



Imperial County Planning & Development Services Planning / Building

13-2026-032

FILED

IMPERIAL COUNTY

Mar 19 2026

CHUCK STOREY, County Clerk

By 
Deputy Clerk

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HEREBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #24-0027, Conditional Zone Change #25-0001, and General Plan Amendment #25-0001 (Initial Study #24-0040) Apex Energy Solutions, LLC (Border Battery Energy Storage System Project), pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: Apex Energy Solutions, LLC

PROJECT LOCATION: North of the United States (U.S.)/Mexico International Border and south of the All-American Canal and State-Route 98, Imperial County, California

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

PROJECT DESCRIPTION: The proposed project consists of two primary components: 1) 75-megawatt (MW) Battery Energy Storage System (BESS); and 2) gen-tie line that would connect to the Imperial Irrigation District's (IID) existing 92-kilovolt (kV) "P" Line. The project applicant is requesting the issuance of one Conditional Use Permit, a General Plan Amendment, and Conditional Zone Change to allow for the construction and operation of a BESS facility within a Light Industrial with Renewable Energy Overlay zone (M-1-RE). The project is proposed to connect to the IID electrical grid via the existing 92 kV "P" Line and the existing Bonesteel Substation located north of the All-American Canal.

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

COMMENT PERIOD: March 20, 2026 to April 24, 2026 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at ICPDSComentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

POSTED

MAR 19 2026

POST FOR 30 DAYS

Imperial County Clerk-Recorder
California

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

Initial Study #24-0040 Date: 03/19/2026

Project type/name: General Plan Amendment #25-0001 / Conditional Zone Change #25-0003 /
Conditional Use Permit #24-0027

Applicant's name: APEX Energy Solutions LLC

Applicant's address: 604 Sutter St, Suite 250, Folsom CA 95630

Name of person preparing Initial Study: HDR

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 059-290-010-000
- b. Street address: 2847 E. HWY 98, HOLTVILLE CA 92250
- c. Cross street: The all-American canal
- d. Township/Section/Range: LOTS 2 3 4&7 SEC15& POR LOT 3 SEC 16 17-16
80.92AC
- e. Project area (acres) : 80.92 Acres

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? No
- c. Name of Urban area. No
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A

- f. Existing zoning. A-3-RE (Heavy Agriculture with Renewable Energy Overlay)
- g. Proposed zoning, if any. M-1-RE (Light Industrial with Renewable Energy Overlay)
- h. Adjacent zoning. A-3-RE (Heavy Agriculture with Renewable Energy Overlay)
- i. Is proposal consistent with the site's existing or proposed zoning? No
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes
- k. Is the proposal consistent with a Specific Plan for the area? N/A
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)

None.
