

# 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:**

**May 24, 2023 at 9:00 A.M.**

**HEARING LOCATION**

**940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA**

**NOTICE:**

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers 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.	<b>9:00 a.m.</b>	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.		APPROVAL OF MINUTES for March 08, 2023 MEETING.			
2.		<p>Consideration of <b><u>Time Extension #23-0004/Conditional Use Permit #1095-93</u></b> as submitted by Cal Grade, Inc. who is requesting a new 15-year term under the previously approved Conditional Use Permit #1095-93 for existing sand and gravel pit and water well. The permit allowed the operation of a sand and gravel pit and drilling of a water well. The project site is located east of Bombay Beach and south of the Coachella Canal, on property identified as Assessor Parcel Number 003-360-018-001; further described as the N ½ OF SW ¼ of Section 21 in Township 9 S., Range 13 E., (Supervisory District #4), [Luis Valenzuela, Planner I at 442-265-1736, extension 1749 or by email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary;</li> <li>2. Find that Time Extension #23-0004 for Conditional Use Permit #1095-93 is consistent with applicable zoning and building ordinances; and</li> <li>3. Approve Time Extension #23-0004 for Conditional Use Permit #1095-93 for a new 15-year term, subject to the existing conditions.</li> </ol>			
3.		<p>Consideration of <b><u>Variance #22-0004</u></b> as submitted by Steven Eugene Hendrickson who is requesting a variance to increase setback encroachment into rear and side yard setback by less than five (5) feet. The project site is located at 61 W Palo Verde Rd Ocotillo, CA, 92259, on property identified as Assessor Parcel Number 033-306-004-000; Lot 46, Townsite of Ocotillo Unit No. 1, in the office of the County of Imperial, State of California, according to Map No. 340 on file in the office of the County Recorder of Imperial County (Supervisory District #2), [Evelia Jimenez, Planner II at (442) 265-1736, Extension 1747 or by email at <a href="mailto:ejimenez@co.imperial.ca.us">ejimenez@co.imperial.ca.us</a>].</p>			

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		<p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that Variance #22-0004 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alterations to Land Use Limitation of CEQA and that no further environmental documentation is necessary; and</li> <li>2. Consider the approval or denial of Variance #22-0004 to encroach onto the rear and side setbacks.</li> </ol>			
4.		<p>Consideration of <b>Variance #23-0001</b> as submitted by Brianna Scherer who is requesting a variance to increase setback encroachment into rear and side yard setback by less than five (5) feet. The project site is located at 65 W Palo Verde Rd, Ocotillo, CA, 92259, on property identified as Assessor Parcel Number 033-306-003-000; Lot 45, Townsite of Ocotillo Unit No. 1, in the office of the County of Imperial, State of California, according to Map No. 340 on file in the office of the County Recorder of Imperial County (Supervisory District #2), [Evelia Jimenez, Planner II at (442) 265-1736, Extension 1747 or by email at <a href="mailto:ejimenez@co.imperial.ca.us">ejimenez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that Variance #23-0001 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alterations to Land Use Limitation of CEQA and that no further environmental documentation is necessary; and</li> <li>2. Consider the approval or denial of Variance #23-0001 to encroach onto the rear and side setbacks.</li> </ol>			
5.		<p>Consideration of <b>Lot Line Adjustment #00329</b> as submitted by MFC IMPERIAL I, LLC, proposing to adjust the boundary line between two fields to the South approximately to the center of Dickerman Road. The project site is located at 2301 E. Chalupnik Road, Brawley, CA 92227. On property legally described as the E½, of Sec 17, and the S½, of SE¼ Sec 8 T13S R16E, SBBM; and the, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Numbers 039-060-004-000 &amp; 039-030-016-000, (Supervisory District #4), [Evelia Jimenez, Planner II at (442) 265-1736, Extension 1747 or by email at <a href="mailto:ejimenez@co.imperial.ca.us">ejimenez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Make the finding that the project is categorically exempt from CEQA pursuant to Article 19, Section 15305 (a) and that no further environmental documentation is necessary;</li> <li>2. Find that Lot Line Adjustment #00329 is consistent with applicable zoning, state laws, and county building ordinances; and</li> <li>3. Make the findings and approve Lot Line Adjustment #00329, subject to the conditions.</li> </ol>			
6.		<p>Consideration of <b>Conditional Use Permit #22-0023 and Initial Study #22-0041</b> as submitted by Desert Milling Inc., is proposing an olive processing operation within an existing and permitted metal structure for producing locally sourced olive oil. The property is legally described as Parcel B of Lot Line Adjustment 264, also being a Portion of the East Half &amp; a Portion of the Southwest Quarter of Section 32 &amp; Southwest Quarter of Section 33, T12S, R12E, Northeasterly of Hwy 86 400.4 AC, S.B.B.M. in an Unincorporated Area of the County of Imperial, State of California, Assessor's Parcel Numbers 019-170-033-000, (5800 Hwy 86, Westmorland, CA 92281, and; Supervisory District #4), [Derek Newland, Planner II at (442) 265-1736, extension 1756 or by email at <a href="mailto:dereknewland@co.imperial.ca.us">dereknewland@co.imperial.ca.us</a>].</p>			

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		<p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environment Evaluation Committee (EEC) on February 23, 2023; and</li> <li>2. Make the De Minimus, as recommended at the February 23, 2023 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 California Fish and Game Codes; and</li> <li>3. Adopt the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #22-0023 subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.</li> </ol>		
7.		<p>Consideration of <b>Conditional Use Permit #22-0020 IS#22-0034</b> as submitted by Hudson Ranch I, LLC. The proposed project proposes to drill a new geothermal production well (13-4) in the Hudson Ranch Unit of the Salton Sea Known Geothermal Resource Area (KGRA) to continue resource development and maximize plant output for the existing facility. The property is legally described as the Northeast Quarter, of the South Half, of Section 13, T11S, R13E, SBBM, in an unincorporated area of the County of Imperial, State of California, (Supervisory District #4) [David Black, Project Planner at 442-265-1736, extension 1746 or by email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Adopt the Mitigated 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 April 13, 2023; and,</li> <li>2. Make the De Minimus findings as recommended at the April 13, 2023 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</li> <li>3. Approve the attached resolution and supporting findings, approving Conditional Use Permit #22-0020 (subject to all conditions), and authorize the Planning &amp; Development Services director to sign the CUP contract upon receipt from the permittee.</li> </ol>		
8.		<p>Consideration of <b>Conditional Use Permit #23-0002 IS#23-0003</b> as submitted by IID. The proposed project includes converting four (4) test wells into water supply wells for irrigation of vegetation-based dust control. Construction activities associated with the completion of the test wells were permitted under separate approved construction permits for testing purposes only. The total amount of acre-feet of water per year is 63-acre feet for the four (4) wells. The proposed IID water well Project site comprises approximately 254 acres and is located at 2902 Crystal Lake Ave. Salton City. The NE¼ of the NE1/4 of the NW1/4 and the NE ¼ of the SE1/4 of Section 5, T10S R10 APN: 008-010-006-000. (Supervisory District #4) [David Black, Project Planner at 442-265-1736, extension 46 or by email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Adopt the attached Resolution and Findings approving the Addendum pursuant to Govt. Code, Section 15164, et. seq. and the County's "Rules and Regulations to Implement CEQA, as Amended" and that there are No</li> </ol>		

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		<p>Significant Effects not previously addressed within the IID Water Conservation and Transfer Project Final EIR (SCH #1999091142); and,</p> <ol style="list-style-type: none"> <li>2. Make the De Minimus Findings as recommended at the March 23, 2023 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,</li> <li>3. Adopt the attached Resolution and Findings approving Conditional Use Permit (CUP) #23-0002 subject to all the conditions, and authorize the Planning &amp; Development Services Director to sign the CUP.</li> </ol>			
9a.		<p>Consideration of <b>Water Supply Assessment (WSA)</b> as submitted by APEX Energy Solutions, LLC proposing a Water Supply Assessment for the VEGA SES 4 SOLAR ENERGY project. 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 two parcels (APNs 059-300-015 &amp; 059-300-017-000). The project is located east of the City of Calexico, south of All American Canal along Mexico US border. (Supervisor District #1) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Recommend for Board of Supervisors to approve the Resolutions with findings for Water Supply Assessment (WSA)</li> </ol>			
9b.		<p>Consideration of <b>Final Environmental Impact Report (FEIR 2021050018) and Findings</b>, Consideration of the VEGA SES 4 SOLAR ENERGY project Environmental Impact Report (FEIR) that includes reviews of WSA, Mitigation Monitoring &amp; Reporting (MM&amp;RP) Program, CUP, and lot ties. The project proposes to generate approximately 100 MWs of solar and up to 200 MW of battery storage. The proposed Project site is located on two parcels (APNs 059-300-015 &amp; 059-300-017-000). The project is located east of the City of Calexico, south of All American Canal on approximately 531 privately owned lands (Supervisor District 1) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Recommend to Board of Supervisors to approve the attached Resolution with Findings for Final Environmental Impact Report (SCH 2021050018); and</li> <li>2. Recommend for the Board of Supervisors to approve the attached CEQA Findings of Fact;</li> </ol>			
9c.		<p>Consideration of <b>Mitigation Monitoring &amp; Reporting Program (MM&amp;RP)</b>, for the VEGA SES 4 SOLAR ENERGY project. 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 two parcels. (APNs 059-300-015 &amp; 059-300-017-000). The project is located east of the City of Calexico, south of All American Canal on approximately 531 privately owned lands. (Supervisor District #1) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p>			

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		1. Recommend for Board of Supervisors to approve the attached Resolution with Findings for adoption of the Mitigation Monitoring & Reporting Program (MM&RP).			
9d.		<p>Consideration of <b>Conditional Use Permit (CUP) #20-0020</b> for the Vega SES 4 solar energy Project, which is an approximately 100 MW solar generation (PV) and up to 200 MW battery storage facility on approximately 531 acres located on two parcels. (APNs 059-300-015 &amp; 059-300-017-000). The project is located east of the City of Calexico, south of All American Canal on approximately 531 privately owned lands (Supervisor District #1) [David Black, Planner IV at (442) 265-1736, extension 1746 or via email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Recommend for Board of Supervisors to approve the Conditional Use Permit #20-0020, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit;</li> <li>2. Recommend for Board of Supervisors to approve the attached Resolution with Findings for Conditional Use Permit #20-0020</li> </ol>			
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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