

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner	Dennis Bergh	Vacant
Vice Chairman: Carson Kalin	Sergio Cabanas	Russell Roben
	Scott Wright	Ernesto Medina
	Max Castillo	Lewis Pacheco

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: OCTOBER 27, 2021 at 9:00 A.M.
HEARING LOCATION: 940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

NOTICE:

Planning Commission Meeting Live Video/Audio Streaming Link http://imperial.granicus.com/ViewPublisher.php?view_id=2. Through the guidance of our Public Health Officer, California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, we are following these recommendations: 1. You are strongly encouraged to listen to the live audio and video stream of the Planning Commission meetings at the link mentioned above. 2. Should you wish to provide public comment on a specific item on the agenda and/or general public comment, please submit your comment via email to the Planning Commission clerk at icpdscommentletters@co.imperial.ca.us no later than 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. If you are planning to attend the Planning Commission meeting in person you will be required to maintain appropriate social distancing i.e. maintain a six-foot distance between yourself and other individuals. All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, Ca. 92243 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding holidays. Please remember to shut off all cell phones, or electronic devices upon entering the Board Chambers.

The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker's limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.

ITEM	TIME	PROJECT DESCRIPTION	DECISION		
			Y	N	C
I.	9:00 a.m.	CALL TO ORDER & ROLL CALL			
II.		PLEDGE OF ALLEGIANCE			
III.		APPROVAL OF MINUTES FOR SEPTEMBER 22, 2021 MEETING.			
IV.		PUBLIC HEARINGS: <i>(Please read and complete a speakers form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.)</i>			
1.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2a.		Consideration of Water Supply Assessment (WSA) as submitted by Consolidated Edison Development Inc. (CED) proposing a Water Supply Assessment for the Westside Canal Battery Storage Project (Project). The foreseeable planned demands for the sources of water for the Project have been noted in this Water Supply Assessment. 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 proposed Project would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The project is generally 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, 051-350-009, 051-350-019, 051-350-018. (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions: a. Recommend to the Board of Supervisors to approve the Resolution with Findings for the Water Supply Assessment (WSA).			

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2b.		<p>Consideration of Final Environmental Impact Report (SCH 2020040122), for the environmental review of the CED Westside Canal Battery Storage Project (Project), a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out. The proposed Project would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The project is generally 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, 051-350-009, 051-350-019, 051-350-018. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolution with Findings for the Final Environmental Impact Report (FEIR & DEIR) (SCH #2020040122). b. Recommend to the Board of Supervisors to approve the Findings of Fact for Final Environmental Impact Report SCH #2020040122. 			
2c.		<p>Consideration of Mitigation Monitoring & Reporting Program (MM&RP). A mitigation monitoring and reporting program (MM&RP) will be required pre-construction, during construction and during operational phases of the Westside Canal Battery Storage Project (Project) to ensure that the mitigation measures identified in the EIR are implemented. The Project is generally 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, 051-350-009, 051-350-019, 051-350-018. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolution with Findings for the Mitigation Monitoring and Reporting Program (MM&RP). 			
2d.		<p>Consideration of Development Agreement (DA). Consolidated Edison Development Inc. (Permittee) submitted a proposal for a Development Agreement on the Westside Canal Battery Storage Project. Permittee is proposing to develop, design, construct, own, operate, and maintain, and eventually decommission the CED Westside Canal Battery Storage Project (Project), a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out. The proposed Project would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The Project is generally 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, 051-350-009, 051-350-019, 051-350-018. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolution for the certification of the Codified Ordinance for the Westside Canal Battery Storage Development Agreement (DA). 			
2e.		<p>Consideration of General Plan Amendment (GPA #19-0003). Application was submitted by Consolidated Edison Development Inc. (Permittee) proposing a change in the Imperial County's General Plan Designation from Agriculture to Industrial for the Westside Canal Battery Storage Project. Permittee is proposing to develop, design, construct, own, operate, and maintain, and eventually decommission the CED Westside Canal Battery Storage Project (Project), a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out. The Project</p>			

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		would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The Project is generally 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. (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions: a. Recommend to Board of Supervisors to approve the Resolution with Findings for General Plan Amendment GPA # 19-0003.			
2f.		Consideration of Zone Change (ZC #19-0004) : Application was submitted by Consolidated Edison Development Inc.,(Permittee) for a proposed change in the zoning from Heavy Agriculture A-3 to Medium Industrial M-2 zone on the proposed Westside Canal Battery Storage Project site. Permittee is proposing to develop, design, construct, own, operate, and maintain, and eventually decommission the CED Westside Canal Battery Storage Project (Project), a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out. The Project would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The Project is generally 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. (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions: a. Recommend to Board of Supervisors to approve the Resolution with Findings for Zone Change ZC #19-0004 and, b. Recommend to the Board of Supervisors to adopt Zone Change Ordinance 92540. (Zone Change Map #40).			
2g.		Consideration of Conditional Use Permit (CUP #19-0015) . Consolidated Edison Development Inc. (Permittee) submitted a conditional use permit application for the Westside Canal Battery Storage Project. Permittee is proposing to develop, design, construct, own, operate, and maintain, and eventually decommission the CED Westside Canal Battery Storage Project (Project), a utility-scale energy storage complex with the capacity of up to 2,000 Megawatts (MW) at full build-out. The proposed Project would store energy generated from the electrical grid, and optimally discharge that energy back into the grid as a firm, dispatchable resource. The Project is generally 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, 051-350-009, 051-350-019, 051-350-018. (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions: a. Recommend to Board of Supervisors to approve Resolution for Conditional Use Permit #19-0015, subject to the conditions of approval.			
V.		Public Comments.			
VI.		Planning Commissioner Comments.			
VII.		Director Comments.			
VIII.		Adjournment.			

For questions regarding these projects contact the above-mentioned Planner following the project.
Si usted requiere esta información en español, favor de llamar al (442) 265-1736