

# PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: October 13, 2021

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

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: 10/13/2021

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 REPORT**  
**PLANNING COMMISSION**  
**OCTOBER 13, 2021**

**Subject:**

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

**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 (Supervisorial 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, and 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:**

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

It is recommended that the Planning Commission conduct a public hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that Planning Commission 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 Resolution with Findings for the General Plan Amendment (GPA #19-0003) for the Westside Canal Battery Storage project.
4. Approve the Resolution with Findings for the Zone Change (ZC #19-0004) for the Westside Canal Battery Storage project.
5. Approve the attached Resolution, with Findings for the Mitigation Monitoring and Reporting Program on the Westside Canal Battery Storage Project.
6. Approve the attached Resolution, with Findings for Conditional Use Permit CUP #19-0015, with conditions on the Westside Canal Battery Storage Project.
7. Approve the attached Resolution, with Findings for Development Agreement (DA), with conditions on the Westside Canal Battery Storage project.

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

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

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**Approved By:** Jim Minnick, Director  
Planning & Development Services

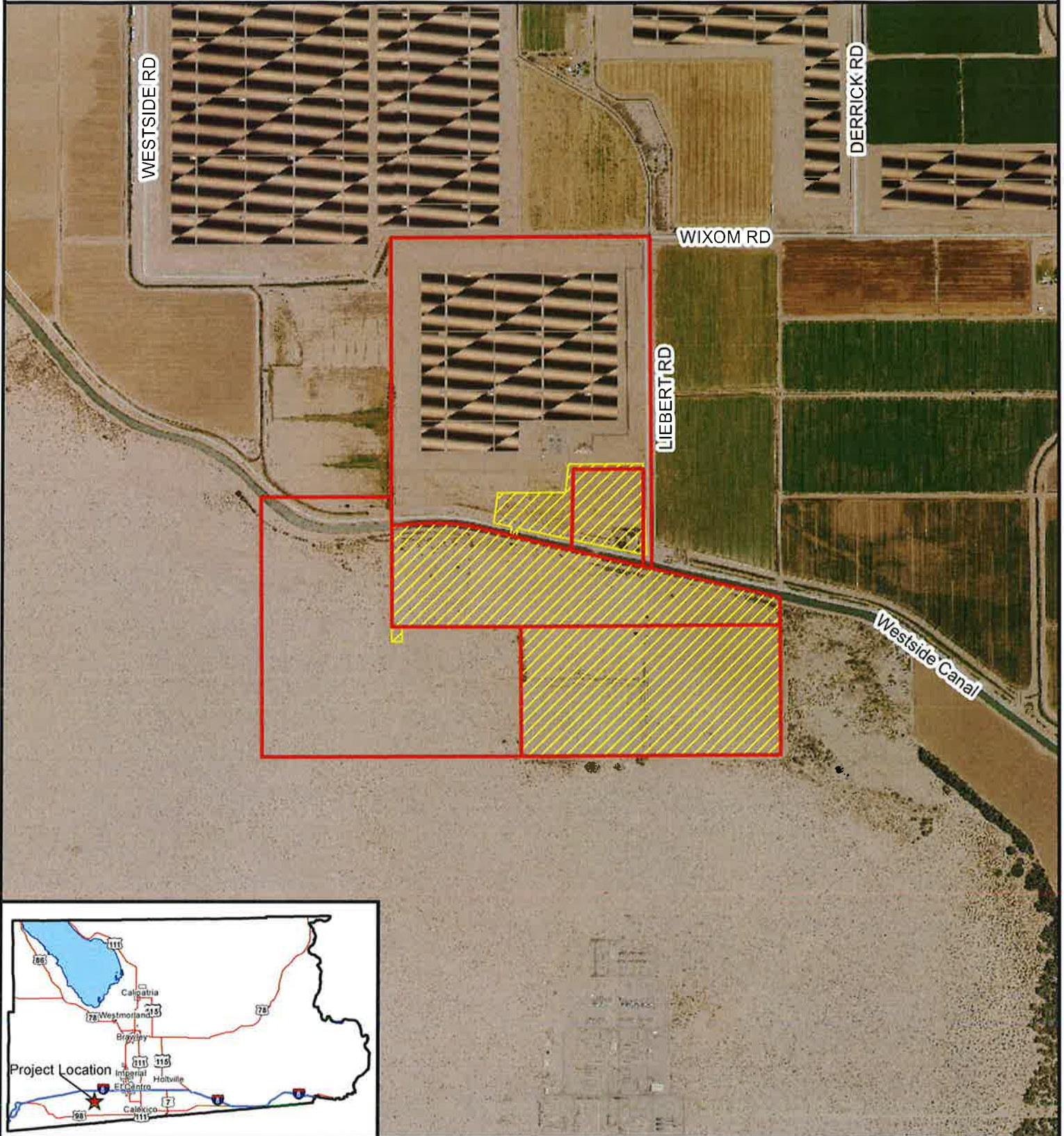
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- Attachments:
- A. Location Map
  - B. Site Map
  - C. Water Supply Assessment (WSA)
  - D. EIR (FEIR & DEIR)
  - E. General Plan Amendment
  - F. Zone Change
  - G. MMRP
  - H. CUP 19-0015
  - I. Development Agreement

Attachment A  
LOCATION MAP



# PROJECT LOCATION MAP



**CON EDISON  
WATER SUPPLY ASSESSMENT,  
FINAL ENVIRONMENTAL IMPACT REPORT,  
GPA #19-0003, ZC #19-0004,  
MITIGATION MONITORING AND REPORTING PROGRAM,  
CUP#19-0015 & DEVELOPMENT AGREEMENT**

-  Project Parcels
-  Project Area
-  Centerline



**Attachment B**  
**Site Map**









ATTACHMENT F  
ZC 19-0004

# PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: October 13, 2021

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

PROJECT TYPE: CED Westside Canal Battery Storage project  
Zone Change ZC # 19-0004 SUPERVISOR DIST # 2

LOCATION: approx. 8 miles southwest of El Centro & west along West Main Canal  
APN: 051-350-010, 011 PARCEL SIZE: 148 Acres

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

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

GENERAL PLAN FINDINGS     CONSISTENT     INCONSISTENT     MAY BE/FINDINGS

PLANNING COMMISSION DECISION:    HEARING DATE: 10/13/2021

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:

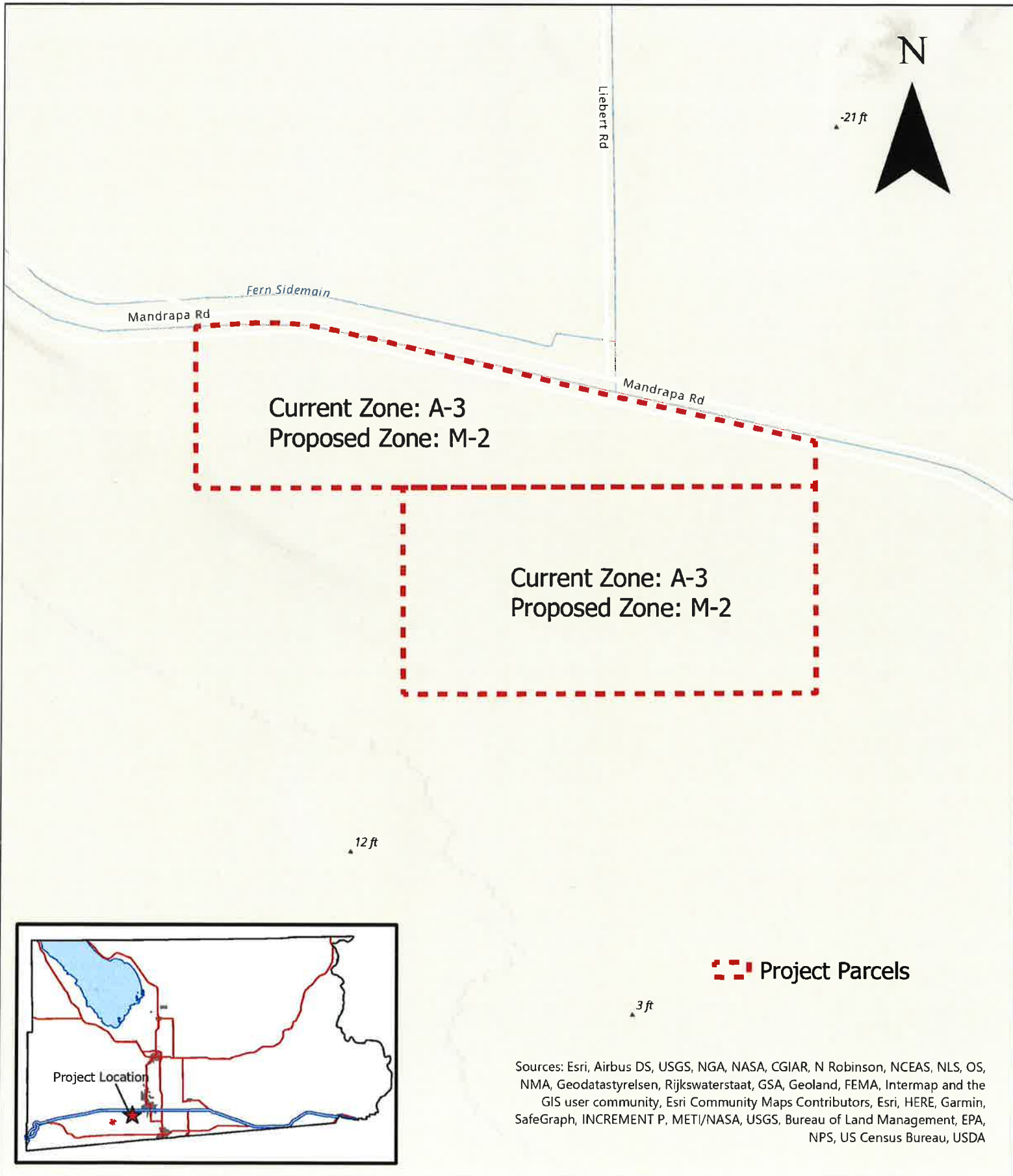
PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG / APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input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

**REQUESTED ACTION:**

It is recommended that Planning Commission conduct a public hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that Planning Commission make a recommendation to Board of Supervisors to approve resolution for Zone Change ZC #19-0004 by taking the following actions:

- 1) Recommend to Board of Supervisors to approve the attached Resolution with Findings for Zone Change ZC #19-0004.

# Westside Canal Battery Energy Project ZC #19-0004



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, FOR THE RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR AN APPROVAL OF A ZONE CHANGE TO CHANGE THE ZONING CLASSIFICATION FROM "A-3" (HEAVY AGRICULTURE)" TO M-2 " MEDIUM INDUSTRIAL" WITH (ZONE CHANGE # 19-0004) AND FOR THE ADOPTION OF CHANGE TO THE ZONE CHANGE CODIFIED ORDINANCE.**

**WHEREAS**, Project Applicant: CED WESTSIDE CANAL BATTERY STORAGE, LLC has filed an application to re-zone parcels 052-350-010-000 & 051-350-011-000 from an A-3 Heavy Agriculture zone to "Medium Industrial" zone. Westside Canal Battery Energy project area is mostly bounded on the north and east side by the West Main Canal and on the south side by the Campo Verde Solar development currently in operation.

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of making a recommendation to the Board of Supervisors on a decision for changes to Zoning Map No.40 Westside School area; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on October 13, 2021.

NOW THEREFORE, the Planning Commission of the County of Imperial DOES HEREBY RESOLVE as follows:

**SECTION 1.** The Planning Commission has considered the proposed Zone Change No. 19-0004, prior to making a recommendation to the Board of Supervisors on a decision for the proposed amendment to the Zoning Map #40. Planning Commission finds and determines that the Environmental Impact Report is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial General Plan and zoning ordinances, the following findings for the approval of Zone Change No. 19-0004 have been made as follows:

1. The proposed Zone Change has been analyzed relative to its potential to be detrimental to the health, safety, comfort and welfare of the persons residing or

**PLANNING COMMISSION RESOLUTION FOR  
ZONE CHANGE NO. 19-0004**

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working within the neighborhood of the proposed Zone Change. Staff concluded that the project does not propose land uses, densities, or development patterns that will jeopardize the health and safety of the persons residing or working within the neighborhood of the property. Health, safety, and welfare will not be degraded as a result of this project.

2. The Zone Change to M-2 Medium Industrial will be consistent with the General Plan's land use Designation of Industrial.
3. The proposed M-2 Medium Industrial zone, subject to this recommendation, is consistent with the uses allowed by Imperial County's Land Use Ordinances 90516-02 for properties in the aforementioned zones, provided that the applicant obtains a conditional use permit. County Ordinances No. 90516.02 represent the county's long-standing determination that conditionally approved battery storage projects are consistent with the M-2 zone.
4. The site physically is suitable of this type of development and zoning. The project site consists of generally flat terrain with very gentle topography.
5. The change of zone will not conflict with any easements required by the public at large for access through or use of the property with the proposed zone change. Several easements surround and traverse the area. The Imperial Irrigation District (IID) owns several easements associated with existing canal, drains and electrical lines. The easements and their associated facilities will be retained, vacated or realigned as appropriate.
6. The change of zone is also consistent with the General Plan Land Use Element goals and objectives, including objectives to "[d]iversify employment and economic opportunities in the County while preserving agricultural activity" (Goal 2) and to "[p]reserve agriculture and natural resources while promoting diverse economic growth through sound land use planning" (Goal 3, Objective 3.2).
7. Economic Impact Analyses, Employment (Jobs) Impact Analyses and Fiscal Impact Analyses prepared demonstrated that in addition to other economic benefits (construction jobs, fee payments, etc.), battery storage facility will employ full-time employees compared the existing vacant land which hasn't been farmed in a number of years. The Project appears to have a clear long term economic benefit to the County.

**NOW, THEREFORE**, based on the above findings, the Planning Commission of the County of Imperial DOES HEREBY recommend for the Board of Supervisors to approve the proposed Zone Change # 19-0004 to rezone from the current zoning of A-3 Heavy Agriculture to M-2 Medium Zone" and approve the proposed change to the Imperial County Codified Zoning Ordinance.

**PLANNING COMMISSION RESOLUTION FOR  
ZONE CHANGE NO. 19-0004  
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**Rudy Schaffner, Chairperson  
Imperial County Planning Commission**

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on October 13, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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**Jim Minnick, Director of Planning & Development Services  
Secretary to the Planning Commission**

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