

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: October 27, 2021

FROM: **PLANNING & DEVELOPMENT SERVICES DEPT.** AGENDA TIME 9:00 AM/No. 2a-2g

PROJECT TYPE: CED Westside Canal Battery Storage Project SUPERVISOR DIST # 2
GPA #19-0003, ZC #19-0004, WSA, MMRP, CUP #19-0015, FEIR, Development Agreement

LOCATION: approx. 8 miles southwest of the City of El Centro, CA, west along West Main Canal
APN: 051-350-010, 011, 009, 019, & 018 PARCEL SIZE: 163 acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) Industrial

ZONE (existing) A-3 Heavy Agriculture ZONE (proposed) Medium Industrial M-2

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 10/27/2021

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: _____

INITIAL STUDY: EIR

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG / APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER	<u>(See Attached)</u>			

REQUESTED ACTION:

Staff recommends that the Planning Commission conduct a public hearing to hear all the opponents and proponents of the proposed project, and recommend the Board of Supervisors take the following actions:

1. Approve the attached Resolution, with Findings for the Water Supply Assessment (WSA) on the Westside Canal Battery Storage Project.
2. Approve the attached Resolution, with Findings for the Final EIR on the Westside Canal Battery Storage Project.
3. Approve the attached Resolution, with Findings for the Mitigation Monitoring and Reporting Program on the Westside Canal Battery Storage Project.
4. Approve the attached Resolution, with Findings for Development Agreement (DA), with conditions on the Westside Canal Battery Storage project.
5. Approve the Resolution with Findings for the General Plan Amendment (GPA #19-0003) for the Westside Canal Battery Storage project.
6. Approve the Resolution with Findings for the Zone Change (ZC #19-0004) for the Westside Canal Battery Storage project.
7. Approve the attached Resolution, with Findings for Conditional Use Permit CUP #19-0015, with conditions on the Westside Canal Battery Storage Project.

Planning & Development Services Department

801 MAIN STREET, EL CENTRO, CA, 92243 760-482-4236

(Jim Minnick, Director, Planning & Development Services)

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STAFF REPORT
PLANNING COMMISSION
OCTOBER 27, 2021

Subject:

- A. Water Supply Assessment (WSA)**
- B. Final Environmental Impact Report (FEIR) SCH #2020040122**
- C. Development Agreement (DA)**
- D. General Plan Amendment (GPA #19-0003)**
- E. Zone Change (ZC #19-0004)**
- F. Mitigation Monitoring and Reporting Program (MM&RP)**
- G. Conditional Use Permit (CUP #19-0015)**

Applicant: **Con Edison Development Inc. (CED)**

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)

Project Summary:

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).

The Project compliments both the existing operational renewable energy facilities, and those planned for future development in the County. It supports the broader Southern California’s bulk electric transmission system by serving as a firm, dis-patchable resource.

The applicant is requesting approvals for a Water Supply Assessment (WSA), Environmental Impact Report (EIR), 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), and Development Agreement (DA).

Land Use Analysis:

The project site (051-350-010 & 051-350-011-000) is proposing a change to the General Plan Designation from “Agriculture” to an Industrial and a Zone Change from A-3 General Agriculture to M-2 Medium Industrial per Zoning Map #40 of the Imperial County Title 9 Land Use Ordinance. The proposed battery storage facility is consistent with Section 90516.02 with an approved Conditional Use Permit.

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Industrial	M-2 (Medium Industrial)	Industrial
North	Solar development	A-3 (Heavy Agriculture)	Agriculture
South	Vacant	A-3 (Heavy Agriculture)	Agriculture
East	farmland	A-3 (Heavy Agriculture)	Agriculture
West	Vacant	A-3 (Heavy agriculture)	Agriculture

Environmental Review:

The proposed project has been environmentally reviewed and assessed with an Environmental Impact Report (EIR) SCH # 2020040122. Mitigation measures have been included to reduce impacts to biological resources, geology and soils, transportation and utilities and service systems, to less than significant based on each set of significance criteria. No significant and unavoidable impacts to any environmental resources would occur. The project Draft EIR, SCH # 2020040122, was publically circulated from April 7, 2021 to May 27, 2021.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing to hear all the opponents and proponents of the proposed project, and recommend the Board of Supervisors take the following actions:

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7. Approve the attached Resolution, with Findings for Conditional Use Permit CUP #19-0015, with conditions on the Westside Canal Battery Storage Project.

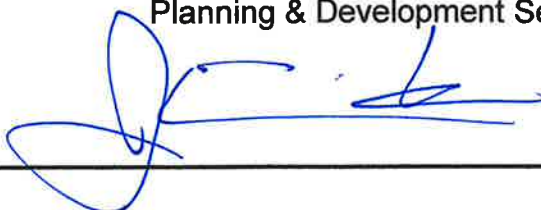
Prepared By: David Black, Planner IV
Planning & Development Services



Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services



Approved By: Jim Minnick, Director
Planning & Development Services



Attachments:

- A. Location Map
- B. Site Map
- C. Water Supply Assessment (WSA)
- D. EIR (FEIR & DEIR)
- E. MMRP
- F. Development Agreement
- G. General Plan Amendment (GPA #19-0003)
- H. Zone Change (ZC #19-0004)
- I. Conditional Use Permit (CUP #19-0015)