



# BOARD AGENDA FACT SHEET

CLERK USE ONLY  
BOS ACTION  
# \_\_\_\_\_

Planning & Development Services Dept.  
Department /Agency

November 16, 2021  
Requested Board Date

**1. Request:**

Board Approval

XX

Information  
Only/Presentation  
Schedule Hearing  
Time: 11:00 A.M

XX

Other (specify)  
\_\_\_\_\_

**2. Requested Action:** *Type requested action below*

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors conduct a public hearing to consider the following actions as recommended by the Planning Commission for the CED Westside Canal Battery Storage Project:

1. Resolution for the Approval of the Water Supply Assessment,
2. Resolution for the Certification of the Final Environmental Impact Report (FEIR) (SCH# 2020040122) and Adopt Findings;
3. Resolution for the Adoption of the Mitigation Monitoring and Reporting Program;
4. Codified Ordinance for the approval of Development Agreement for the Westside Canal Battery Storage project.
5. Resolution for the Approval of General Plan Amendment GPA #19-0003;
6. Codified Ordinance to approve Zone Change ZC#19-0004 & update Division. 25, Chapter #40 (Westside School Area) map;
7. Resolutions for the Approval of Conditional Use Permit CUP # 19-0015 with conditions of approval

3. Cost \$ 0 Source: N/A

4. If approval of Contract, reviewed/approved by County Counsel on: N/A

By: N/A Action Request: # N/A  
*Assigned by County Counsel's Office*

1. If approval of position allocation change, approved by Human Resources on: N/A

By: N/A

2. Electronic copy submittal date: 11/02/21 By: Carina A. Gomez Administrative, Secretary

*Department Head/Agency Representative*

**INSTRUCTIONS:** *Back-up must be submitted 11 BUSINESS days prior to requested date. Back-up submitted must contain an Original and 6 copies. Copies must be submitted double sided and three (3) hole punched. Back-up must be submitted in a PDF format to [Cobstaff@co.imperial.ca.us](mailto:Cobstaff@co.imperial.ca.us).*

**CEO/CLERK USE ONLY:**

DATE STAMP

BOARD DATE: \_\_\_\_\_

Action \_\_\_\_\_ Filing \_\_\_\_\_

Consent \_\_\_\_\_ Presentation \_\_\_\_\_

Hearing \_\_\_\_\_ CEO Approval \_\_\_\_\_

Other (specify) \_\_\_\_\_

\_\_\_\_\_  
CEO

\_\_\_\_\_  
Date



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

TO: Board of Supervisors

November 2, 2021

FROM: Jim Minnick, Director of Planning & Development Services

M/O \_\_\_\_\_

**SUBJECT: Water Supply Assessment (WSA), Final Environmental Impact Report (FEIR), Development Agreement (DA), General Plan Amendment (GPA #19-0003), Zone Change (ZC #19-0004), Mitigation Monitoring and Reporting Program (MM&RP), Conditional Use Permit CUP #19-0015**

Dear Board Members:

**REQUESTED ACTION:**

The Imperial County Planning & Development Services Department respectfully requests the Board of Supervisors conduct a public hearing to consider the following actions as recommended by the Planning Commission:

1. Resolution for the Approval of the Water Supply Assessment,
2. Resolution for the Certification of the Final Environmental Impact Report (FEIR) (SCH# 2020040122) and Adopt CEQA Findings;
3. Resolution for the Adoption of the Mitigation Monitoring and Reporting Program;
4. Codified Ordinance for the approval of Development Agreement for the Westside Canal Battery Storage project.
5. Resolution for the Approval of General Plan Amendment GPA #19-0003;
6. Codified Ordinance to approve Zone Change ZC#19-0004 & update Division. 25, Chapter #40 (Westside School Area) map;
7. Resolution for the Approval of Conditional Use Permit CUP #19-0015 with conditions of approval

**Project Location:**

The Project would be located on approximately 163 acres of land in the unincorporated Mount Signal area of the County, approximately eight miles southwest of the City of El Centro and approximately 5 miles north of the U.S.-Mexico border. Assessor Parcel Numbers: 051-350-010, 051-350-011-000, 051-350-009-000, 051-350-019-000, & 051-350-018-000 (Supervisory District #2)

**BACKGROUND:**

The project Applicant is proposing to develop, design, construct, own, operate, and maintain, and eventually decommission the CED Westside Canal Battery Storage Project, a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out.

The Project would be comprised of lithium-ion and/or flow battery energy storage system facilities, a behind-the-meter solar energy facility, a new on-site 230 kilovolt (kV) loop-in switching station, a 34.5 kV to 230 kV Project substation, underground electrical cables, and permanent vehicular access to and from the Project Site over a proposed clear-span bridge spanning IID's Westside Main Canal. The proposed loop-in switching station would connect the Project to the existing IID Campo Verde-Imperial Valley 230 kV radial gen-tie line, which connects to the Imperial Valley (IV) Substation and the California Independent System Operator (CAISO), approximately one-third mile south of the Project Site. CED has submitted the necessary Interconnection Request Applications to the California Independent System Operator (CAISO) and Imperial Irrigation District (IID).

**Land Use Analysis:**

The project site is currently zoned Conditional A-3 (Heavy Agriculture) per Zoning Map #40. The approval of the proposed Zone Change to M-2 (Medium Industrial) would allow for the proposed Battery Storage with the submittal and approval of an approved conditional use permit per Title 9, Division 5, Chapter 9, Section 90516.02

The proposed application is consistent with the Imperial County General Plan's designation, and the Imperial County's Land Use Ordinance. In addition, the adoption of the CEQA's EIR for this project would be consistent with applicable County and State ordinances and regulations.

The Imperial County Planning & Development Services Department has scheduled this item to be heard at the Board of Supervisors public hearing on December 7, 2021. Notices for this public hearing has been published in the Imperial Valley Press newspaper and other local newspapers. The public hearing will provide information about the project described above and solicit public comments on said project.

The applicant is requesting approvals for a Water Supply Assessment (WSA), Environmental Impact Report (EIR), Development Agreement (DA, General Plan Amendment (GPA # 19-0003) from an Agriculture Designation to Industrial, Zone Change (ZC #19-0004) from A-3 Heavy Agriculture to M-2 Medium Industrial zone, Mitigation Monitoring and Reporting Program, a Conditional Use Permit (CUP #19-0015).

Staff will attempt to answer any questions that you may have. Thank you.

Attachment A	Location Map/Site Plan
Attachment B	Resolution for WSA
Attachment C	Resolution for FEIR and Findings
Attachment D	Mitigation Monitoring and Reporting Program
Attachment E	Codified Ordinance for Development Agreement
Attachment F	Resolution for General Plan Amendment
Attachment G	Codified Ordinance for Zone Change
Attachment H	Conditional Use Permit CUP #19-0015
Attachment I	Original PC PKG 10/27/21

cc: Tony Rouhotas, County Executive Officer  
Erik Havens, County Counsel  
Jim Minnick, Director of ICPDS  
Michael Abraham, AICP Assistant Director of ICPDS  
David Black, Planner IV  
CUP 19-0015