



Jim Minnick  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

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May 17, 2024

Subject: **Request for Proposal - Environmental Impact Report (EIR) for the Saavi Imperial Power battery storage system project**  
Project Applicant: **Saavi Imperial Power, LLC**

- General Plan Amendment (GPA #24-0001)
- Zone Change (ZC #24-0002)
- Initial Study (IS 24-0016)
- Conditional Use Permit (CUP #24-0011)

Dear Consultant:

The Imperial County Planning & Development Services Department is soliciting proposals for the preparation of a comprehensive Environmental Impact Report (EIR) for the attached projects: General Plan Amendment (GPA), Zone Change (ZC), Conditional Use Permit (CUP), 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 Saavi Imperial Power project includes:**

- 1. General Plan Amendment: Proposed change is for the General Plan land use from "Agriculture" Designation to Industrial Designation on affected parcel, which includes APN's 051-320-012-000.**
- 2. Zone Change: APN 051-320-012-000 proposed from A-3 (Heavy Agriculture) to M-2 (Medium Industrial).**
- 3. Conditional Use Permit 24-0011 will allow for the construction and operation of a Battery Storage facility for commercial purposes. Please review the information on attached CD.**

Attached in a CD hereto is a copy of the application package and maps.

- 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.**

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).

Show all potential subcontractor(s) that will be utilized along with their estimated staff time and cost breakdown.

- a. Show estimated "not to exceed cost" to prepare the Drafts (DEIR) and Final Environmental (FEIR) documents.
- b. Review the attached proposed General Plan Amendment, Zone Change, & Conditional Use Permit and make Findings of Consistency,
- c. Review and comment on the studies (if any) prepared by applicant and their consultants, and
- d. Submittal of 3 CD's and three (3) hard copies of proposal.

The only exception to the "not to exceed" cost shall be the response to public comments received because 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."

Also, proposals must incorporate the cost estimate for the printing of the Draft (DEIR) and Final environmental documents (EIR) for a minimum of copies. The first three (3) hard copies of DEIR & FEIR with Appendices and 10 CD's are to be included within your estimate. Any additional copies, greater than three hard copies, shall be prepared by you at cost.

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 is 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, a preparation of the following **studies, analysis and or peer reviews of studies** done for this EIR, and studies prepared by the applicant and their consultant(s).

- Aesthetics
- Agricultural Resources (include LESA Model)
- Air Quality & Greenhouse Gas Emissions Studies
- Alternatives
- Cumulative, Growth
- Climate Change
- Hazards, Hazardous Materials Study
- Health Risk Assessment
- Hydrology/Water Quality
- Land Use
- Noise Study
- Population and Housing
- Public Health & Safety

- Public Services
- Transportation/Circulation
- Utilities and Service
- Findings for Project
- Mitigation, Monitoring & Reporting Program
- Biological resources
- Cultural Resources/Archeological Study
- Geology and Soils Analysis
- Phase I/Environmental Site Assessment and Geotechnical Investigation
- Traffic Study
- Glare Analysis
- Visualization Study
- Noise Study
- Energy Assessment

~~At the very least, you will be expected to review such outside studies as a third-party review and determine whether they are adequate, need to be revised, updated or, in fact, be reproduced. The applicant has submitted numerous studies, which are included in the CD.~~

**At this time the applicant has not submitted studies with applications**

**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 completing 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 (ADEIR)

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 (DEIR)

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

d. Final EIR (FEIR)

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 (MM&RP)

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 the 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 a 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 June 20<sup>th</sup>, 2024, at 5:00 p.m.** This must be postmarked on or before this date and time.

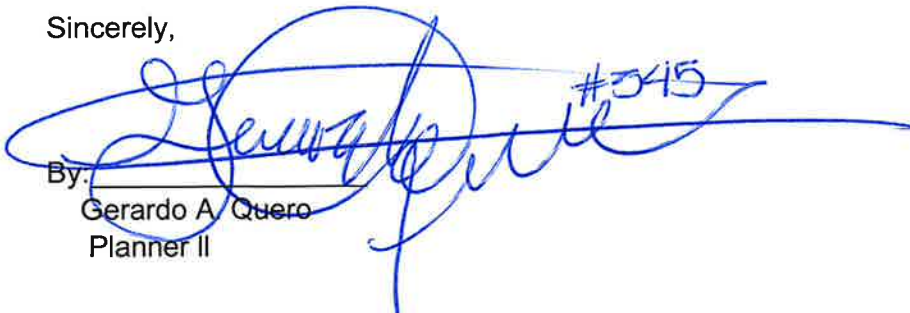
Please note that it is **not necessary to present us with voluminous references or individualized background data** on persons or personnel within your organization. We may require this later. We look forward to receiving your RFP submittal.

**(Please submit a total of 3 hard copies and a 3 CD's. Electronic copies will also be accepted)**

**Applicant has requested expedited review I will get more information on the time table.**

Please contact the assigned Planner(s) for this project, David Black, Project Planner(s), (442) 265-1736, extension 1746, or via-email at [davidblack@co.imperial.ca.us](mailto:davidblack@co.imperial.ca.us) and Gerado Quero, Project Planner at [geradoquero@co.imperial.ca.us](mailto:geradoquero@co.imperial.ca.us) extension 1748 should you have any questions or comments.

Sincerely,



By: \_\_\_\_\_  
Gerardo A. Quero  
Planner II

Jim Minnick, Director  
Planning & Development Services Department

Attachments: GPA/ZC/CUP Project Applications, Project Description and Site Plans

cc: Miguel Figueroa, County Executive Officer  
Eric Havens, County Counsel  
Jim Minnick, Director of Planning and Development Services  
Michael Abraham, AICP, Asst. Director of Planning & Development Services  
Project File: GPA 24-0001, ZC24-0002, CUP24-0011  
APN 051-320-012L  
Files: 10.101, 10.102, 10.105, 10.109, 10.110, 10.130, 10.133, 10.104, 10  
DB\ATS:\AllUsers\APN\051\320\012\GPA24-0001 ZC24-0002 CUP24-0011 IS24-0016\RFP FOR EIR 5 7 2024\GPA24-0001 Saavi Imperial Power RFP -



# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Terry D. Mersy	EMAIL ADDRESS rsroofing@att.net	
2. MAILING ADDRESS (Street / P O Box, City, State) P.O. Box 194, Cardiff, CA	ZIP CODE 92007-0194	PHONE NUMBER (760) 436.0058
3. APPLICANT'S NAME Saavi Imperial Power, LLC	EMAIL ADDRESS juan.jimeno@saavienergia.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 24 Greenway Plaza / Weslavan Tower, Suite 1205 / Houston TX	ZIP CODE 77046	PHONE NUMBER (713) 505 1704
4. ENGINEER'S NAME Dallas Westerlund, WSB Engineering	CA. LICENSE NO.	EMAIL ADDRESS DWesterlund@wsbeng.com
5. MAILING ADDRESS (Street / P O Box, City, State) 701 Xenia Avenue S, Suite 300 / Minneapolis, MN	ZIP CODE 55416	PHONE NUMBER (612) 269.3325
6. ASSESSOR'S PARCEL NO. 051-320-012-000	SIZE OF PROPERTY (in acres or square foot) 39.25-acres	ZONING (existing) A3
7. PROPERTY (site) ADDRESS None.		
8. GENERAL LOCATION (i.e. city, town, cross street) 12 miles WSW of El Centro, 0.5 mile W of the Mandrapa Rd/Hyde Rd intersection, unincorporated Mount Signal area of Imperial Co.		
9. LEGAL DESCRIPTION SW4 OF SW4 SEC 29 16-12 39.24 AC EXC N 25FT THEREOF.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Development of a lithium-ion BESS with 400 MW capacity, enabling storage of low value, intermittent wind and solar renewable energy generated in the region to be later dispatched into the energy grid as high value firm power generation and associated services.	
11. DESCRIBE CURRENT USE OF PROPERTY	Vacant land.
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic leach field system to provide sanitary sewer services.
13. DESCRIBE PROPOSED WATER SYSTEM	Westside Main Canal and delivered potable water. On-site storage
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	On-site fire protection system for all battery systems
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?

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

Juan Pablo Jimeno  March 26, 2024  
Print Name Date

Signature March 26, 2024  
Print Name Date

Signature

## REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. FEE \_\_\_\_\_
- C. OTHER \_\_\_\_\_
- D. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY:  #345  
APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_  
APPLICATION REJECTED BY: \_\_\_\_\_  
TENTATIVE HEARING BY: \_\_\_\_\_  
FINAL ACTION:  APPROVED  DENIED

DATE 4/26/24  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

REVIEW / APPROVAL BY OTHER DEPT'S required  
 P W  
 E H S  
 A P C D  
 O E S  
 \_\_\_\_\_  
 \_\_\_\_\_

**CUP #**  
\_\_\_\_\_

RECEIVED

APR 26 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Sheppard, Mullin, Richter & Hampton LLP  
501 West Broadway, 18<sup>th</sup> Floor  
San Diego, California 92101-3598  
619.338.6500 main  
619.234.3815 fax  
www.sheppardmullin.com

Whitney A. Hodges  
619.338.6542 direct  
whodges@sheppardmullin.com

File Number: 91EG-375755

April 25, 2024

**VIA FEDEX AND EMAIL**

Mr. Jim Minnick  
Director  
County of Imperial  
Department of Planning & Development Services  
801 Main Street  
El Centro, California 92243  
Email: [JimMinnick@co.imperial.ca.us](mailto:JimMinnick@co.imperial.ca.us)

Re: **Entitlement Application – Saavi Imperial Power**

Dear Jim,

This correspondence is submitted on behalf of our client Saavi Imperial Power, LLC regarding a proposed battery energy storage system project to be located in the unincorporated Mount Signal area of the County of Imperial, State of California (the "Project"). In accordance with the directives provided by the County Imperial's Department of Planning & Development Services, enclosed please find the following:

- Conditional Use Permit Application (Executed)
- Zone Change Application (Executed)
- General-Indemnification-Form (Executed)
- Notice to Applicant Form (Executed)
- Draft Payable to Imperial County
- Preliminary Title Report, April 9, 2024
- Owner Affidavit (Executed & Notarized)
- Saavi Imperial Power Project Description
- Site Plan

Please note that we also request processing of a General Plan Amendment in connection with the Project entitlements. Hardcopies of the above-listed applications and documents, the application fee check and twenty (20) hardcopies of the site plan are being sent to your office.

Should you have any questions regarding the Saavi Imperial Power Project or this Application, please contact the undersigned. We look forward to meeting with your team to discuss the proper processing of this project for consideration by the appropriate decision-makers.

# SheppardMullin

Mr. Jim Minnick  
April 25, 2024  
Page 2

Sincerely,

A handwritten signature in blue ink that reads "Whitney Hodges". The signature is written in a cursive style.

Whitney A. Hodges  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4859-6067-4489.1

Enclosures

cc: Michael Abraham, Assistant Director ([michaelabraham@co.imperial.ca.us](mailto:michaelabraham@co.imperial.ca.us))  
David Black, Planner IV ([davidblack@co.imperial.ca.us](mailto:davidblack@co.imperial.ca.us))  
Lauren Chang, Esq. ([lchang@sheppardmullin.com](mailto:lchang@sheppardmullin.com))







**Saavi**  
IMPERIAL POWER

**GENERAL PROJECT DESCRIPTION**

**BATTERY ENERGY STORAGE SYSTEM PROJECT**  
**MOUNT SIGNAL, IMPERIAL COUNTY**  
**CALIFORNIA**

Direction of Business Development  
March 21, 2024

24 Greenway Plaza  
Weslayan Tower, Suite 1205  
Houston, TX 77046, USA



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<b>BESS – Imperial County, CA.</b>	

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## DISCLAIMER

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This Project Description and all information contained herein are confidential and the property of Saavi. This Project Description, either in whole or in part, must not be reproduced, loaned, or disclosed to others or used for any purpose other than that for which it has been supplied, without Saavi’s prior written consent. Saavi shall not be liable for any errors or omissions and accepts no liability for loss or damage from any cause whatsoever from the use of the Project Description.

### 1. PROJECT SPONSOR

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Saavi Imperial Power, LLC (“Saavi”) is part of the Saavi Energía group. Saavi Energía is an independent company dedicated to the generation and commercialization of electricity and gas compression, with over 20 years of experience in Mexico and assets positioned in the main industrial production zones of the country. The Company also serves the U.S. market through its interconnection with the California market. Its portfolio is made up of 7 combined cycle plants, 3 mobile power generation units and 3 gas compression stations with an installed generation capacity of 3.5 GW and compression capacity of 1,500 MMcfd of natural gas.

Saavi Energía has in-depth expertise in developing, investing, constructing, and operating power generation and natural gas midstream assets.

Saavi Energía is a portfolio company of Global Infrastructure Partners (“GIP”), a leading infrastructure investor that specializes in investing in, owning and operating some of the largest and most complex assets across the energy, transport, digital infrastructure and water and waste management sectors. GIP has over \$100 billion in assets under management. GIP’s portfolio companies have combined annual revenues of approximately \$75 billion and employ over 115,000 people.

### 2. PROJECT SUMMARY

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Saavi Imperial Power is planning a grid-scale lithium-ion Battery Energy Storage System (“BESS”) project with a build out capacity of up to 400 MW and 1600 MWh.

The project will be located in the unincorporated Mount Signal area of Imperial County California. More specifically the location is approximately 12.0 miles west-southwest of the City of El Centro and approximately 6.6 miles north of the USA-Mexico border (See Figure 1). Access is proposed to be via Imperial County public Hyde Road. This access will require the construction of a new bridge to be built across Imperial Irrigation District’s (“IID”) Westside Main Canal at project entrance and expense.

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Project Location

The core project area is comprised of one parcel, Assessor Parcel Number (APN) 051-320-012-000, with approximately 39.25 acres. The first phase energy storage project is expected to occupy approximately 10 acres or the eastern 25-30% of the overall project area. The land has been unused for any agricultural or commercial purpose for over 20 years.

The Project planned Point of Interconnection ("POI") will be at the SDG&E Imperial Valley Substation ("IV Substation"), located approximately 3.1 miles southeast of the project site as further described below.

The Project will be designed, constructed, and operated in compliance with all applicable Local, state, national and utility codes and standards for a facility of this type.

### 3. PROJECT RATINGS

The Saavi Battery Energy Storage System is expected to have the following technical capabilities:

- Rated discharge power (net of auxiliary loads) – 185 MW @ 34.5 kV
- Rated Power Factor – 0.90 @ 34.5 kV terminals (205.5 MVA @ 34.5 kV)
- Discharge duration – 4.0 hours @ 185 MW
- Usable storage capacity – 740 MWh
- Number of daily cycles – one (1)
- Battery augmentation to maintain the usable capacity at 740 MWh for up to 20 years.
- Rated operating ambient temperature to maintain full capability without derating – up to 45 degrees C.





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#### 4. PROJECT SCHEDULE

The preliminary proposed BESS project schedule major milestones are as follows.

- Submittal of permitting documents to Imperial County for Conditional Use Permit – First or second Quarter 2024
- Submittal of permitting documents to Imperial County for Construction Permits – Fourth Quarter 2024 or early 2025.
- Start of onsite construction activities – Second Half or 2025
- Project energization and start of BESS commissioning – Second half of 2026
- Project ready to start Commercial Operations – Spring 2027

#### 5. GENERAL DESCRIPTION OF THE PROJECT ELEMENTS

##### 5.1. Battery Energy Storage System (BESS)

The battery energy storage system, or BESS, is at the core of the project. The BESS includes blocks of lithium ion storage batteries and electronic inverters for the bidirectional conversion of battery DC power to grid AC power. A control system to manage and supervise the operation is integrated as well.

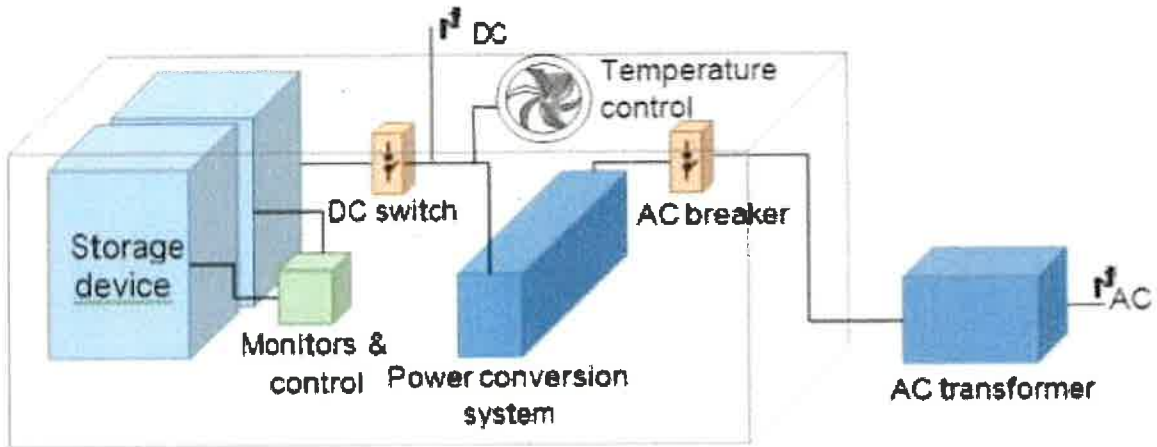
For the 185 MW first phase of the BESS project the batteries and inverters are expected to occupy about 10 acres.

Typically, the batteries are installed in outdoor "blocks" or battery modules in metal containers. This module approach allows for flexible sizing of the installation along with isolation between blocks should there be a problem with an individual battery module. The battery modules are made-up of many small individual battery cells grouped together into small blocks within the larger battery module.

The temperature, state of charge, and other aspects of the battery modules are carefully supervised and controlled by the BESS monitoring and control system. This system is also responsible for detecting over temperature and potential fire within the battery blocks and the release of the automatic fire protection systems to limit a possible fire to an individual battery module block.

Adjacent to each inverter will be a small AC transformer to increase the voltage from the terminals of the inverter at 1500 volts AC, to 34.5 KV AC. Groups of these transformers will be connected together with underground power cables that ultimately connect to the project substation at the southern edge of the project development area.

The diagram and photographs below illustrate the configuration of typical BESS modules and blocks along with photographs from two different BESS suppliers. Saavi has not yet selected the best supplier for the project so these are provided as typical illustrations.



Simplified block diagram of a typical BESS. (Larger BESS facilities will have multiple groups of this BESS building block)



Typical arrangement of a self-contained BESS with battery, inverter & transformer



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Interior of typical battery container showing small battery blocks



Typical BESS configuration with battery containers in the center and inverters and transformers around the perimeter

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Another aerial photo of a typical BESS installation

Fluence Energy is one of the BESS companies being considered for the Saavi BESS project. Fluence Energy is a joint venture between Siemens and The AES Corporation. Below is a link to a short informational video tour of one of their installations.

[https://info.fluenceenergy.com/hubfs/High%20Desert\\_Jan\\_19\\_1080.mp4](https://info.fluenceenergy.com/hubfs/High%20Desert_Jan_19_1080.mp4)

## 5.2. Project Substation

The project will include a small substation at the southern edge of the phase one project area. Power cables will be routed underground from the individual inverter transformers to carry the 34.5 kV power from the inverters to the project substation. The substation will raise the voltage from the 34.5 kV at the terminals of the inverter transformers to the 230 kV interconnection voltage at the Imperial Valley substation.



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A typical small 34.5 kV – 230 kV substation



The substation will include a small unmaned control house to house monitoring and protection equipment

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### 5.3. Perimeter Fence and Security Systems

The project area will be enclosed by a 6-foot cyclone utility substation type fence topped by 3 strands of barbed wire in conformation with applicable codes and standards. The fenced perimeter will include security systems to detect unauthorized entry.



Typical fence for power generation facilities

### 5.4. Operations and Maintenance Services

A small 24' x 40' building will be constructed in the northern portion of the project area. The building will be used to house spare parts as well as operational control equipment. A parking area will be located adjacent to the building. It is anticipated that the building will receive power from the Imperial Irrigation District distribution line just north of the project area.

The project will be remotely operated and the building will be used occasionally when maintenance personnel are on site.

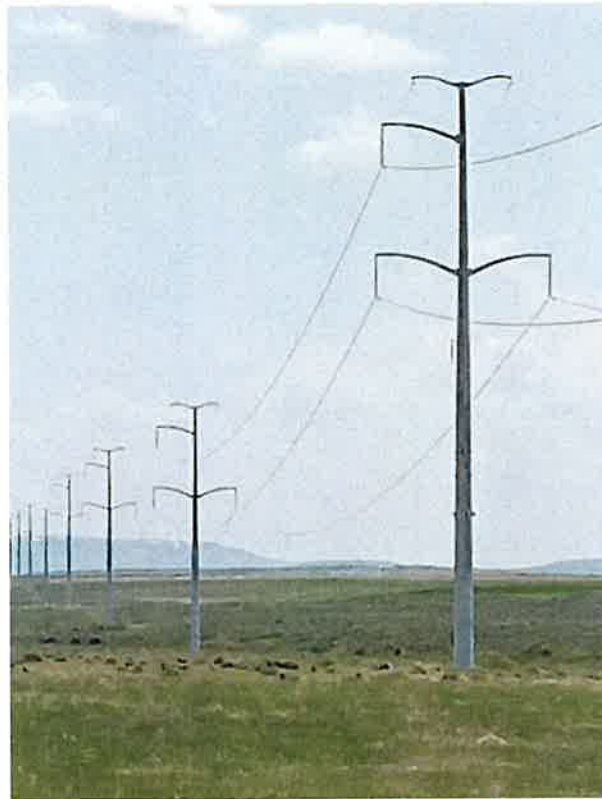


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### 5.5. Interconnection Tie Line

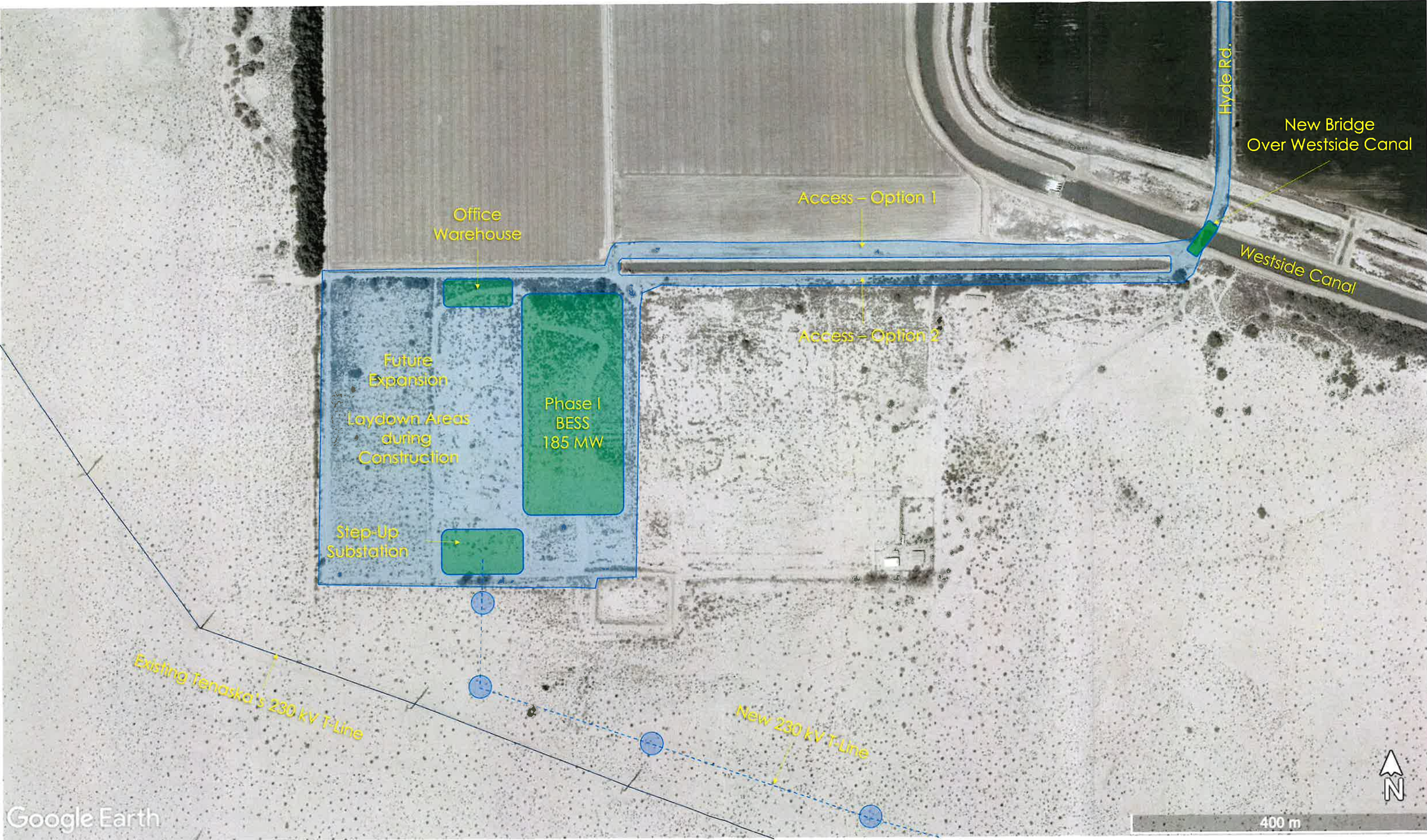
A new 3.1 mile 230 kV transmission line will be constructed from the project substation to the Point of Interconnection at the SDG&E Imperial Valley substation. The new line will be in BLM land and constructed adjacent to another 230 kV line in the same corridor to minimize environmental and visual impacts.

Immediately north of the Imperial Valley substation the new 230 kV transmission line will be connected to one of the two existing 230 kV Saavi transmission lines that run from the Imperial Valley substation south to the Saavi generating facility in Mexico. At this time no new or additional construction is anticipated inside the SDG&E substation.



Typical 230 kV steel monopole transmission line





New Bridge Over Westside Canal

Hyde Rd.

Westside Canal

Access - Option 1

Office Warehouse

Access - Option 2

Future Expansion

Laydown Areas during Construction

Phase I BESS 185 MW

Step-Up Substation

Existing Fenaska's 230 kV T-Line

New 230 kV T-Line

Google Earth

400 m

