

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Tony Gallegos
 Sergio Cabanas
 Dennis Bergh

Ernesto Medina
 Scott Wright
 Lewis Pacheco
 Kathryn Dunn

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

March 08, 2023 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 | | |
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| | | | Y | N | C |
| I. | 9:00 a.m. | CALL TO ORDER & ROLL CALL | | | |
| II. | | PLEDGE OF ALLEGIANCE | | | |
| III. | | PUBLIC HEARINGS: (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.) | | | |
| 1. | | Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361." | | | |
| 2. | | APPROVAL OF MINUTES for January 25, 2023 MEETING. | | | |
| 3. | | <p>Consideration of Conditional Use Permit #22-0008 as submitted by CalEnergy Operating Corporation for the construction and operation of a Helicopter Landing Pad (Heliport) for the purpose of corporate use and to aid facility emergency response situations. This will serve the existing geothermal facility permitted under CUP #05-0054 Unit 5, Region 1. The property is located at 6896 Crummer Road, Calipatria, CA 92233; also known as Assessor's Parcel Number 020-110-049-000; and legally described as Parcel 1 of PM2281 of SE ¼, Section 5, Township 12 South, Range 13 East, S.B.B.M. in the unincorporated area of the County of Imperial. (Supervisory District #4) [Diana Robinson, Planning Division Manager at (442) 265-1736, extension 1751 or via email at dianarobinson@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors to adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on January 26, 2023; 2. Recommend the Board of Supervisors to make the De Minimus findings as recommended at the January 26, 2023 EEC hearing that the project will not individually or cumulatively have any adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; | | | |

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| | | <p>3. Recommend the Board of Supervisors to approve the attached Resolutions and supporting Findings, approving Conditional Use Permit #22-0008 and #IS22-0016, subject to all of the conditions, and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</p> | | |
| 4. | | <p>Consideration of Conditional Use Permit #22-0021 as submitted by Jesus & Liliana Aguirre (Aguirre's Propane, LLC), who are proposing to construct and operate a Liquefied Petroleum Gas (LPG) bulk plant to store and distribute Liquid Propane Gas for commercial business purposes on property described as Lot 07 of Block 07 of Tract 570, FM 5-28, Township 10 South, Range 10 East, SBBM, in an unincorporated area of the County of Imperial, Assessor Parcel Number 014-031-005-000 (1338 Glendale Avenue, Salton City, CA 92274),(Supervisorial District #4) [Gerardo A. Quero, Planner I at 442-265-1736, extension 1748 or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on December 15, 2022; 2. Make the De Minimus findings as recommended at the December 15, 2022 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and 3. Approve the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #22-0021 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. | | |
| 5a. | | <p>Consideration of Water Supply Assessment (WSA) as submitted by ORNI 30 LLC proposing a Water Supply Assessment for the Brawley Solar Energy Facility. This Water Supply Assessment has determined that IID has adequate polices, programs and project in place to provide water to agricultural, commercial, industrial and municipal users in the Imperial Unit. Adequate supply is currently available during normal water years. The foreseeable planned demands for the sources of water for the Project have been noted in this Water Supply Assessment. The proposed Project site is located on five (5) parcels (APNs 037-140-020, 037-140-021, 037-140-022, 037-140-023, 037-140-006-000 The project is located approximately one (1) mile north of the City of Brawley, CA. (Supervisor District # 4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Water Supply Assessment, with findings; and; | | |

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| 5b. | <p>Consideration of <u>Final Environmental Impact Report (FEIR 2021070424)</u> and Findings. Consideration of the Brawley Solar Energy Facility Environmental Impact Report (FEIR), that includes a review of WSA, Mitigation Monitoring & Reporting (MM&RP) Program, General Plan Amendment GPA #21-0003, Zone Change #ZC 21-0003 & Conditional Use Permit #20-0030. The project proposes to generate approximately 40 MWs of solar and up to 80 MW of battery storage. The proposed Project site is located on five (5) parcels. (APN's 037-140-020, 037-140-021, 037-140-022, 037-140-023, 037-140-006-000). The project is located approximately one (1) mile north of the City of Brawley, CA. (Supervisor District # 4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors certify the Final EIR, with findings; and; | | | |
| 5c. | <p>Consideration of <u>Mitigation Monitoring & Reporting Program (MM&RP)</u>, for the Brawley Solar Energy Facility. A mitigation monitoring and reporting program for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment (CCR §15097). This program will be designed to ensure that these measures are carried out during project construction and operation. The proposed Project site is located on parcels (APN's 037-140-020, 037-140-021, 037-140-022, 037-140-023, and 037-140-006-000). The project is located approximately 1 mile north of the City of Brawley. (Supervisor District #4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors adopt the Mitigation, Monitoring and Reporting Program; and; | | | |
| 5d. | <p>Consideration of <u>General Plan Amendment GPA # 21-0003</u>, for the Brawley Solar Energy Facility. A General Plan Amendment to the County's General Plan, Renewable Energy and Transmission Element is required to implement the proposed project. CUP applications proposed for specific renewable energy projects not located in the RE Overlay Zone would not be allowed without an amendment to the RE Overlay Zone. The northern portion of the project site (APNs 037-140-020 and 037-140-021) is located within the Geothermal Overlay Zone, which is considered as part of the RE Overlay Zone. However, the southern parcels of the project site (APN's 037-140-022, 037-140-023, and 037-140-006) are located adjacent to, but outside of the RE Overlay Zone. Therefore, the applicant is requesting a General Plan Amendment to include/classify the southern three project parcels into the RE Overlay Zone, so that the entire site would be located within the RE Overlay Zone. No change in the underlying General Plan land use (Agriculture) is proposed. (Supervisor District #4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve General Plan Amendment #21-0003, with findings; and; | | | |

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| 5e. | | <p>Consideration of Zone Change ZC #21-0003, for the Brawley Solar Energy Facility. Zone Change. CUP applications proposed for specific renewable energy projects not located in the RE Overlay Zone would not be allowed without an amendment to the RE Overlay Zone. The northern portion of the project site (APNs 037-140-020 and 037-140-021) is located within the Geothermal Overlay Zone, which is considered as part of the RE Overlay Zone. However, the southern parcels of the project site (APN's 037-140-022, 037-140-023, and 037-140-006) are located adjacent to, but outside of the RE Overlay Zone. The applicant is requesting a Zone Change to include/classify project parcels into the Renewable Energy/Geothermal (REG) Overlay Zone (A-2-REG). (Supervisor District #4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Zone Change #21-0003, with findings; and; | | | |
| 5f. | | <p>Consideration of Conditional Use Permit CUP #20-0030 for the Brawley Solar Energy Facility. The project proposes to generate approximately 40 MWs of solar and up to 80 MW of battery storage. Implementation of the project would require the approval of a CUP by the County to allow for the construction and operation for the proposed solar energy facility with an integrated BESS on land zoned General Agricultural with a REG Overlay Zone (A-2-REG). The proposed Project site is located on five (5) parcels. (APN's 037-140-020, 037-140-021, 037-140-022, 037-140-023, 037-140-006-000), approximately 1 mile north of the City of Brawley. (Supervisor District #4) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Conditional Use Permit #20-0030, with findings. | | | |
| IV. | | Public Comments | | | |
| V. | | Planning Commissioner Comments | | | |
| VI. | | Director Comments. | | | |
| VII. | | 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

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