulatory compliance relative to the California Department of Fish and Wildlife’s (CDFW’s) implementation of Section 1600 of the California Fish and Game Code and/or Section 404 and Section 401 of the Clean Water Act (CWA), respectively, will also be conducted.

Focused breeding season surveys of the BSA for burrowing owl may also be conducted in accordance with the methodologies provided in the California Department of Fish and Wildlife’s (CDFW’s) “2012 Staff Report on Burrowing Owl Mitigation.”

Cultural Resources: A baseline cultural resources survey of the Project area will be conducted.



Flood Hazard: According to the applicable Federal Emergency Management Agency (FEMA) flood hazard map (06025C0750C, effective 09/26/2008), the Project area is not located within a special flood hazard area.

Geology, Soils and Mineral Resources:

- *Geologic Hazards:* The Project is not located in a seismically active area. No other potential geologic hazards are known within the Project area, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Soils:* Soils within the Project area will be evaluated, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Mineral Resources:* There are no known developed or potential mineral resources within or adjacent to the Project area.

Hazardous Materials: The Project would not use nor store any hazardous chemicals on site during normal operations. Fuel that may be used on site during construction would be stored in secondary containment. A Phase I Environmental Site Assessment will be conducted to evaluate the potential for hazardous substance or petroleum hydrocarbon contamination at the site.

Hydrology and Water Quality: A drainage study will be prepared for the Project area which will be used to complete the preliminary grading plan in conformance with Imperial County Public Works Department (ICPWD) requirements. A Notice of Intent to comply with the general permit for construction activities would be filed with the State Water Resources Control Board, and the required Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented consistent with the requirements of the State Water Resources Control Board general permit.

Noise: The Project would not generate any appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic.

Traffic: An analysis of the potential traffic-related impacts associated with the construction and day-to-day operations of the proposed Project will be prepared and provided.

Public Services: The following Project measures would minimize the potential need for public fire and police services.

- *Fire Prevention:* The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three (3) 10,000-gallon fire water tanks would be constructed across the Project sites and kept filled during operations to fight potential fires. Water that is used for construction would also be available for firefighting. Personnel would be allowed to smoke only in designated areas.
- *Emergency Services:* The Project preliminary site plans have been prepared to accommodate the requirements of emergency services which may need to respond to an

emergency at the Project. Each Project site would be accessible from both a primary and secondary access driveway. These driveways would each be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Nominal 20-foot wide roads would be provided between the PV arrays, as well as around the perimeter of the Project site inside the perimeter security fence, to provide access for operational and emergency vehicles.

- *Security:* The entirety of each Project site would be enclosed within a gated security fence. Each site may also be monitored by a motion detection system and closed-circuit camera system.

Site Restoration: The Project areas are zoned S-2-RE, which is intended to preserve the cultural, biological, and open space areas that are rich and natural as well as cultural resources. At the end of the Project life, all facilities would be removed, and the Project sites restored to a condition for open space and recreational use. A proposed Project site restoration plan will be prepared and provided.

Utilities and Service Systems: Electricity for site security facilities when the panels are not generating power would be provided by the IID through interconnection with the existing IID distribution lines.

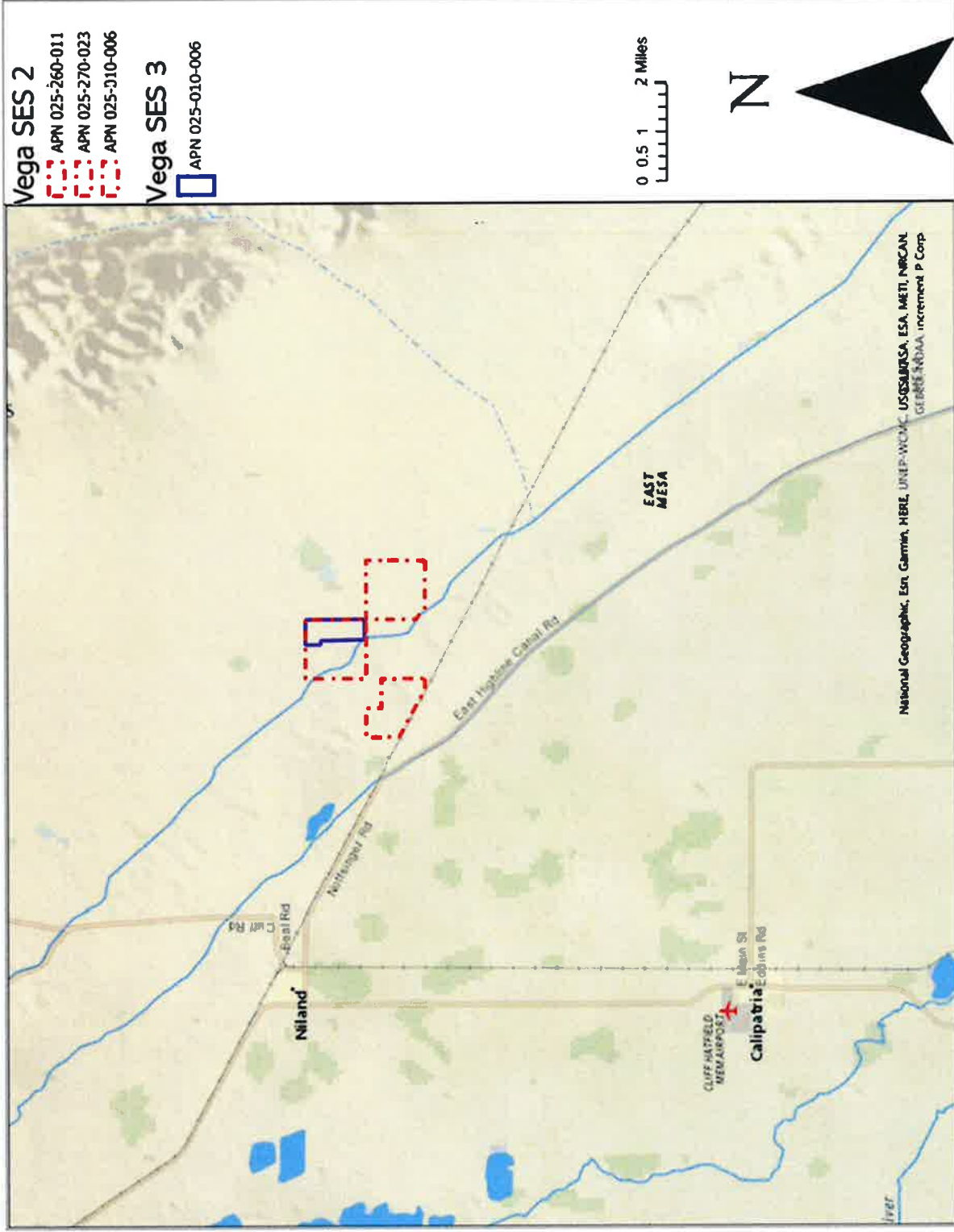


Figure 1 Project Location Map

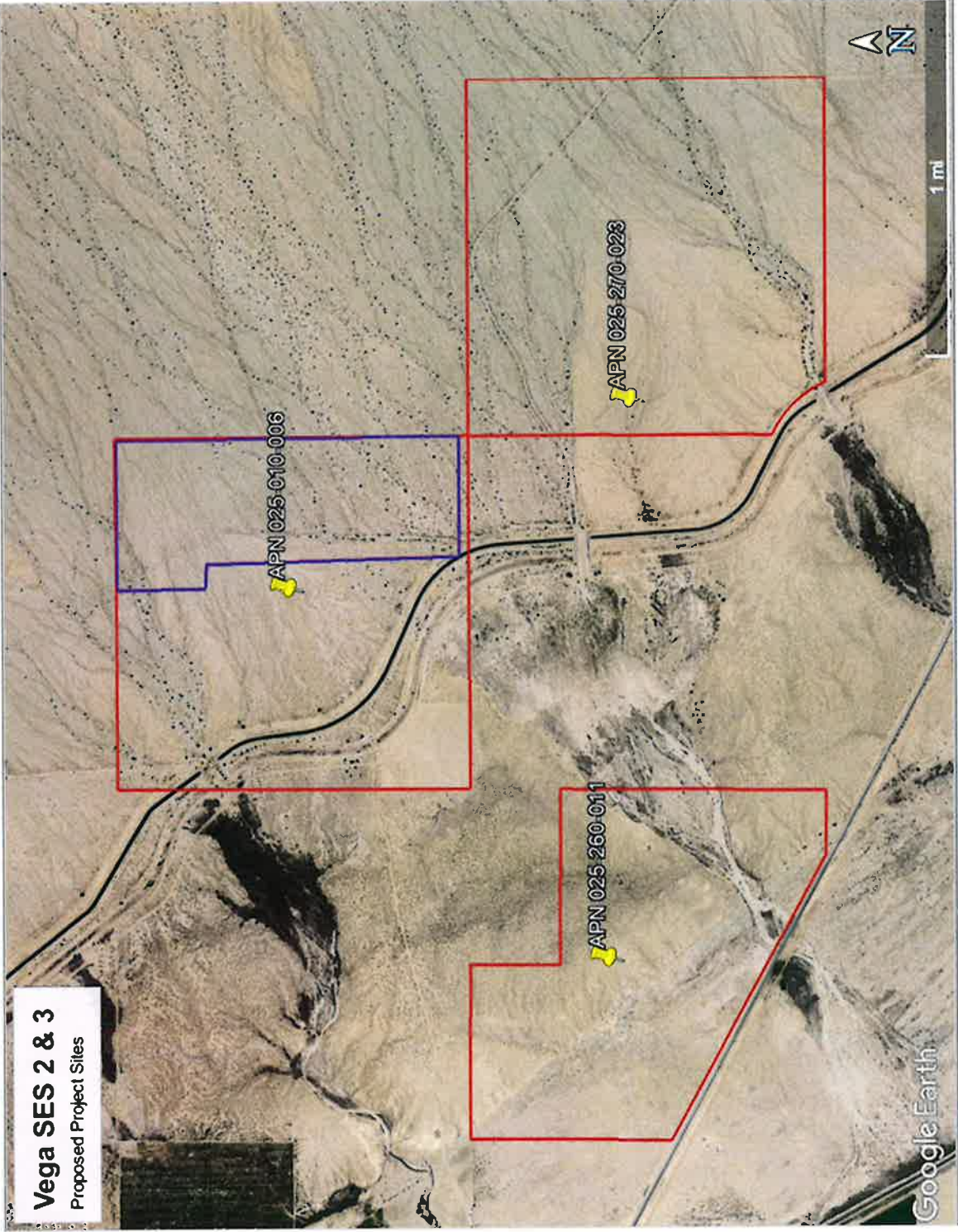


Figure 2 Project Vicinity Map



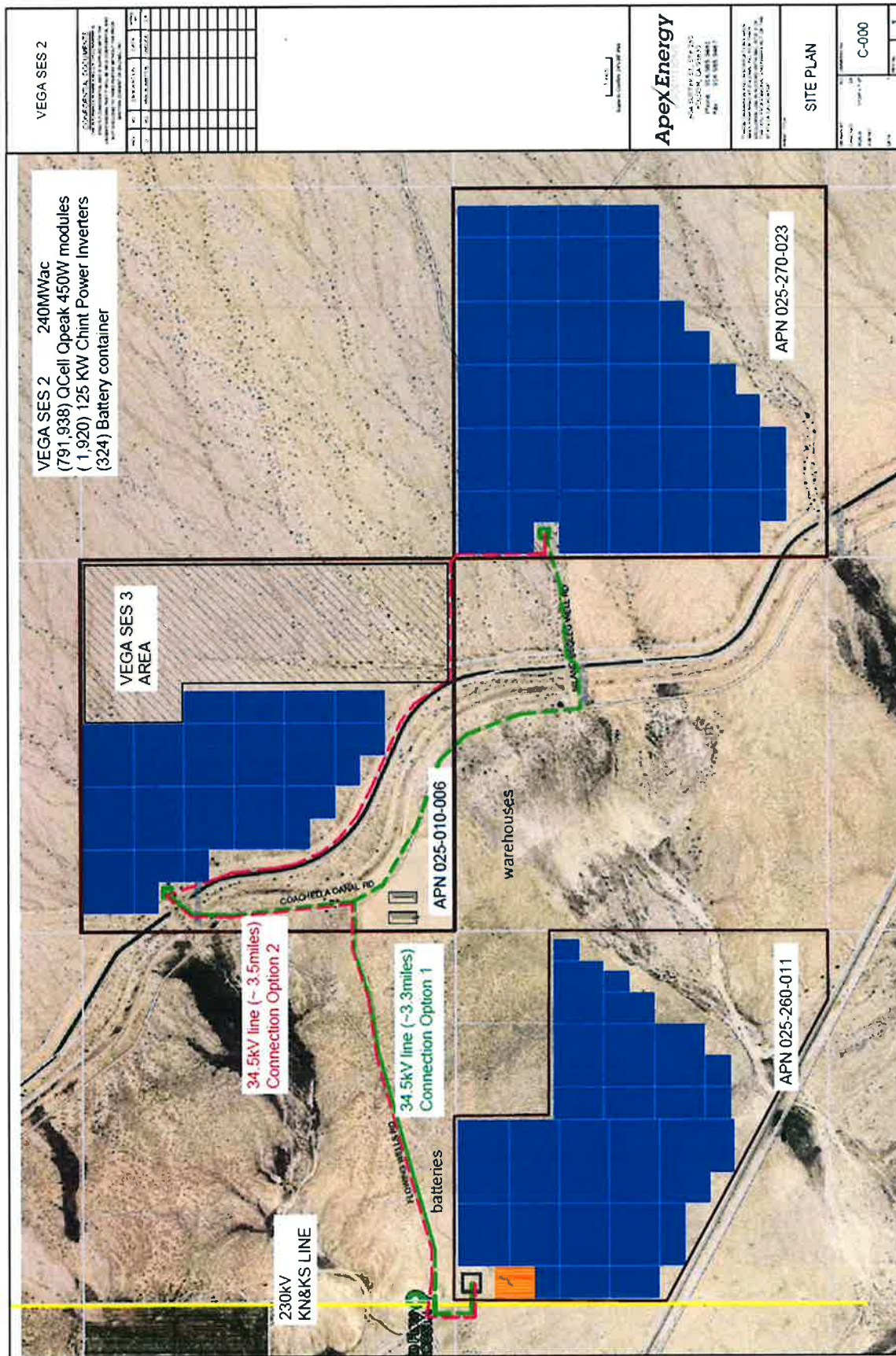


Figure 3 Vega SES 2 Site Plan



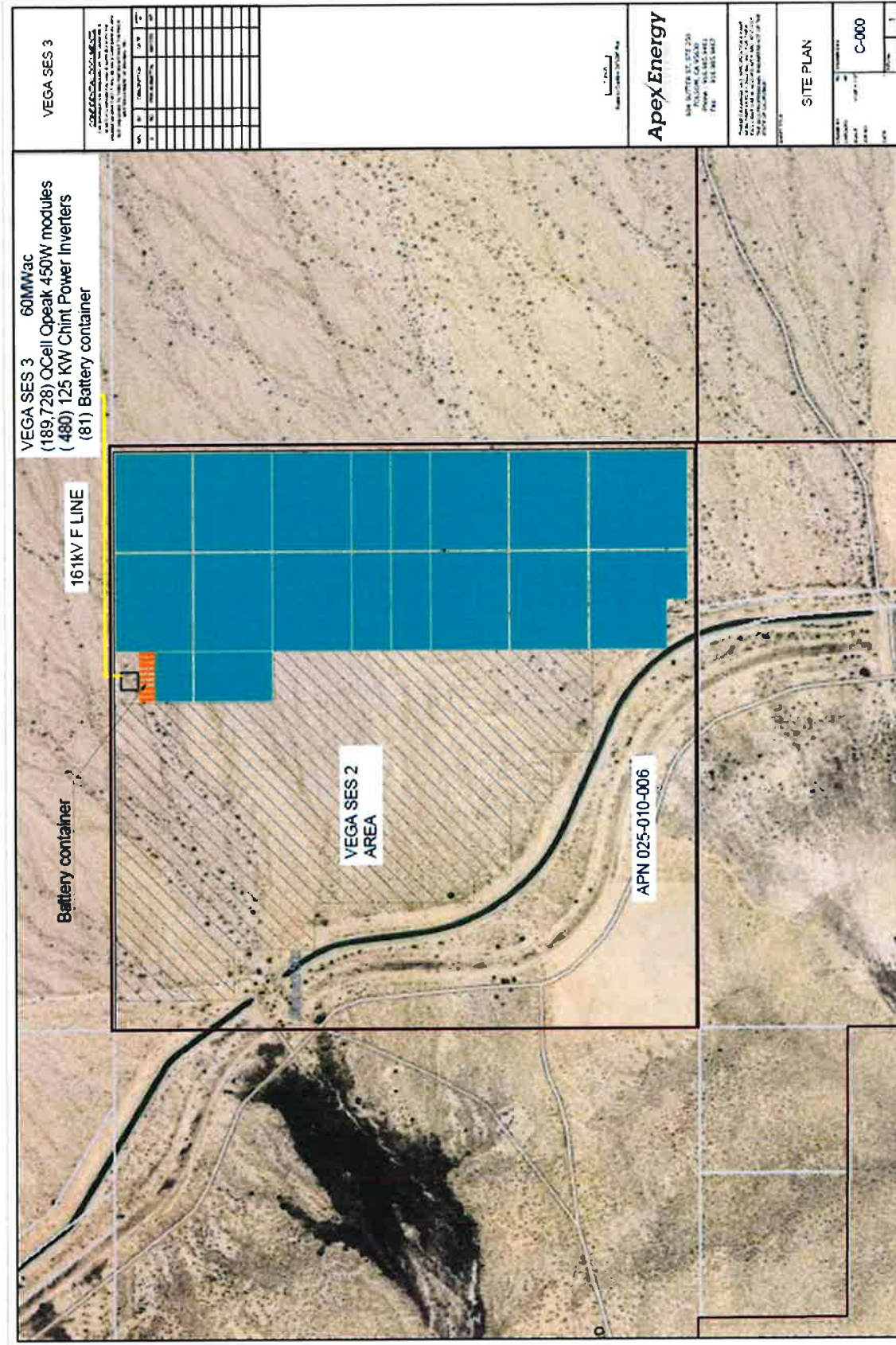



Figure 4 Vega SES 3 Site Plan



**LETTER OF TRANSMITTAL:**

October 15, 2020

TO: Jim Minnick, Director of ICPDS

FROM: Jurg Heuberger, Consultant 

RE: VEGA SES 2, 3, 4 and 5

Jim:

Attached are four (4) applications for four solar projects. They are titled VEGA SES 2, VEGA SES 3, VEGA SES 4 and VEGA SES 5.

We are requesting that VEGA 2, 3 and 5 be processed under one EIR and VEGA 4 under one EIR.

The fees per your office are \$ \$16,500.00 for processing VEGA 2, 3 & 5, and \$ 14,500.00 for VEGA 4.

These applications are not complete in the sense that they do not have the accompanying technical studies. They are however complete enough for your office to commence the RFP process to retain appropriate consultant(s) for the preparation of the EIR's.

At this time, we are requesting that your office start the process to retain appropriate EIR Consultant(s).

Time is of the essence on these projects which is why we are requesting your cooperation and assistance in expediting this portion of the process.

We will have the technical studies plus any other documentation you need well before you have a contract for a CEQA consultant. To that end however we would also appreciate having your staff begin the review of these applications and advising me of what other information they feel is lacking aside from the "preliminary title reports", the original owners affidavits, and the technical studies which will include the following: traffic, biological, cultural, visual, air quality/GHG, Noise and AG/LESA.

Lastly, I am the primary point of contact on all of these applications and would respectfully request that all correspondence on these be directed to me at [jurgheuberger@gmail.com](mailto:jurgheuberger@gmail.com), or 760-996-0313 or PO Box 4151, El Centro, Ca. 92244. I understand that you have to notify the property owners that a permit application has been filed on their land, however all other correspondence should be directed exclusively to me.

Thank you.

**RECEIVED**  
**OCT 19 2020**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**

# 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 Mesa West Ranch, LLC	EMAIL ADDRESS dennis@seaviewsales.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 86235 Avenue 52, Coachella, CA	ZIP CODE 92236	PHONE NUMBER (760) 398-8850
3. APPLICANT'S NAME Apex Energy Solutions, LLC	EMAIL ADDRESS ziad@zgloab.biz	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER (916) 985-9461
4. ENGINEER'S NAME To be determined	CA. LICENSE NO.	EMAIL ADDRESS To be determined
5. MAILING ADDRESS (Street / P O Box, City, State) To be determined	ZIP CODE To be determined	PHONE NUMBER To be determined
6. ASSESSOR'S PARCEL NO. 025-010-006	SIZE OF PROPERTY (in acres or square foot) Approximately 590 acres	ZONING (existing) S-2-RE
7. PROPERTY (site) ADDRESS none available 7965 Coachella Canal Rd, Brawley, CA 92327		
8. GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County		
9. LEGAL DESCRIPTION Section 9, Township 11 South, Range 15 East of the San Bernardino Base Meridian. Exempting all land being used in connection with the Coachella Branch of the All American Canal. (see Attachment 1 [Project Description])		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Develop the Vega SES 3 Solar BESS Project, a nominal 60-megawatt (MW) alternating current (AC) solar photovoltaic energy generation and 60MW/240 megawatt hour (MWh) battery energy storage project (see Attachment 1 [Project Description])
11. DESCRIBE CURRENT USE OF PROPERTY	Idle land (see Attachment 1)
12. DESCRIBE PROPOSED SEWER SYSTEM	See Attachment 1
13. DESCRIBE PROPOSED WATER SYSTEM	See Attachment 1
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	See Attachment 1
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? 0 (see Attachment 1)

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

See attached owner's affidavit

Print Name  
Applicant: Apex Energy Solutions, LLC  
Signature  
Ziad Alaywan, P.E.  
Print Name  
Signature

Date  
10/14/2020  
Date

## REQUIRED SUPPORT DOCUMENTS

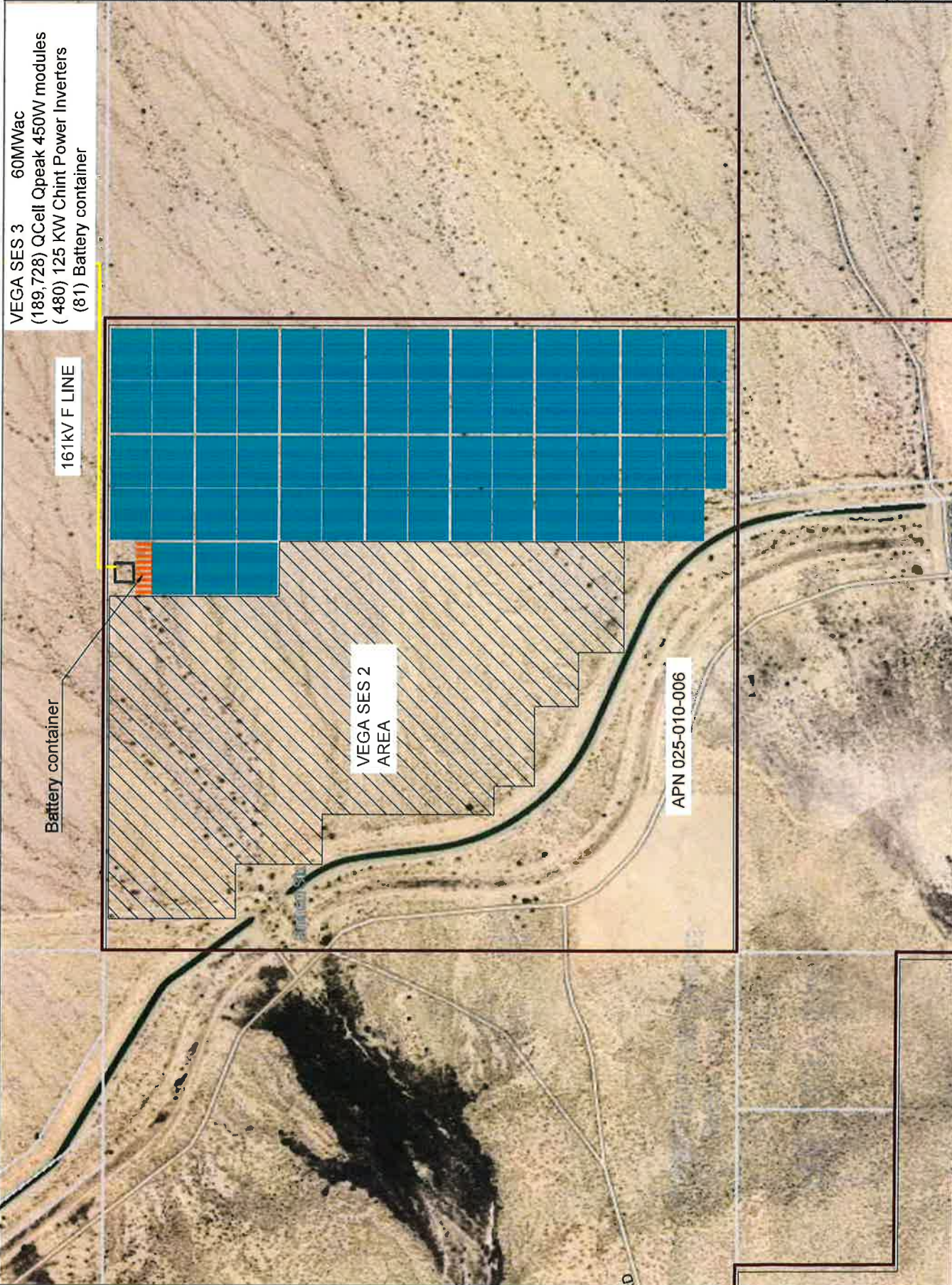
A. SITE PLAN
B. FEE
C. OTHER
D. OTHER

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"/> _____ <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	

CUP #

20-0022





VEGA SES 3 60MWac  
(189,728) QCell Qpeak 450W modules  
(480) 125 KW Chint Power Inverters  
(81) Battery container

161kV F LINE

VEGA SES 2  
AREA

APN 025-010-006

VEGA SES 3

CONFIDENTIAL DOCUMENTS  
THIS DOCUMENT IS THE PROPERTY OF APEX ENERGY SOLUTIONS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF APEX ENERGY SOLUTIONS, INC.

REV.	BY	DESCRIPTION	DATE	APP'D
1	AW	PRELIMINARY	08/12/20	AW
2	AW	FINAL	08/12/20	AW
3	AW	FINAL	08/12/20	AW
4	AW	FINAL	08/12/20	AW
5	AW	FINAL	08/12/20	AW
6	AW	FINAL	08/12/20	AW
7	AW	FINAL	08/12/20	AW
8	AW	FINAL	08/12/20	AW
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17	AW	FINAL	08/12/20	AW
18	AW	FINAL	08/12/20	AW
19	AW	FINAL	08/12/20	AW
20	AW	FINAL	08/12/20	AW

Scale: 1 inch = 100 feet  
Apex Energy SOLUTIONS  
604 SUTTER ST., STE. 350  
FOLSOM, CA 95630  
Phone: 916.985.9461  
Fax: 916.985.9467

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY APEX ENERGY SOLUTIONS, INC. FOR THE PROJECT OF THE 2020 PROFESSIONAL ENGINEER ACT OF THE STATE OF CALIFORNIA.

SITE PLAN

DESIGNED BY	AW
CHECKED BY	AW
SCALE	1/8" = 1' @ 11"
DATE	08/12/20
PROJECT NO.	C-000
SHEET NO.	1

## Property Owner 1

1.	PROPERTY OWNER'S NAME Victoria Gabbard, Individually and on behalf of, Dr. J.G. Clark, Trustee Marjorie Gardner, Trustee		EMAIL ADDRESS <a href="mailto:lesleyashlaw@gmail.com">lesleyashlaw@gmail.com</a> All contact with property owner is conducted through Attorney. Info in 2B.	
2.	MAILING ADDRESS (Street / P O Box, City, State) 236 N. Laurel Ave, Charlotte, NC		ZIP CODE 28207	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State) 401 W "A" St, Suite 1100, San Diego, CA		ZIP CODE 92101	PHONE NUMBER (619) 227-7778
6.	ASSESSOR'S PARCEL NO. <b>025-260-011</b>	SIZE OF PROPERTY (in acres of square foot) 448.30		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION</p> <p>SECTION 17, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPTING A STRIP OF LAND 200 FEET WIDE CONTAINING 22 ACRES LYING EQUALLY ON EACH SIDE OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AS NOW CONSTRUCTED, RESERVED BY SOUTHERN PACIFIC LAND COMPANY BY DEED RECORDED OCTOBER 16, 1951 IN BOOK 823, PAGE 299 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17.</p>			

RECEIVED

OCT 19 2020

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES



## Property Owner 2

1.	PROPERTY OWNER'S NAME Mesa Ranch West, LLC		EMAIL ADDRESS dennis@seaviewsales.com	
2.	MAILING ADDRESS (Street / P O Box, City, State) 86235 Avenue 52, Coachella, CA		ZIP CODE 92236	PHONE NUMBER (760) 398-8850
6.	ASSESSOR'S PARCEL NO. <b>025-010-006</b>	SIZE OF PROPERTY (in acres of square foot) 640		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION</p> <p>SECTION 9, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES BY DEED RECORDED JULY 24, 1940 IN BOOK 553, PAGE 210 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT THEREFROM THAT PROPERTY TAKEN BY THE UNITED STATES OF AMERICA IN THE DECLARATION OF TAKING DATED APRIL 04, 1979 AND RECORDED MAY 23, 1979 AS INSTRUMENT NO. 32, IN BOOK 1434, PAGE 436 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT 25% OF ALL OIL, MINERALS, GAS, PETROLEUM, OR OTHER HYDROCARBONS WITHIN OR UNDERLYING WHICH MAY BE PRODUCED AND SAVED THEREFROM, BUT WITH NO RIGHT OF SURFACE ENTRY, RESERVED BY LOUIS MEITUS, ET UX., BY DEED RECORDED MARCH 24, 1964 IN BOOK 1180, PAGE 316 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT AN UNDIVIDED 12-1/2% INTEREST TO ALL OF THE SUBSURFACE BELOW 200 FEET, WITHOUT ANY RIGHT, TITLE, OR INTEREST TO THE SURFACE OR SUBSURFACE ABOVE 200 FEET AS THEREIN PROVIDED, CONVEYED TO VERNON NUSSBAUM, ET UX., BY DEED RECORDED SEPTEMBER 01, 1964 IN BOOK 1190, PAGE 762 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPT ANY UNDIVIDED 12-1/2% INTEREST TO ALL SUBSURFACE BELOW 200 FEET, WITHOUT ANY RIGHT TO THE SURFACE OR THE SUBSURFACE ABOVE 200 FEET EXCEPT AS THEREIN PROVIDED, CONVEYED TO DONALD CANNON, ET UX., BY DEED RECORDED SEPTEMBER 25, 1964 IN BOOK 1194, PAGE 355 OF OFFICIAL RECORDS.</p>			

## Property Owner 3

1.	PROPERTY OWNER'S NAME WANG LI TONG & SUCHU CHOU CO TR & ETAL		EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 12745 NOTTINGHAM ST CERRITOS CA		ZIP CODE 90703	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. <b>025-270-023</b>	SIZE OF PROPERTY (in acres of square foot) 624.760		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	LEGAL DESCRIPTION ALL OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE U.S.A. BY DEED RECORDED AUGUST 11, 1978 IN BOOK 1420, PAGE 912 OF OFFICIAL RECORDS.			

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PLANNING & DEVELOPMENT SERVICES**



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# VEGA SES 2 AND VEGA SES 3 SOLAR PROJECT DESCRIPTION

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October 2020

Submitted to:

County of Imperial  
Planning and Development Services  
Department  
801 Main Street  
El Centro, CA 92243-2811

**RECEIVED**

**OCT 19 2020**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

Submitted by:

APEX ENERGY SOLUTIONS, LLC.  
750 W. Main Street  
El Centro, CA 92243

**VEGA SES 2 AND VEGA SES 3**  
**SOLAR PROJECT DESCRIPTION**

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## **VEGA SES 2 AND VEGA SES 3 SOLAR PROJECT DESCRIPTION**

### **Introduction**

Apex Energy Solutions LLC. is proposing to develop the Vega SES 2 & Vega SES 3 Solar Energy Storage (Projects),

1. **Vega SES 2:** An up to two-hundred and forty (240)–megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 240 MW Battery Energy Storage System (BESS), on approximately 1,472 acres of land in the County of Imperial, California.
2. **Vega SES 3:** An up to sixty (60)–megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 60 MW Battery Energy Storage System (BESS), on approximately 240 acres of land in the County of Imperial, California.

The location of the project sites would be in Sections 9, 15 and 17 all within Township 11 South, Range 15 East of the San Bernardino Base and Meridian (SBB&M) of the “Iris” topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005), in the unincorporated region of the County of Imperial, State of California. The projects are located between the unincorporated communities of Iris and Slab City, running parallel to the Coachella Canal (See Figure 1).

The electrical energy produced by Vega SES 2 would be delivered to the Imperial Irrigation District (IID) through the Project interconnection switching station delivering to the IID 230kV “KN/KS” Line.

The electrical energy produced by Vega SES 3 would be connected to the existing utility approved point of interconnection (POI) at the northern boundary of the Project parcel to the IID 161 kV “L” Line.

### **Property Description**

1. **Vega SES 2** is located on Imperial County Assessor’s Parcel Numbers (APNs) 025-260-011-000 (approximately 448.30 acres), APN 025-270-023 (approximately 624.76 acres) and APN 025-010-006-000 (approximately 400 of the 640 acres), the first owned by Joseph G. Clark (trustee), Marjorie Gardner (trustee) and Victoria Gabbard (Seller), the

second by Mesa West Ranch LLC., and the third by Wang Li Tong & Sochu Chou Co Tr & Etal.

2. **Vega SES 3** is located on the remainder of APN 025-010-006-000 (approximately 240 of the 640 acres), owned by Mesa West Ranch LLC.

All project parcels, for both Vega SES 2 and Vega SES 3, are designated as “Recreation/Open Space” in the Imperial County General Plan and are zoned S-2-RE (Open Space/Preservation with a Renewable Energy overlay).

Pursuant to Section 91703.02 (CONDITIONAL USE PERMITS), Renewable Energy Projects must be located within the Renewable Energy Overlay Zone and may be permitted only through the issuance of a Conditional Use Permit (CUP) as approved by the Approving Authority unless otherwise allowed by applicable law. At present, the Projects are located within a Renewable Energy Zone. This Project Description is intended to support Apex Energy Solutions LLC’s request approval of two independent Conditional Use Permits for the Vega SES 2 and Vega SES 3 Projects. Representative photographs of the Project areas will be provided.

## **Solar Technology**

The Projects propose to utilize either thin film or crystalline solar photovoltaic (PV) technology modules mounted either on fixed frames or horizontal single-axis tracker (HSAT) systems. The fixed frame PV module arrays would be mounted on racks that would be supported by driven piles. The depth of the piles would be dependent on the recommendations of the geotechnical report prepared for the Projects. The fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal facing a southerly direction. Current Project designs would have individual PV modules, mounted two high on a fixed frame, providing a two-foot ground clearance and resulting in the tops of the panels at approximately 7.5 feet above the ground. The fixed PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays would be separated from each other and the perimeter security fence by up to 30-foot wide interior roads. If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine (9) feet above the ground, depending on the final design) at both sunrise and sunset, when the HSAT is rotated to point the modules at the rising or setting sun. At noon, or when stowed during high winds, when the HSAT system is rotated so that the PV modules are horizontal, the nominal height would be about six feet above the ground, depending on the final design. The individual PV systems would be arranged in large arrays by placing them in columns spaced approximately ten feet apart to maximize operational performance and to allow access for panel cleaning and maintenance. Current Project designs would have individual HSAT PV modules, each approximately two feet wide by four feet long (depending on the specific PV technology selected), mounted on a frame which is attached to an HSAT system. These HSAT arrays would be separated from each other and the perimeter security fence by up to 30-foot wide roads, consistent with agency emergency access requirements.

## Project Facilities

Electrical Power System: Electricity generated by the PV modules would be collected by a direct current (DC) collection system routed underground in trenches. This DC power would be delivered to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would convert the DC power to three-phase alternating current (AC). The inverters could be connected to AC interconnection facilities which, if needed, would raise the voltage to 34.5 kV, or the interconnection voltage selected by the Projects. Underground or overhead 34.5 kV or 60-kV collection lines would transmit the electricity to the new Project substations.

### Substation(s), Distribution/Electrical Collection and Transmission:

#### 1. **Vega SES 2:**

One new Project substation would be constructed on APN 025-260-011 in the northwestern corner of the parcel (See Figure 3). This substation would take the delivery of up to 60 kV electricity from the below described parcel substations and increase the voltage of the electricity to 230 kV, where it would feed into the interconnection switching station for metering and delivery to the IID KN/KS Line. The substation would include two transformers, circuit breakers, meters, disconnect switches, microwave or other communication facilities and an electrical control building.

Two new parcel substations would be constructed on each of the Project parcels. The first parcel substation is located on APN 025-010-006 in the northwestern corner of the parcel. The second parcel substation is located on APN 025-270-023 in the northwestern corner of the parcel (See Figure 3). These substations will be comprised of an underground combiner box used to connect all of the low voltage AC outputs of the inverters, a medium voltage transformer to increase the voltage to up to 60kV, a protective relay system and associated circuit breakers and disconnect switches. The parcel substation on APN 025-010-006 will also include one medium to high voltage transformer to bring the voltage to 230 kV, allowing for interconnection with IID via the interconnection switching station. The additional transformer would include high side protection and disconnect switches with associated protective relays. These substations would take delivery of the parcel generation and transmit it through one of the proposed 34.5 or 60 kV lines to the primary Project substation on APN 025-260-011. The parcel substations would include a transformer, circuit breaker, meters, disconnect switches and microwave or other communication facilities.

One new Project interconnection switching station would be constructed on APN 025-260-011, immediately adjacent to the Project substation. These two stations would be connected via a single overhead 230 kV line. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and control building. The station would operate at 230 kV and be configured in a Breaker-And-A-Half arrangement. This would allow for looping in of one or two of the

IID 230 kV lines as well as connection of the total project output at 230 kV. The interconnection switching station would be enclosed within its own fence line.

The Projects distribution and interconnection would be as follows; the medium voltage power would be conveyed underground or aboveground via 34.5 or 60-kV distribution circuits from the parcel substations on the two eastern most parcels (APN 025-010-006 and 025-270-023) to the Project substation on the western most parcel (APN 025-260-011). The medium voltage distribution circuits would run along existing county roads and terminate at the Project substation on the western most parcel (APN 025-260-011). These distribution lines can follow one of two contemplated pathways, Connection Option 1 and Connection Option 2 (See Figure 3).

## **2. Vega SES 3:**

One new Project substation would be constructed on APN 025-010-006 in the northwestern corner of the Project area (See Figure 4). Medium voltage power electricity generated from the site would be conveyed underground, or above ground where necessary, to cross over any sensitive site features, to connect to the Project substation.

An interconnection switching station would be constructed immediately adjacent to the Project substation. These two stations, the Project substation and the interconnection switching station, would be connected via a single overhead 161 kV overhead line. The interconnection switching station would include circuit breakers, switches, overhead bus work, protective relay equipment and a control building. The station would operate at 161 kV and be configured in a Breaker-And-A-Half or three breaker ring bus arrangement. This would allow for looping in of the IID 161 kV "L" transmission line as well as connection of the project tie line. The interconnection switching station would be enclosed within its own fence.

This point of interconnection would meet all necessary utility standards and requirements. All required electrical breaker systems, transformer, and protective relays would be installed as part of the project. Surge arrestors would be used to protect the facilities and auxiliary equipment from lightning strikes or other disturbances, as required. Distribution from the site would be via an overhead connection.

**Security:** Six-foot high security fencing would be installed around the perimeter of each of the Project sites at the commencement of construction and site access would be limited to authorized site workers. In addition, a motion detection system and closed-circuit camera system may also be installed. The site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds may be made by the security team monitoring the site security.

**Battery System:** The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to the projects solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC and fire suppression systems. Inside the housing the batteries will be placed on



racks, the orientation of which depends on the type of housing. Underground trenches with conduits will be used to connect the batteries to the control and monitoring systems, and inverters to convert the PV produced DC power to AC power.

## **Site Access**

Each of the Project sites would include both a primary and secondary access (if required) driveway off the adjacent public roads (see Figure 3)<sup>[UN2]</sup>. No new access across IID lateral canals or drains is expected. These driveways would each be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Internal to the Project site up to 30-foot wide roads would be provided between the PV arrays, as well as around the perimeter of each Project site inside the perimeter security fence to provide access to all areas of each site for maintenance and emergency vehicles (see Figure 4 and Figure 5).

## **Site Construction**

Construction Activities: Construction activities would primarily involve demolition and grubbing; grading of each Project site to establish access roads and pads for electrical equipment (inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of solar equipment and security fencing. Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Imperial County Air Pollution Control District (ICAPCD) or the California Air Resources Board (CARB). A temporary, portable construction supply container would be located at the Project sites at the beginning of construction and removed at the end of construction. The number of on-site construction workers for the solar project facilities is not expected to exceed 150 workers at any one time. The number of on-site construction workers for the battery storage facility and the substation is not expected to exceed 100 workers at any one time. Onsite parking would be provided for all construction workers.

Traffic: The construction worker traffic is expected to travel to the site from Highway 111 east along one of the connecting county roads to Noffsinger Road over the canal crossing to Flowing Wells Road to access APN 025-260-011 and 025-010-006, and beyond to Coachella Canal Road using Niland Pegleg Well Road to cross a second canal and access APN 025-270-023.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two trucks would arrive at the Project sites each day during the first few weeks of construction of the solar generating facility.

Storm Water: Areas of the solar energy storage facilities where small amounts of contaminants could be released, such as the paved areas surrounding the containers, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas, where required) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All applicable local RWQCB discharge requirements and County of Imperial’s water quality regulations would

be adhered to in the development and maintenance of the project sites. A drainage study and preliminary grading plan for the project will be prepared by a local civil engineering firm to address the potential environmental impacts of site drainage and stormwater.

## **Site Operations**

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project sites. Primary security-related monitoring would be done remotely. Security personnel may conduct unscheduled security rounds, and would be dispatched to the site in response to a fence breach or other alarm. Site maintenance workers may access the Project site periodically to clean the panels and maintain the equipment and Project area. The public would not have access to the facility. Access to the Project sites would be infrequent and limited to authorized personnel.

Periodic washing of the PV modules is not expected to be necessary but could be needed to remove dust in order to maintain power generation efficiency. The amount of water needed for this purpose is conservatively estimated at 5 acre-feet per washing for Vega SES 2 and 1-acre-foot per washing for Vega SES 3, with up to two washings per year, or a total of up to 10 acre-feet per year for Vega SES 2 and 2-acre feet per year for Vega SES 3. This water would be water purchased from the IID. Each washing is expected to take one to two weeks to complete. Vegetation growing on the site would periodically (approximately every three months) be removed manually and/or treated with herbicides.

## **Water Resource Requirements**

Water for Construction: Water for construction (primarily dust control) would be obtained from local IID irrigation canals or laterals in conformance with IID construction water acquisition requirements. Water would be picked up from a nearby lateral canal and delivered to the construction location by a water truck which would be capable of carrying approximately 4,000 gallons per load. It is estimated that up to 750 acre-feet of water for Vega SES 2 and 200 acre-feet for Vega SES 3 would be needed for site grading and dust control over the expected Project construction period.

Water for Operations: Water for washing the PV modules, if required, would be purchased from the IID and delivered to the Project site by water trucks. The volume of water to be used for PV module washing and dust control, if needed, is estimated at up to 10 acre-feet per year for Vega SES 2 and 2-acre feet per year for Vega SES 3.

## **Waste**

Relatively small amounts of trash would be generated during construction from packaging materials delivered to the site. Construction related waste would be transported to a local landfill authorized to receive this waste for disposal. Portable toilets would be located on-site during construction and sanitary waste would be removed from the site by a local contractor.

No general waste is expected to be generated during normal operations. Sanitary waste generated during Project maintenance operations would be handled by bringing portable toilets to the Project sites, with waste removed periodically by a local contractor.

No hazardous waste is expected to be generated from the Project during either construction or normal Project operations.

## **Permit Requirements**

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permits (Imperial County Planning & Development Services Department)
- Building Permits (Imperial County Planning & Development Services Department)
- Dust Control Plan (Imperial County Air Pollution Control District)
- Rule 310 Exemption (Imperial County Air Pollution Control District)
- Encroachment Permits (Imperial County Public Works Department)
- Encroachment Permits (Imperial Irrigation District)
- Water Supply Agreement (Imperial Irrigation District)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)
- Consultation for Sensitive Species (California Department of Fish and Wildlife)
- Consultation for Bird and Bat Conservation Strategy (U.S. Fish and Wildlife Service)

## **Environmental Protection Measures and Baseline Information**

All Project construction and contractor personnel would be informed of Vega SES 2's and Vega SES 3's policy regarding undue degradation of the environment. These measures are intended to prevent all unacceptable impacts from occurring as a result of the proposed construction and ongoing operations.

### Aesthetics:

*Visibility:* Project lighting for security purposes would be directed on-site and would incorporate shielding as necessary to minimize illumination of the night sky and potential impacts to surrounding viewers. The solar panels would be constructed to absorb light and minimize any potential glare. There are no panoramic scenic views from the Project area. Visual simulations of the proposed Project will be provided.

*Glare Effects:* The Project PV modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are decisively lower than the glare and reflectance by standard glass and other common reflective surfaces. A solar glare analysis will be prepared to determine the potential for glare from the Project.

*Odors:* No malodorous chemicals or substances would be used or generated during Project construction or operations.

Agricultural Land: The current agricultural map for Imperial County prepared by the California Farmland Mapping and Monitoring Program will be used to determine the amount of the Project lands that have been mapped in each of the eight mapping categories.

There are no Williamson Act lands within or adjacent to the Project area.

Air Quality: Fugitive dust would be controlled during construction and operations as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. A Dust Control Plan would be prepared in conformance with ICAPCD requirements to address construction and earthmoving activities, track-out, open areas and unpaved roads. It would include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where unpaved and/or access points join paved public access roads. There would be no air pollutant emissions from stationary sources from the Project during solar power generation operations.

Air pollutant emissions would be estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both Project construction and operation activities.

Biological Resources: A biological resources survey of the Project area and a 500-foot buffer (the "Biological Survey Area," or BSA) will be conducted to identify plant associations and animals present; identify dominant tree, shrub and herbaceous flora; and identifying potential habitat for "sensitive" or "special status" species (or documenting the lack thereof).

A jurisdictional delineation of the BSA for potential "state" and/or "federal" waters that may be subject to regulatory compliance relative to the California Department of Fish and Wildlife's (CDFW's) implementation of Section 1600 of the California Fish and Game Code and/or Section 404 and Section 401 of the Clean Water Act (CWA), respectively, will also be conducted.

Focused breeding season surveys of the BSA for burrowing owl may also be conducted in accordance with the methodologies provided in the California Department of Fish and Wildlife's (CDFW's) "2012 Staff Report on Burrowing Owl Mitigation."

Cultural Resources: A baseline cultural resources survey of the Project area will be conducted.

Flood Hazard: According to the applicable Federal Emergency Management Agency (FEMA) flood hazard map (06025C0750C, effective 09/26/2008), the Project area is not located within a special flood hazard area.

Geology, Soils and Mineral Resources:

- *Geologic Hazards:* The Project is not located in a seismically active area. No other potential geologic hazards are known within the Project area, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Soils:* Soils within the Project area will be evaluated, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Mineral Resources:* There are no known developed or potential mineral resources within or adjacent to the Project area.

Hazardous Materials: The Project would not use nor store any hazardous chemicals on site during normal operations. Fuel that may be used on site during construction would be stored in secondary containment. A Phase I Environmental Site Assessment will be conducted to evaluate the potential for hazardous substance or petroleum hydrocarbon contamination at the site.

Hydrology and Water Quality: A drainage study will be prepared for the Project area which will be used to complete the preliminary grading plan in conformance with Imperial County Public Works Department (ICPWD) requirements. A Notice of Intent to comply with the general permit for construction activities would be filed with the State Water Resources Control Board, and the required Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented consistent with the requirements of the State Water Resources Control Board general permit.

Noise: The Project would not generate any appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic.

Traffic: An analysis of the potential traffic-related impacts associated with the construction and day-to-day operations of the proposed Project will be prepared and provided.

Public Services: The following Project measures would minimize the potential need for public fire and police services.

- *Fire Prevention:* The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three (3) 10,000-gallon fire water tanks would be constructed across the Project sites and kept filled during operations to fight potential fires. Water that is used for construction would also be available for firefighting. Personnel would be allowed to smoke only in designated areas.
- *Emergency Services:* The Project preliminary site plans have been prepared to accommodate the requirements of emergency services which may need to respond to an

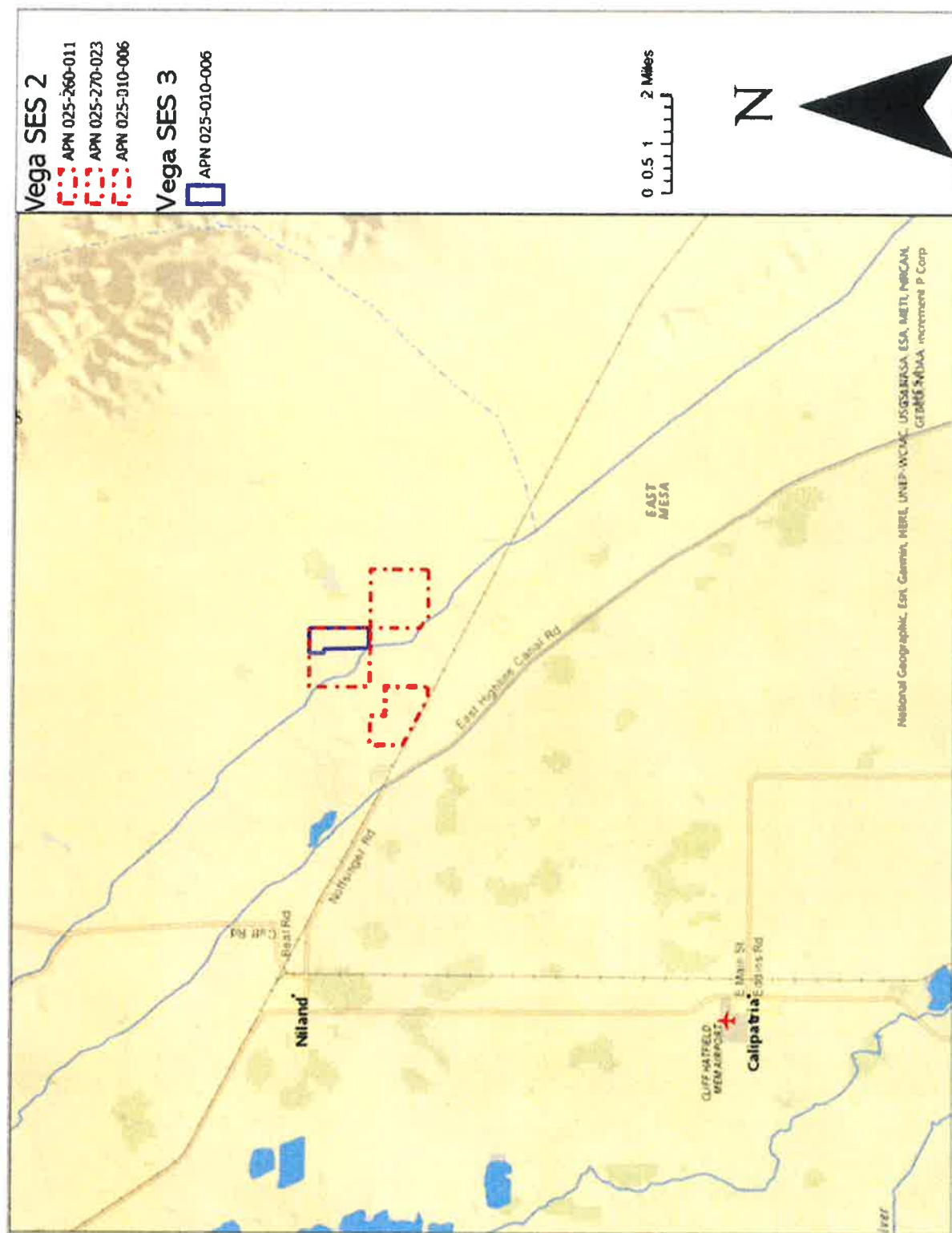
emergency at the Project. Each Project site would be accessible from both a primary and secondary access driveway. These driveways would each be provided with a minimum of 30-foot double swing gates with “Knox Box” for keyed entry. Nominal 20-foot wide roads would be provided between the PV arrays, as well as around the perimeter of the Project site inside the perimeter security fence, to provide access for operational and emergency vehicles.

- *Security:* The entirety of each Project site would be enclosed within a gated security fence. Each site may also be monitored by a motion detection system and closed-circuit camera system.

Site Restoration: The Project areas are zoned S-2-RE, which is intended to preserve the cultural, biological, and open space areas that are rich and natural as well as cultural resources. At the end of the Project life, all facilities would be removed, and the Project sites restored to a condition for open space and recreational use. A proposed Project site restoration plan will be prepared and provided.

Utilities and Service Systems: Electricity for site security facilities when the panels are not generating power would be provided by the IID through interconnection with the existing IID distribution lines.





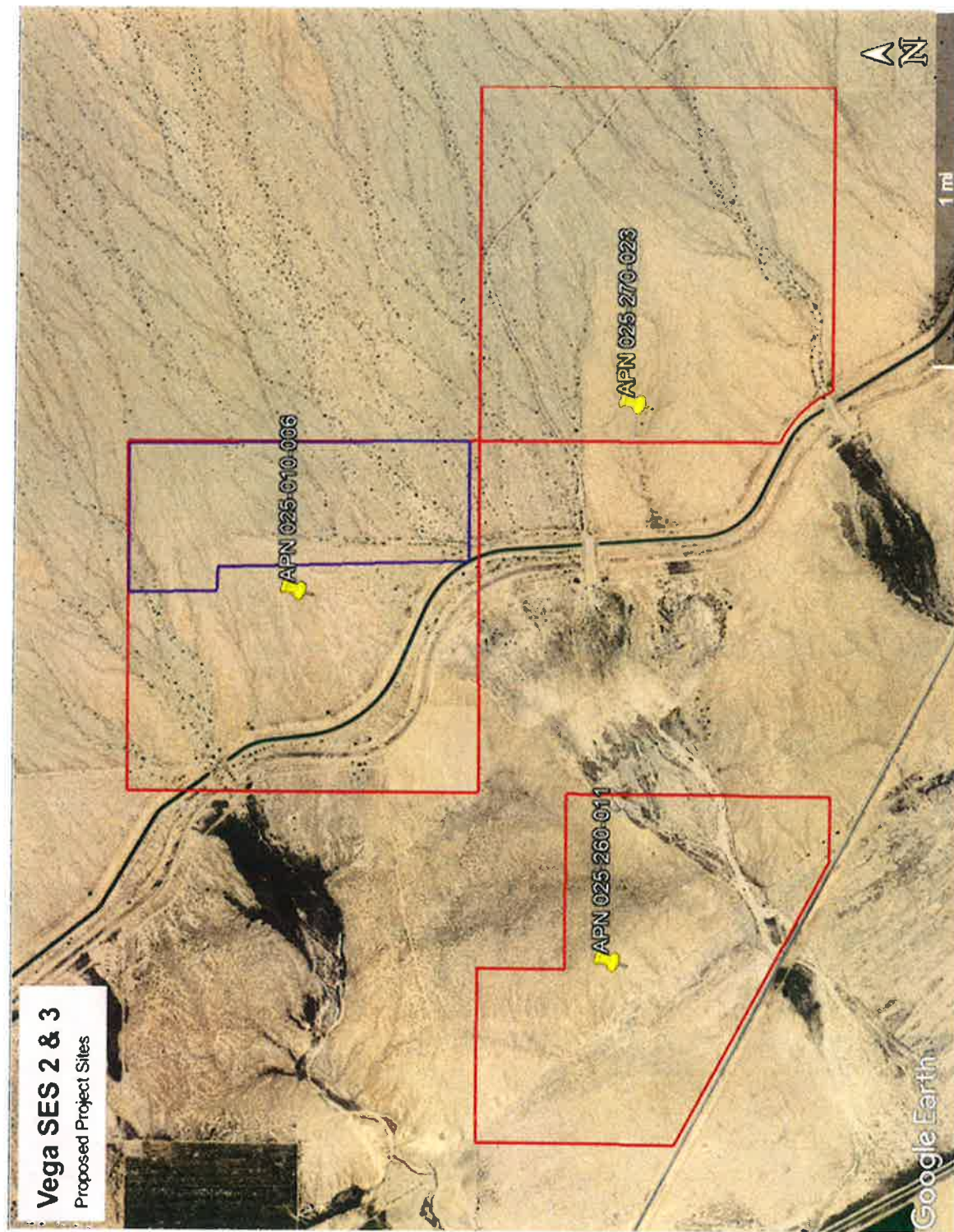


Figure 2 Project Vicinity Map



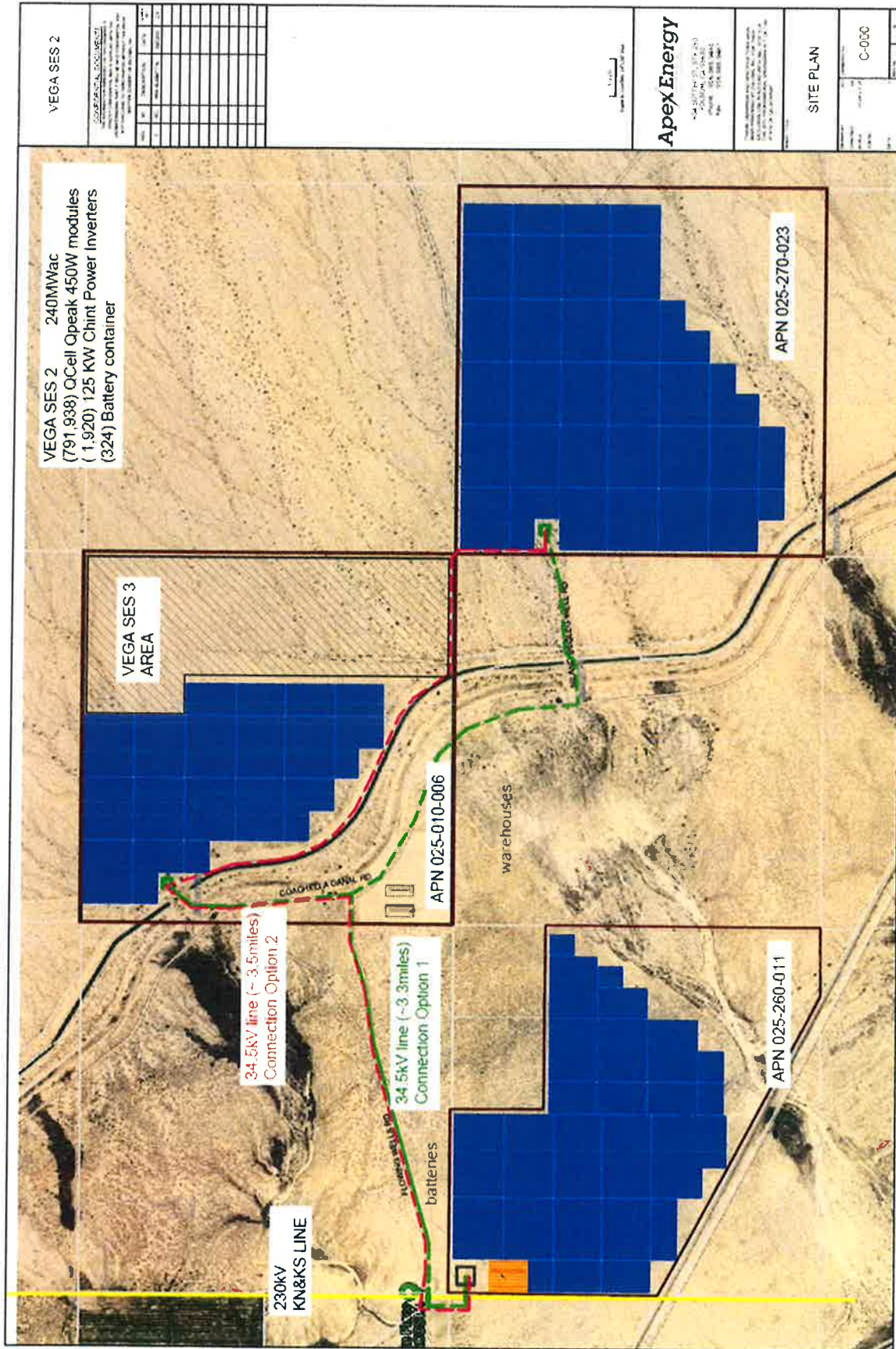
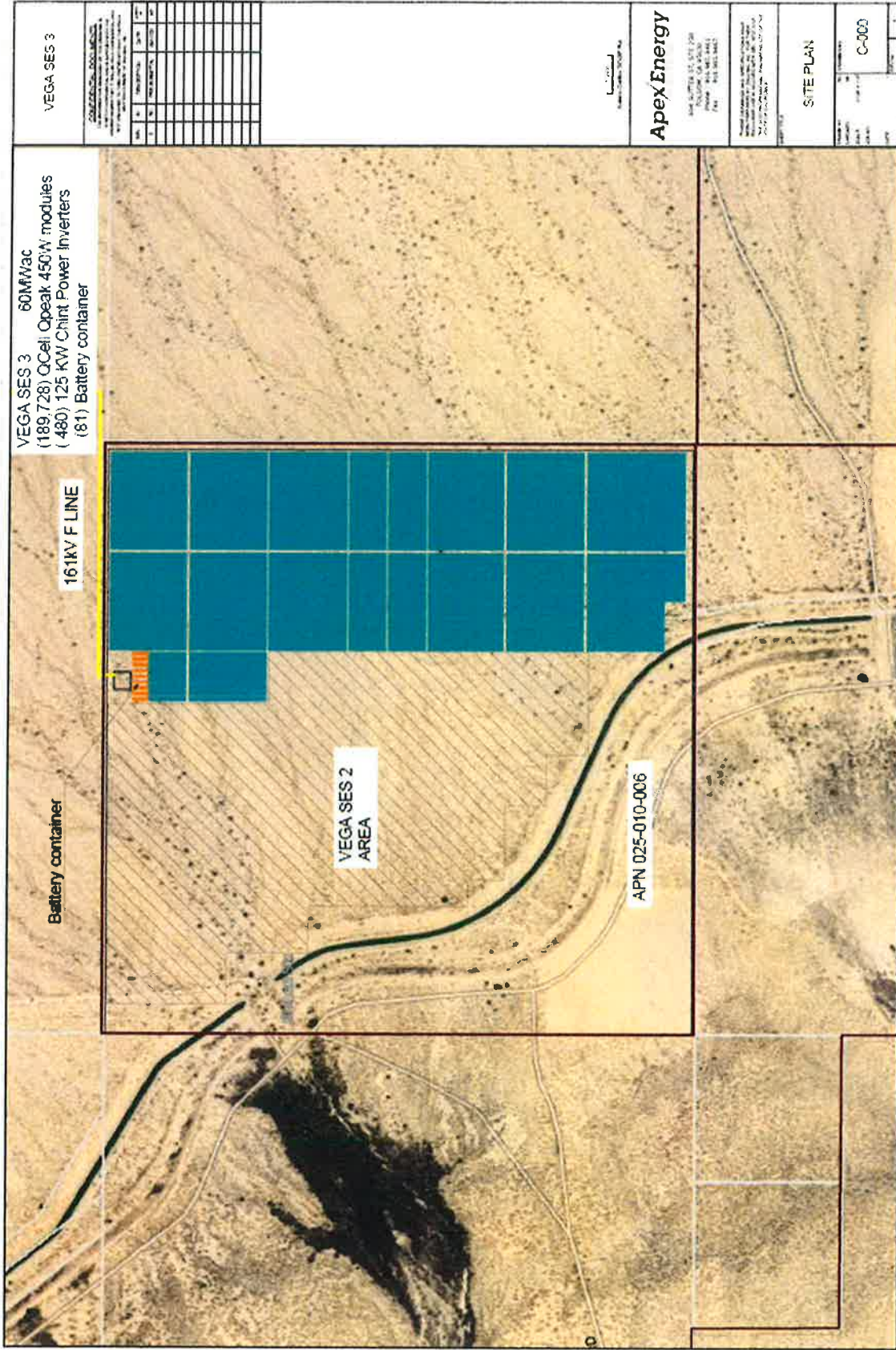


Figure 3 Vega SES 2 Site Plan





*Figure 4 Vega SES 3 Site Plan*



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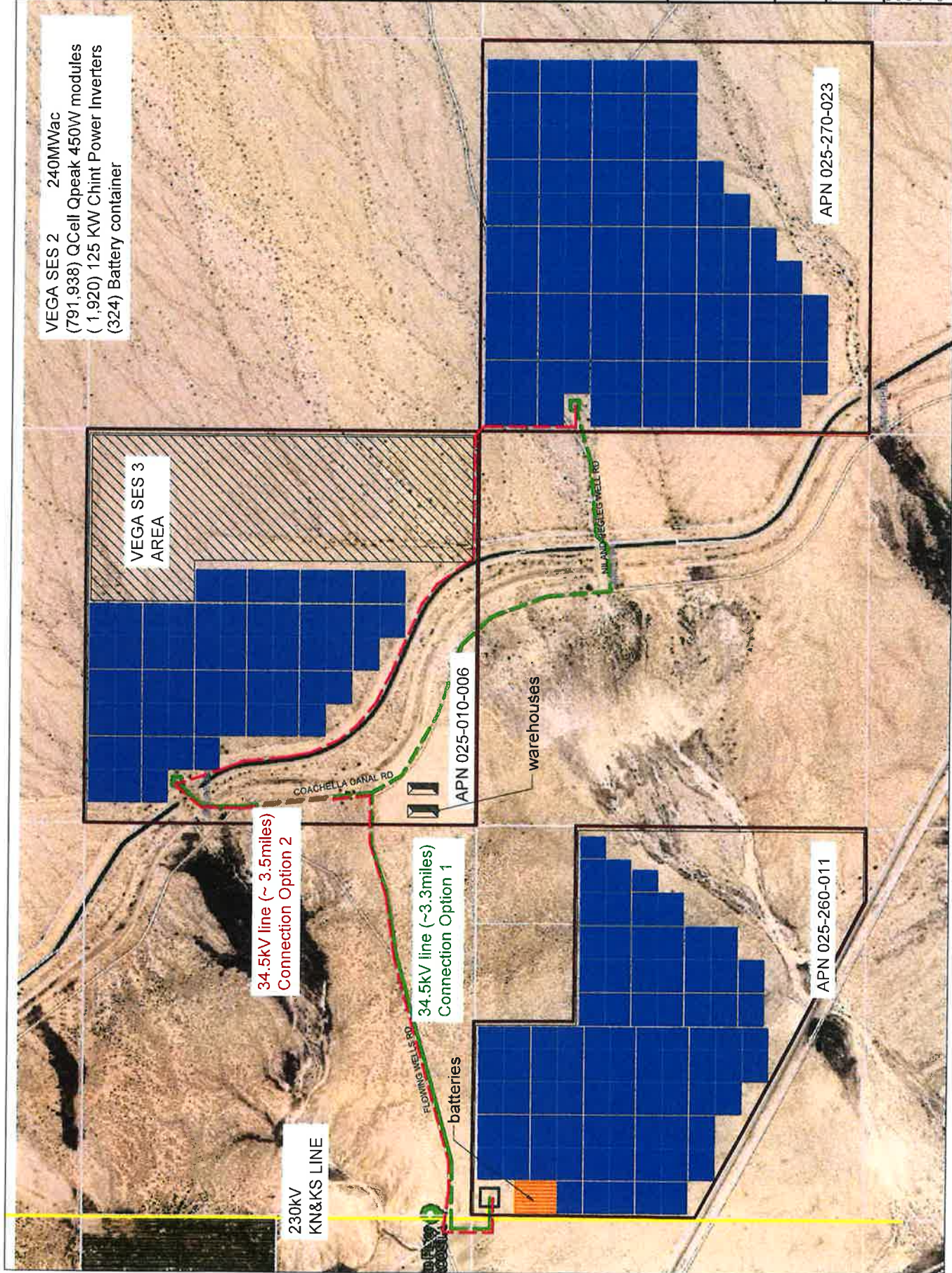
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1	MD	PRE-PAID	09-22-02	25.00

**ApexEnergy**  
SOLUTIONS

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THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY ZGLOBAL INC. FOR THEIR EXCLUSIVE USE IN ACCORD WITH SEC 6737.3 OF THE 2012 PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

DATE	TIME	LOCATION	WIND DIRECTION	WIND SPEED	WAVE PERIOD	SEA STATE	CLOUDS	REMARKS





APN 025-010-006

[illegible]


C-000

REV No.	1
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**LETTER OF TRANSMITTAL:**

October 15, 2020

TO: Jim Minnick, Director of ICPDS  
FROM: Jurg Heuberger, Consultant   
RE: VEGA SES 2, 3, 4 and 5

Jim:

Attached are four (4) applications for four solar projects. They are titled VEGA SES 2, VEGA SES 3, VEGA SES 4 and VEGA SES 5.

We are requesting that VEGA 2, 3 and 5 be processed under one EIR and VEGA 4 under one EIR.

The fees per your office are \$ \$16,500.00 for processing VEGA 2, 3 & 5, and \$ 14,500.00 for VEGA 4.

These applications are not complete in the sense that they do not have the accompanying technical studies. They are however complete enough for your office to commence the RFP process to retain appropriate consultant(s) for the preparation of the EIR's.

At this time, we are requesting that your office start the process to retain appropriate EIR Consultant(s).

Time is of the essence on these projects which is why we are requesting your cooperation and assistance in expediting this portion of the process.

We will have the technical studies plus any other documentation you need well before you have a contract for a CEQA consultant. To that end however we would also appreciate having your staff begin the review of these applications and advising me of what other information they feel is lacking aside from the "preliminary title reports", the original owners affidavits, and the technical studies which will include the following: traffic, biological, cultural, visual, air quality/GHG, Noise and AG/LESA.

Lastly, I am the primary point of contact on all of these applications and would respectfully request that all correspondence on these be directed to me at [jurgheuberger@gmail.com](mailto:jurgheuberger@gmail.com), or 760-996-0313 or PO Box 4151, El Centro, Ca. 92244. I understand that you have to notify the property owners that a permit application has been filed on their land, however all other correspondence should be directed exclusively to me.

Thank you.

**RECEIVED**  
**OCT 19 2020**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**



# 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 See attached Property Owner Exhibit	EMAIL ADDRESS See attached Property Owner Exhibit	
2. MAILING ADDRESS (Street / P O Box, City, State) See attached Property Owner Exhibit	ZIP CODE See attached Property Owner Exhibit	PHONE NUMBER See attached Property Owner Exhibit
3. APPLICANT'S NAME Apex Energy Solutions, LLC	EMAIL ADDRESS ziad@zglobal.biz	
4. MAILING ADDRESS (Street / P O Box, City, State) 604 Sutter Street, Suite 250, Folsom, CA	ZIP CODE 95630	PHONE NUMBER (916) 985-9461
4. ENGINEER'S NAME To be determined	CA. LICENSE NO.	EMAIL ADDRESS To be determined
5. MAILING ADDRESS (Street / P O Box, City, State) To be determined	ZIP CODE To be determined	PHONE NUMBER To be determined

6. ASSESSOR'S PARCEL NO. 025-260-019; 025-260-022	SIZE OF PROPERTY (in acres or square foot) Approximately 249.7 acres	ZONING (existing) S-2-RE/A-2-RE/ A-3-RE
7. PROPERTY (site) ADDRESS none available 2502 West Rd, Niland, CA 92257		
8. GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County		
9. LEGAL DESCRIPTION See attached Property Owner Exhibit for parcel specific legal descriptions. (also see Attachment 1 [Project Description]) for additional detail.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Develop the Vega SES 5 Solar BESS Project, a nominal 50-megawatt (MW) alternating current (AC) solar photovoltaic energy generation and 50MW/200 megawatt hour (MWh) battery energy storage project (see Attachment 1 [Project Description])
11. DESCRIBE CURRENT USE OF PROPERTY	Idle land (see Attachment 1)
12. DESCRIBE PROPOSED SEWER SYSTEM	See Attachment 1
13. DESCRIBE PROPOSED WATER SYSTEM	See Attachment 1
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	See Attachment 1
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? 0 (see Attachment 1)

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

See attached owner's affidavits

Print Name  
Applicant: Apex Energy Solutions, LLC  
Signature  
Ziad Alaywan, P.E.  
Print Name  
Signature

Date  
10/14/2020  
Date

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:

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 #

20-0023



VEGA SES 5  
 (151,448) QCell Qpeak 450W modules  
 (480) 125 KW Chint Power Inverters  
 will go up to 50 MWac  
 (65) Battery container

VEGA SES 5 SITE 2  
 APN :025-260-019  
 89.7 ACRES

VEGA SES 5 SITE 1  
 APN :025-260-022  
 160 ACRES

SWITCHING STATION  
 BATTERY CONTAINER  
 GENTIE

POINT OF INTERCONNECTION  
 ON MIDWAY 92 kV SUBSTATION

0.6 mile

IID Midway Substation

VEGA SES 5

CONFIDENTIAL DOCUMENTS  
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF APEX ENERGY SOLUTIONS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM APEX ENERGY SOLUTIONS, INC.

REV	BY	DESCRIPTION	DATE
1	AW	PRELIMINARY	08/08/2018
2	AW		
3	AW		
4	AW		
5	AW		
6	AW		
7	AW		
8	AW		
9	AW		
10	AW		
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14	AW		
15	AW		
16	AW		
17	AW		
18	AW		
19	AW		
20	AW		

1 inch  
 Scale to Center 24"X36" Plot

**ApexEnergy**  
 SOLUTIONS  
 604 SUTTER ST., STE 250  
 FOLSOM, CA 95630  
 Phone : 916.985.9461  
 Fax : 916.985.9467

"THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY ZOGICAL INC. FOR THEIR CLIENT, APEX ENERGY SOLUTIONS, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD, ZOGICAL INC., A PROFESSIONAL ENGINEERING FIRM IN THE STATE OF CALIFORNIA."

SITE PLAN

PROJECT NO.	025-260-019
DATE	08/08/2018
SCALE	1/8" = 1'-0"
JOB NO.	C-000
SHEET	1

## Property Owner 1

1.	PROPERTY OWNER'S NAME Victoria Gabbard, Individually and on behalf of, Dr. J.G. Clark, Trustee Marjorie Gardner, Trustee	EMAIL ADDRESS <a href="mailto:lesleyashlaw@gmail.com">lesleyashlaw@gmail.com</a> All contact with property owner is conducted through Attorney. Info in 2B.	
2.	MAILING ADDRESS (Street / P O Box, City, State) 236 N. Laurel Ave, Charlotte, NC	ZIP CODE 28207	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State) 401 W "A" St, Suite 1100, San Diego, CA	ZIP CODE 92101	PHONE NUMBER (619) 227-7778
6.	ASSESSOR'S PARCEL NO. <b>025-260-019</b>	SIZE OF PROPERTY (in acres of square foot) 89.7	ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available		
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County		
9.	<p>LEGAL DESCRIPTION SECTION 17, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPTING A STRIP OF LAND 200 FEET WIDE CONTAINING 22 ACRES LYING EQUALLY ON EACH SIDE OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AS NOW CONSTRUCTED, RESERVED BY SOUTHERN PACIFIC LAND COMPANY BY DEED RECORDED OCTOBER 16, 1951 IN BOOK 823, PAGE 299 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17.</p>		

## Property Owner 2

1.	PROPERTY OWNER'S NAME Dana Te/TEDANA, LLC		EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 2380 Woodhollow Circle, Corona, CA		ZIP CODE 92881	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. <b>025-260-022</b>	SIZE OF PROPERTY (in acres of square foot) Approximately 160 acres		ZONING (Existing) S-2-RE / A-2-RE / A-3-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION</p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF UNINCORPORATED COUNTY OF IMPERIAL IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;</p> <p>EXCEPTING 1;/2 OF ALL OIL, GAS, HYDROCARBON AND OTHER SUBSTANCES MINERALS AND STEAM IN OR UNDER SAID LAND, RESERVED BY JOHN CHAFFIN, ET AL., BY DEED RECORDED DECEMBER 15, 1975 IN BOOK 1382, PAGE 258 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING 15% OF ALL OIL, GAS, HYDROCARBON AND OTHER SUBSTANCES MINERALS AND STEAM IN OR UNDER SAID LAND, AS RESERVED BY DAVID F. SCHONEMAN AND DONNA SCHONEMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 30, 1981 AS INSTRUMENT NO. 18, BOOK 1464, PAGE 673 OF OFFICIAL RECORDS.</p>			

## Property Owner 1

1.	PROPERTY OWNER'S NAME Victoria Gabbard, Individually and on behalf of, Dr. J.G. Clark, Trustee Marjorie Gardner, Trustee		EMAIL ADDRESS <a href="mailto:lesleyashlaw@gmail.com">lesleyashlaw@gmail.com</a> All contact with property owner is conducted through Attorney. Info in 2B.	
2.	MAILING ADDRESS (Street / P O Box, City, State) 236 N. Laurel Ave, Charlotte, NC		ZIP CODE 28207	PHONE NUMBER
2B.	MAILING ADDRESS (Street / P O Box, City, State) 401 W "A" St, Suite 1100, San Diego, CA		ZIP CODE 92101	PHONE NUMBER (619) 227-7778
6.	ASSESSOR'S PARCEL NO. <b>025-260-019</b>	SIZE OF PROPERTY (in acres of square foot) 89.7		ZONING (Existing) S-2-RE
7.	PROPERTY (site) ADDRESS None available			
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County			
9.	<p>LEGAL DESCRIPTION</p> <p>SECTION 17, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.</p> <p>EXCEPTING A STRIP OF LAND 200 FEET WIDE CONTAINING 22 ACRES LYING EQUALLY ON EACH SIDE OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AS NOW CONSTRUCTED, RESERVED BY SOUTHERN PACIFIC LAND COMPANY BY DEED RECORDED OCTOBER 16, 1951 IN BOOK 823, PAGE 299 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17.</p>			



## Property Owner 2

1.	PROPERTY OWNER'S NAME Dana Te/TEDANA, LLC	EMAIL ADDRESS	
2.	MAILING ADDRESS (Street / P O Box, City, State) 2380 Woodhollow Circle, Corona, CA	ZIP CODE 92881	PHONE NUMBER
6.	ASSESSOR'S PARCEL NO. <b>025-260-022</b>	SIZE OF PROPERTY (in acres of square foot) Approximately 160 acres	ZONING (Existing) S-2-RE / A-2-RE / A-3-RE
7.	PROPERTY (site) ADDRESS None available		
8.	GENERAL LOCATION (i.e. city, town, cross street) East of Niland in the Unincorporated area of Imperial County		
9.	<p>LEGAL DESCRIPTION</p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF UNINCORPORATED COUNTY OF IMPERIAL IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;</p> <p>EXCEPTING 1;/2 OF ALL OIL, GAS, HYDROCARBON AND OTHER SUBSTANCES MINERALS AND STEAM IN OR UNDER SAID LAND, RESERVED BY JOHN CHAFFIN, ET AL., BY DEED RECORDED DECEMBER 15, 1975 IN BOOK 1382, PAGE 258 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING 15% OF ALL OIL, GAS, HYDROCARBON AND OTHER SUBSTANCES MINERALS AND STEAM IN OR UNDER SAID LAND, AS RESERVED BY DAVID F. SCHONEMAN AND DONNA SCHONEMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 30, 1981 AS INSTRUMENT NO. 18, BOOK 1464, PAGE 673 OF OFFICIAL RECORDS.</p>		

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# VEGA SES 5 SOLAR PROJECT DESCRIPTION

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October 2020

Submitted to:

County of Imperial  
Planning and Development Services Department  
801 Main Street  
El Centro, CA 92243-2811

**RECEIVED**  
OCT 19 2020  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Submitted to:

APEX ENERGY SOLUTIONS LLC.  
750 W. Main Street  
El Centro, CA 92243

**VEGA SES 5**  
**SOLAR PROJECT DESCRIPTION**

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## **VEGA SES 5**

### **SOLAR PROJECT DESCRIPTION**

#### **Introduction**

Apex Energy Solutions LLC. is proposing to develop the Vega SES 5 Solar Energy Storage (Project), a nominal 50-megawatt alternating current (MWAC) solar photovoltaic (PV) energy generation project with an integrated 50 MW battery storage project on approximately 249.7 acres of land in the County of Imperial, California. The Project would be located approximately 9 miles east of the Salton Sea, directly south of Noffsinger Road, east of Wiest Road in Sections 17 and 19 all within Township 11 South, and Range 15 East of the San Bernardino Base and Meridian (SBB&M) of the “Iris” topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005). The electrical energy produced by the Project would be conducted through a proposed 92 kV generator intertie (“gen-tie”) line and delivered to the Imperial Irrigation District (IID) through a short interconnection with the IID 92kV “Midway” Substation or the proposed Project switching station.

#### **Property Description**

The Project would be located on Imperial County Assessors Parcels (APNs) 025-260-019-000 (approximately 89.7 acres) and 025-260-022-000 (approximately 160.0 acres), the former owned by Clark Joseph G Trustee Etal and the latter by Tedana LLC. Both Project parcels are designated as “Recreation/Open Space” in the Imperial County General Plan. The parcel with APN 025-260-019-000 is zoned S-2-RE (areas with intent to preserve the cultural, biological, and open spaces that are rich and natural as well as cultural resources) and the parcel with APN 025-260-022-000 is zoned A-2-RE (areas that are suitable and intended primarily for agricultural uses [limited] and agricultural related compatible uses), A-3-RE (areas that are suitable for agricultural land uses; to prevent the encroachment of incompatible uses onto and within agricultural lands; and to prohibit the premature conversion of such lands to non-agricultural uses) and S-2-RE (see above). Pursuant to Section 91703.02 (CONDITIONAL USE PERMITS), Renewable Energy Projects must be located within the Renewable Energy Overlay Zone and may be permitted only through the issuance of a Conditional Use Permit (CUP) as approved by the Approving Authority unless otherwise allowed by applicable law. At present, all Project parcels are located within the Renewable Energy (RE) Zone. This Project Description is intended to support Apex Energy Solutions LLC’s requested approval of a Conditional Use Permit for the Vega SES 5 Project. Representative photographs of the Project areas will be provided.

#### **Solar Technology**

The Project proposes to utilize either thin film or crystalline solar photovoltaic (PV) technology modules mounted either on fixed frames or horizontal single-axis tracker (HSAT) systems. The fixed frame PV module arrays would be mounted on racks that would be supported by driven piles. The depth of the piles would be dependent on the recommendations of the geotechnical report prepared for the Project. The fixed-frame racks would be secured at a fixed tilt of 20° to 30° from horizontal facing a southerly direction. Current Project designs would have individual PV modules, mounted two high on a fixed frame, providing a two-foot ground clearance and resulting in the tops of the panels at approximately 7.5 feet above the ground. The fixed PV modules would be arranged in arrays spaced approximately 15 to 25 feet apart (pile-to-pile) to maximize performance and to allow access for panel cleaning (if necessary). These arrays would be separated from each other and the perimeter security fence by up to 30-foot wide interior roads. If HSAT technology is used, the PV modules would rotate around the north-south HSAT axis so that the PV modules would continue to face the sun as the sun moves across the sky throughout the day. The PV modules would reach their maximum height (up to nine (9) feet above the ground, depending on the final design) at both sunrise and sunset, when the HSAT is rotated to point the modules at the rising or setting sun. At noon, or when stowed during high winds, when the HSAT system is rotated so that the PV modules are horizontal, the nominal height would be about six (6) feet above the ground, depending on the final design. The individual PV systems would be arranged in large arrays by placing them in columns spaced approximately ten feet apart to maximize operational performance and to allow access for panel cleaning and maintenance. Current Project designs would have individual HSAT PV modules, each approximately two feet wide by four feet long (depending on the specific PV technology selected), mounted on a frame which is attached to an HSAT system. These HSAT arrays would be separated from each other and the perimeter security fence by up to 30-foot wide roads, consistent with agency emergency access requirements.

## **Project Facilities**

Electrical Power System: Electricity generated by the PV modules would be collected by a direct current (DC) collection system routed underground in trenches. This DC power would be delivered to one of the pad-mounted inverters in weatherproof enclosures located within the arrays. The inverters would convert the DC power to three-phase alternating current (AC). The inverters could be connected to AC interconnection facilities which, if needed, would raise the voltage to up to 34.5 kV, or the interconnection voltage selected by the Projects. Underground or overhead 12.5 kV to 34.5-kV collection lines would transmit the electricity to the new Project substation.

### Interconnection Facilities:

A new Project substation would be constructed on the southwestern boundary of APN 025-260-022 (See Figure 3). This substation would take the delivery of the up to 34.5 kV power from the Project and increase the voltage of the electricity to 92 kV, where it would be delivered to the IID 92 kV “Midway” Substation. The substation would include a transformer, circuit breakers, meters, disconnect switches, and microwave or other communication facilities.



The medium voltage power produced by the Project would be conveyed underground, or above ground where necessary to cross over any sensitive site features, to connect to the Projects' interconnection facilities. The Projects' interconnection facilities design would meet all necessary utility standards and requirements. As required, surge arrestors would be used to protect facilities and auxiliary equipment from lightning strikes or other disturbances. Distribution from the site would be via an overhead connection.

Transmission Lines: The electrical energy produced by the Project would be conducted through the Project substation to the proposed 92kV generator intertie ("gen-tie") line and delivered to the existing Imperial Irrigation District (IID) approved point of interconnection (POI) at the IID 92kV "Midway" Substation (See [Figure 3Figure-3](#)).

Security: Six-foot high security fencing would be installed around the perimeter of each of the Project sites at the commencement of construction and site access would be limited to authorized site workers. In addition, a motion detection system and closed-circuit camera system may also be installed. The site would be remotely monitored 24 hours per day, 7 days per week. In addition, routine unscheduled security rounds may be made by the security team monitoring the site security.

Battery System: The proposed battery energy storage system (BESS or ESS) would be constructed adjacent to the projects solar facilities and would consist of either lithium ion (Li-ion) or flow batteries. The batteries will either be housed in storage containers or buildings fitted with HVAC and fire suppression systems. Inside the housing the batteries will be placed on racks, the orientation of which depends on the type of housing. Underground trenches with conduits will be used to connect the batteries to the control and monitoring systems, and inverters to convert the PV produced DC power to AC power.

## Site Access

The Project site would include one primary access driveway per parcel for a total of two primary access points and a secondary access driveway per parcel (if required) with a to be determined location; the driveway for APN 025-260-019 will be located in the northwestern corner off the parcel off of Noffsinger Road, while the driveway for APN 025-260-022 will be located along Weist Road which runs parallel to the western boundary of said parcel. (see [Figure 3Figure-3](#)). Both driveways would be provided with a minimum of 30-foot double swing gates with "Knox Box" for keyed entry. Internal to the Project site up to 30-foot wide roads would be provided between the PV arrays, as well as around the perimeter of each Project site inside the perimeter security fence to provide access to all areas of each site for maintenance and emergency vehicles (see [Figure 3Figure-3](#)).

## Site Construction

Construction Activities: Construction activities would primarily involve demolition and grubbing; grading of the Project area to establish access roads and pads for electrical equipment

(inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of solar equipment and security fencing. Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Imperial County Air Pollution Control District (ICAPCD) or the California Air Resources Board (CARB). A temporary, portable construction supply container would be located at the Project sites at the beginning of construction and removed at the end of construction. The number of on-site construction workers for the solar project facilities is not expected to exceed 150 workers at any one time. The number of on-site construction workers for the battery storage facility and the substation is not expected to exceed 100 workers at any one time. Onsite parking would be provided for all construction workers.

Traffic: The construction worker traffic is expected to travel to the site from three directions:

- From the east via S98 (Yuha Cutoff) to Drew Road (S29), then north on Drew Road to the Project area;
- From the north via Interstate 8, then south on Drew Road to the Project area; or
- From the west via either S98 to Drew Road north or Interstate 8 to Drew Road south.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two trucks would arrive at the Project sites each day during the first few weeks of construction of the solar generating facility.

Storm Water: Areas of the solar energy storage facilities where small amounts of contaminants could be released, such as the paved areas surrounding the containers, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas, where required) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All applicable local RWQCB discharge requirements and County of Imperial's water quality regulations would be adhered to in the development and maintenance of the project sites. A drainage study and preliminary grading plan for the project will be prepared by a local civil engineering firm to address the potential environmental impacts of site drainage and stormwater.

## **Site Operations**

Once construction is completed the Project would be remotely controlled. No employees would be based at the Project sites. Primary security-related monitoring would be done remotely. Security personnel may conduct unscheduled security rounds, and would be dispatched to the site in response to a fence breach or other alarm. Site maintenance workers may access the Project site periodically to clean the panels and maintain the equipment and Project area. The public would not have access to the facility. Access to the Project site would be infrequent and limited to authorized personnel.

Periodic washing of the PV modules is not expected to be necessary but could be needed to remove dust in order to maintain power generation efficiency. The amount of water needed for

this purpose is conservatively estimated at 10 acre-feet per washing, with up to two washings per year, or a total of up to 20 acre-feet per year. This water would be water purchased from the IID. Each washing is expected to take one to two weeks to complete. Vegetation growing on the site would periodically (approximately every three months) be removed manually and/or treated with herbicides.

## **Water Resource Requirements**

Water for Construction: Water for construction (primarily dust control) would be obtained from local IID irrigation canals or laterals in conformance with IID construction water acquisition requirements. Water would be picked up from a nearby lateral canal and delivered to the construction location by a water truck which would be capable of carrying approximately 4,000 gallons per load. It is estimated that up to 550 acre-feet of water would be needed for site grading and dust control over the expected Project construction period.

Water for Operations: Water for washing the PV modules, if required, would be purchased from the IID and delivered to the Project site by water trucks. The volume of water to be used for PV module washing and dust control, if needed, is estimated at up to 20 acre-feet per year.

## **Waste**

Relatively small amounts of trash would be generated during construction from packaging materials delivered to the site. Construction related waste would be transported to a local landfill authorized to receive this waste for disposal. Portable toilets would be located on-site during construction and sanitary waste would be removed from the site by a local contractor.

No general waste is expected to be generated during normal operations. Sanitary waste generated during Project maintenance operations would be handled by bringing portable toilets to the Project sites, with waste removed periodically by a local contractor.

No hazardous waste is expected to be generated from the Project during either construction or normal Project operations.

## **Permit Requirements**

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Imperial County Planning & Development Services Department)
- Grading Permits (Imperial County Planning & Development Services Department)
- Building Permits (Imperial County Planning & Development Services Department)
- Dust Control Plan (Imperial County Air Pollution Control District)
- Rule 310 Exemption (Imperial County Air Pollution Control District)

- Encroachment Permits (Imperial County Public Works Department)
- Encroachment Permits (Imperial Irrigation District)
- Water Supply Agreement (Imperial Irrigation District)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)
- Consultation for Sensitive Species (California Department of Fish and Wildlife)
- Consultation for Bird and Bat Conservation Strategy (U.S. Fish and Wildlife Service) [UN1]

## **Environmental Protection Measures and Baseline Information**

All Project construction and contractor personnel would be informed of Vega SES 5 policy regarding undue degradation of the environment. These measures are intended to prevent all unacceptable impacts from occurring as a result of the proposed construction and ongoing operations.

### **Aesthetics:**

*Visibility:* Project lighting for security purposes would be directed on-site and would incorporate shielding as necessary to minimize illumination of the night sky and potential impacts to surrounding viewers. The solar panels would be constructed to absorb light and minimize any potential glare. There are no panoramic scenic views from the Project area. Visual simulations of the proposed Project will be provided.

*Glare Effects:* The Project PV modules are specifically designed to absorb light, rather than reflect it, as reflected light results in the loss of solar energy input, and thus electrical energy output. Modules are dark in color and have a coating that enables the panel to absorb as much of the available light as possible, which directly increases electrical energy production. The glare and reflectance levels from the PV panels are decisively lower than the glare and reflectance by standard glass and other common reflective surfaces. A solar glare analysis will be prepared to determine the potential for glare from the Project.

*Odors:* No malodorous chemicals or substances would be used or generated during Project construction or operations.

**Agricultural Land:** The current agricultural map for Imperial County prepared by the California Farmland Mapping and Monitoring Program will be used to determine the amount of the Project lands that have been mapped in each of the eight mapping categories.

The California Department of Conservation (CDOC) Land Evaluation Site Assessment (LESA) model will be used to evaluate the potential for impacts from conversion of Project area agricultural land to solar use.

There are no Williamson Act lands within or adjacent to the Project area.

Air Quality: Fugitive dust would be controlled during construction and operations as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. A Dust Control Plan would be prepared in conformance with ICAPCD requirements to address construction and earthmoving activities, track-out, open areas and unpaved roads. It would include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where unpaved and/or access points join paved public access roads. There would be no air pollutant emissions from stationary sources from the Project during solar power generation operations.

Air pollutant emissions would be estimated using the California Emission Estimator Model (CalEEMod) and other emission estimating tools from both Project construction and operation activities.

Biological Resources: A biological resources survey of the Project area and a 500-foot buffer (the "Biological Survey Area," or BSA) will be conducted to identify plant associations and animals present; identify dominant tree, shrub and herbaceous flora; and identifying potential habitat for "sensitive" or "special status" species (or documenting the lack thereof).

A jurisdictional delineation of the BSA for potential "state" and/or "federal" waters that may be subject to regulatory compliance relative to the California Department of Fish and Wildlife's (CDFW's) implementation of Section 1600 of the California Fish and Game Code and/or Section 404 and Section 401 of the Clean Water Act (CWA), respectively, will also be conducted.

Focused breeding season surveys of the BSA for burrowing owl may also be conducted in accordance with the methodologies provided in the California Department of Fish and Wildlife's (CDFW's) "2012 Staff Report on Burrowing Owl Mitigation."

Cultural Resources: A baseline cultural resources survey of the Project area will be conducted.

Flood Hazard: According to the applicable Federal Emergency Management Agency (FEMA) flood hazard map (06025C0750C, effective 09/26/2008), the Project area is not located within a special flood hazard area.

Geology, Soils and Mineral Resources:

- *Geologic Hazards:* The Project is not located in a seismically active area. No other potential geologic hazards are known within the Project area, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Soils:* Soils within the Project area will be evaluated, and the preliminary geotechnical survey report will provide mitigation recommendations for any identified geologic hazards.
- *Mineral Resources:* There are no known developed or potential mineral resources within or adjacent to the Project area.



**Hazardous Materials:** The Project would not use nor store any hazardous chemicals on site during normal operations. Fuel that may be used on site during construction would be stored in secondary containment. A Phase I Environmental Site Assessment will be conducted to evaluate the potential for hazardous substance or petroleum hydrocarbon contamination at the site.

**Hydrology and Water Quality:** A drainage study will be prepared for the Project area which will be used to complete the preliminary grading plan in conformance with Imperial County Public Works Department (ICPWD) requirements. A Notice of Intent to comply with the general permit for construction activities would be filed with the State Water Resources Control Board, and the required Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented consistent with the requirements of the State Water Resources Control Board general permit.

**Noise:** The Project would not generate any appreciable noise during normal operations. Construction noise would be limited to the short-term use of heavy equipment operated during daylight hours and to construction traffic.

**Traffic:** An analysis of the potential traffic-related impacts associated with the construction and day-to-day operations of the proposed Project will be prepared and provided.

**Public Services:** The following Project measures would minimize the potential need for public fire and police services.

- ***Fire Prevention:*** The construction site and access roads would be cleared of all vegetation. The cleared areas would be maintained throughout site construction and solar plant operations. Fire extinguishers would be available around the construction sites. Up to three (3) 10,000-gallon fire water tanks would be constructed across the Project sites and kept filled during operations to fight potential fires. Water that is used for construction would also be available for firefighting. Personnel would be allowed to smoke only in designated areas.
- ***Emergency Services:*** The Project preliminary site plans have been prepared to accommodate the requirements of emergency services which may need to respond to an emergency at the Project. Each Project site would be accessible from both a primary and secondary (if required) access driveway. [UN2] These driveways would each be provided with a minimum of 30-foot double swing gates with "Knox Box" for keyed entry. Nominal 20-foot wide roads would be provided between the PV arrays, as well as around the perimeter of the Project site inside the perimeter security fence, to provide access for operational and emergency vehicles.
- ***Security:*** The entirety of each Project site would be enclosed within a gated security fence. Each site may also be monitored by a motion detection system and closed-circuit camera system.

**Site Restoration:** The Project areas are zoned either A-2-RE/A-3-RE, which are intended to provide for agricultural uses, as well as S-2-RE, which is intended to provide for open space and recreational uses. At the end of the Project life, all facilities would be removed, and the Project sites restored to a condition for either future agricultural use or future preservation and recreational uses. A proposed Project site restoration plan will be prepared and provided.

Utilities and Service Systems: Electricity for site security facilities when the panels are not generating power would be provided by the IID through interconnection with the existing IID distribution line.

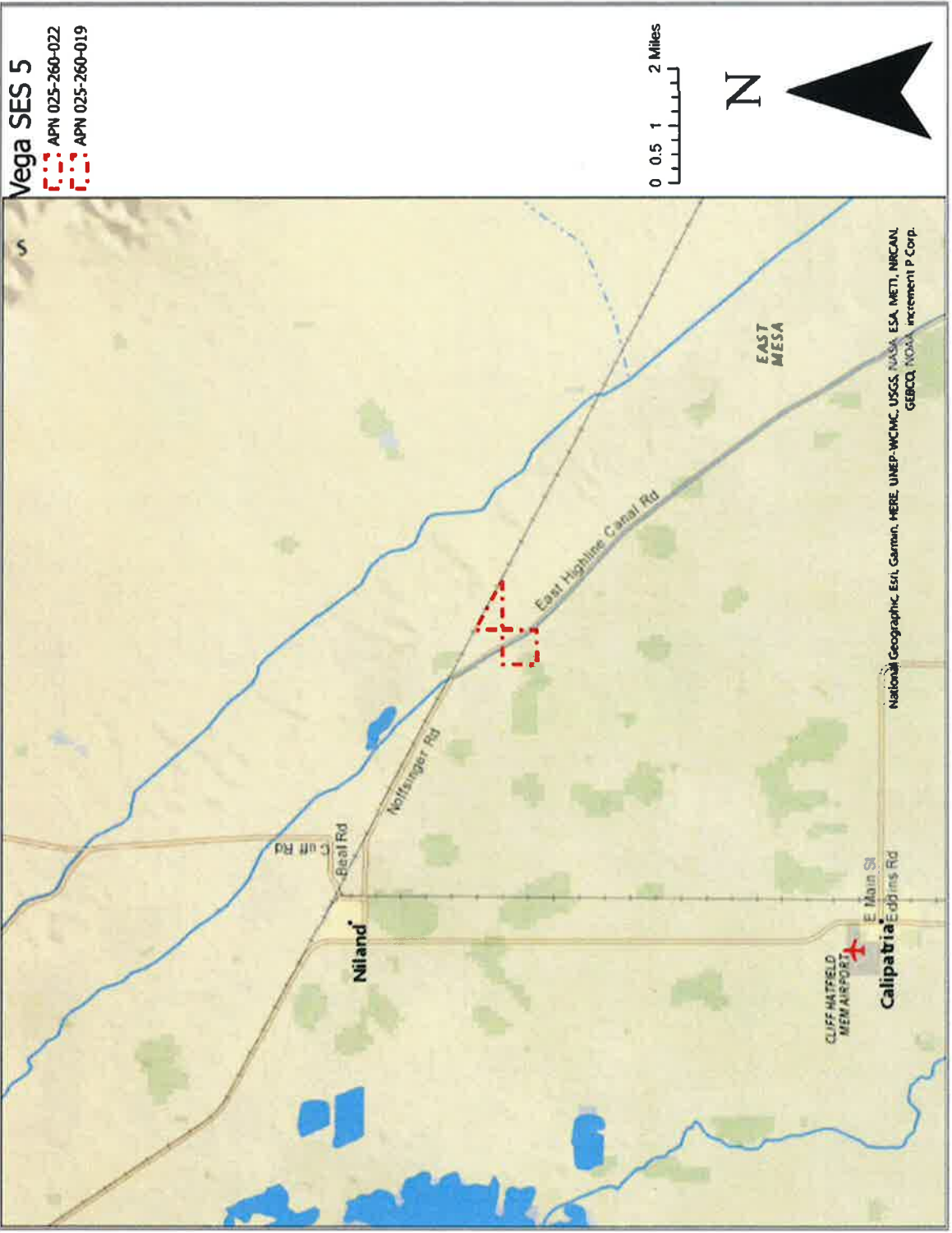


Figure 1 Project Location Map



Figure 2 Project Vicinity Map



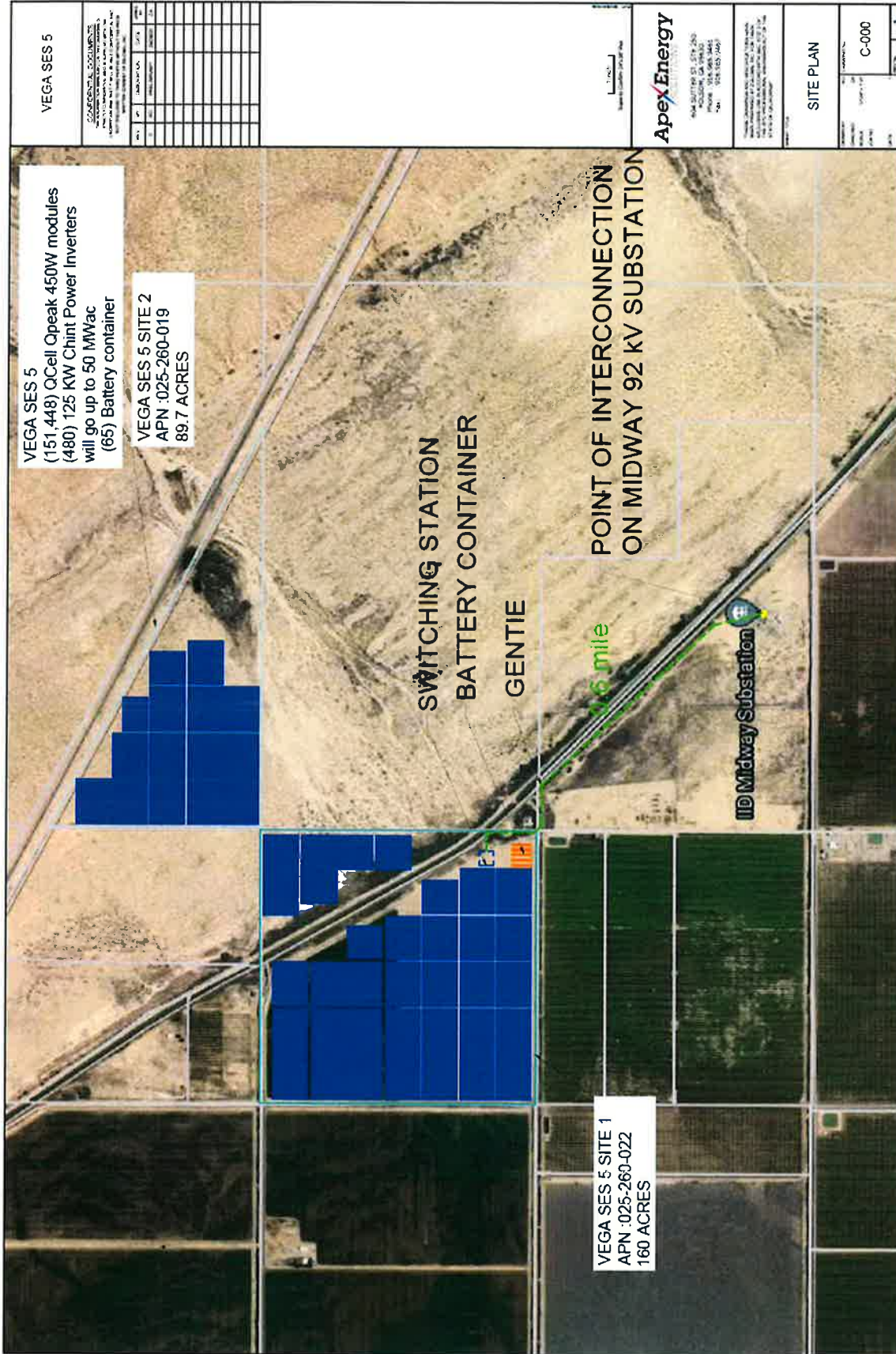


Figure 3 Vega SES 5 Site Plan



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## Assessment Information

## Taxroll Values

Assessment No.	025-260-022-000	 camera No Image	Land	364032
Parcel Number	025-260-022-000		Structure	12657
Asmt Desc	NE 1/4 SEC 19 T11S R15E 160 AC		Fixtures	0
Status	A	Date	Growing	0
Taxability	000	TRA	058003 Total L&I	376689
Supl Cnt.	2	Base Date	Fix R/P	0
Zoning		Dwelling	0	MM PP
Acres	160.00	N/C	025	PP
Flags				Hox Exmpt.
Ag Preserve	N	EtAl	N	Other Exmpt.
Notes	N	Bonds	Y	Net
Multiple Situses		Flag1	N	RC No.
Flag2	N	Asmt PP Pen		T/R Date
Tax PP Pen		Appeal Pend	N	R/C Status
Split Pend	N			
Address				
	2380 WOODHOLLOW CIRCLE			
	CORONA CA 92881			

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### Assessment Information

Assessment No.	025-260-019-000	camera No Images	Land	7818
Parcel Number	025-260-019-000		Structure	0
Asmt Desc	POR S2 SEC 17 11-15 89.70 AC SW OF SPRR			
Status	A	Date	Fixtures	0
Taxability	000	TRA	Growing	0
Supl Cnt.	1	Base Date	Total L&I	7818
Zoning		Dwelling	Fix R/P	0
Acres	89.70	N/C	MM PP	0
Flags			PP	0
Ag Preserve	N	EtAl	Hox Exmpt.	0
Notes	Y	Bonds	Other Exmpt.	0
Multiple Situses		Flag1	Net	7818
Flag2	N	Asmt PP Pen	RC No.	
Tax PP Pen		Appeal Pend	T/R Date	
Split Pend	N		R/C Status	
Address	16908 COUNTY ROAD #72 EATON CO 80615			

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## Assessment Information

Assessment No.	025-260-019-000	 camera No Images	Taxroll Values	
Parcel Number	025-260-019-000		Land	7818
Asmt Desc	POR S2 SEC 17 11-15 89.70 AC SW OF SPRR		Structure	0
Status	A	Date	Fixtures	0
Taxability	000	TRA	Growing	0
Supl Cnt.	1	Base Date	Total L&I	7818
Zoning		Dwelling	Fix R/P	0
Acres	89.70	N/C	MM PP	0
Flags			PP	
Ag Preserve	N	EtAl	Hox Exmpt.	0
Notes	Y	Bonds	Other Exmpt.	0
Multiple Situses		Flag1	Net	7818
Flag2	N	Asmt PP Pen	RC No.	
Tax PP Pen		Appeal Pend	T/R Date	
Split Pend	N		R/C Status	
Address	16908 COUNTY ROAD #72 EATON CO 80615			

## Situs

Document	Number	Date
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## Assessment Information

## Taxroll Values

Assessment No.	025-260-022-000	camera No Image	Land	364032	
Parcel Number	025-260-022-000		Structure	12657	
Asmt Desc	NE 1/4 SEC 19 T11S R15E 160 AC		Fixtures	0	
Status	A	Date	Growing	0	
Taxability	000	TRA	058003Total L&I	376689	
Supl Cnt.	2	Base Date	Fix R/P	0	
Zoning		Dwelling	0	MM PP	0
Acres	160.00	N/C	025	PP	
Flags				Hox Exmpt.	0
Ag Preserve	N	EtAl	N	Other Exmpt.	0
Notes	N	Bonds	Y	Net	376689
Multiple Situses		Flag1	N	RC No.	
Flag2	N	Asmt PP Pen		T/R Date	
Tax PP Pen		Appeal Pend	N	R/C Status	
Split Pend	N				
Address					
2380 WOODHOLLOW CIRCLE					
CORONA CA 92881					

## Situs

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**Apex Energy**

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Fax: 916.985.9467

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## SITE PLAN

C-000

(151,448) QCell Qpeak 450W modules  
(480) 125 KW Chint Power Inverters  
will go up to 50 MWac  
(65) Battery container

VEGA SES 5 SITE 2  
APN : 025-260-019  
89.7 ACRES

SWITCHING STATION  
BATTERY CONTAINER  
GENTIE

## POINT OF INTERCONNECTION ON MIDWAY 92 KV SUBSTATION

VEGA SES 5 SITE 1  
APN :025-260-022  
160 ACRES

### IID Midway Substation