

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Tony Gallegos
 Sergio Cabanas
 Kathryn Dunn

Ernesto Medina
 Scott Wright
 Jose Hinojosa
 Vacant

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: June 11, 2025, at 9:00 A.M.

HEARING LOCATION 940 MAIN STREET, BOARD CHAMBER, 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 Chamber. 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.		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 April 23, 2025, MEETING			
2.		<p><u>Consideration of Amendment on Conditional Use Permit #22-0029 as submitted by Apex Energy Solutions, LLC/Holtville Peaker, LLC</u> who proposes modification to General Condition G-10, "Time Limit," as stipulated on previously approved Conditional Use Permit (CUP) #22-0029, to extend the project's term from 15 years to 30 years due to project's viability, life cycle, and financing matters. Previously approved CUP #22-0029 authorized the construction and operation of a 100-megawatt (MW) Battery Energy Storage System (BESS) facility, designed to interconnect with the Imperial Irrigation District's existing 92-kilovolt (kV) 'E' Line, located immediately east of the project site along Melon Road. The proposed project site is located at 2275 Melon Road, Holtville, CA 92250, on property identified as Assessor's Parcel Number 045-570-087-000, and further described as Parcel 1 per Lot Line Adjustment #234, Township 15 South, Range 15 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #5), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is exempt from CEQA under government code, sections 15061(B)(3) and 21082.2(A) and that no further environmental documentation is necessary; and, 2. Adopt the attached Resolutions and supporting findings for the proposed amendment on previously approved Conditional Use Permit #22-0029; and 3. A Consider the approval of the proposed amendment for previously approved Conditional Use Permit #22-0029. 			
3.		<p><u>Consideration of Parcel Map #02513</u> as submitted by Carson Kalin proposes to reconfigure the distribution of land from four (4) existing parcels into six (6) legal parcels. The intent of the proposed parcel map is to separate the existing farmed fields into legal parcels. The subject properties are described as being: Lot 5 and the East Half of the Southwest Quarter of Section 31 containing 123.98 Acres, Lot 6 of Section 31 containing</p>			

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		<p>43.94 acres, The Southeast quarter of section 31 containing 160.00 Acres, and the South half of the Northeast quarter, the Southeast quarter of the northwest quarter, Lot 4 of section 31 containing 163.92 Acres, all being in T.12S., R.13E., S.B.M., County of Imperial; State of California (Supervisory District #4), [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></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 by the environmental evaluation committee on March 27, 2025; and, 2. Adopt the attached resolution and supporting findings, approving parcel map #02513, subject to all the conditions. 			
4.		<p><u>Consideration of Conditional Use Permit #24-0018</u> as submitted by Burrtec Waste Industries, is proposing to supersede the existing water well CUP #23-0030 to continue the operation of two (2) existing wells and construct a third water well. The addition of the third well is to meet the daily water needs for the operation of the permitted and active landfill located on the project parcel. No changes to the current water allotment allowed of 92,000 gallons per day, 365 days a year, under CUP #23-0030 are being proposed. The property is legally described as the North Half of Section 12 Township 11 south Range 9 east 320 Acres., S.B.B.M. in an Unincorporated Area of the County of Imperial, State of California, Assessor's Parcel Numbers 017-120-015-000, (935 W Hwy 86, Salton City, CA 92274, and; Supervisory District #4), [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 or by email at luisbejarano@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 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 on March 13, 2025; and, 2. Adopt the attached Resolution(s) and supporting finding, approving Conditional Use Permit (CUP) #24-0018 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant. 			
5a.		<p><u>Consideration of Final Environmental Impact Report (FEIR SCH #2024010510) and Findings</u>, of the <i>Dogwood Geothermal Energy Project Final</i> Environmental Impact Report (FEIR) that includes review of Mitigation Monitoring & Reporting (MM&RP) Program and three (3) Conditional Use Permits (CUP)s. The applicants propose to construct and operate various facilities: CUP23-0020 includes a new 25 megawatt geothermal plant and associated ancillary facilities, new substation, 7 megawatt solar facility and medium voltage distribution cable from the solar plant to the geothermal plant; CUP23-0021 includes a 15 mw solar facility to provide energy to the existing Heber 2 geothermal plant; CUP23-0022: includes three geothermal production wells and approximately 4,500 feet of geothermal fluid production pipeline that would be used to transport geothermal fluid from the production wells to the power plants. The proposed project site is located on three parcels (APNs 054-250-031-000, 054-250-017-000, 059-020-001-000). The project is located approximately 1 mile south of Heber and approximately half mile west of Calexico. (Supervisor District #2) [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the attached Resolution with Findings for Final Environmental Impact Report (SCH #2024010510); and 			

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5b.		<p><u>Consideration of Mitigation Monitoring & Reporting Program (MM&RP)</u>, for the Dogwood Geothermal 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 three parcels (APNs 054-250-031-000, 054-250-017-000, 059-020-001-000). The project is located approximately 1 mile south of Heber and approximately half mile west of Calexico. (Supervisor District #2) [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the attached Resolution with Findings for adoption of the Mitigation Monitoring & Reporting Program (MM&RP). 			
5c.		<p><u>Consideration of Conditional Use Permit (CUP) #23-0020</u> as submitted by OrHeber 3, LLC, Heber Field Company, LLC and the Second Imperial Geothermal company (collectively, the “applicants”), proposing the Dogwood Geothermal Energy Project, which includes a new 25 megawatt geothermal plant and associated ancillary facilities, new substation, 7 megawatt solar facility and medium voltage distribution cable from the solar plant to the geothermal plant. This is one of the three CUPs that have collectively undergone environmental review under CEQA, SCH #2024010510. The project is located on two parcels (APNs 054-250-031-000, and 059-020-001-000). The project is located approximately 1 mile south of Heber and approximately half mile west of Calexico. (Supervisor District #2) [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the attached Resolution with Findings for Conditional Use Permit #23-0020. 			
5d.		<p><u>Consideration of Conditional Use Permit (CUP) #23-0021</u> as submitted by Second Imperial Geothermal Company, which includes a 15-megawatt solar facility to provide energy to the existing Heber 2 geothermal plant. This is one of the three CUPs that have collectively undergone environmental review under CEQA, SCH #2024010510. The project is located on parcel identified as APN 059-020-001-000. The project is located approximately 1 mile south of Heber and approximately half mile west of Calexico. (Supervisor District #2) [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the attached Resolution with Findings for Conditional Use Permit #23-0021. 			
5e.		<p><u>Consideration of Conditional Use Permit (CUP) #23-0022</u> as submitted by Heber Field Company, LLC, which includes three geothermal production wells and approximately 4,500 feet of geothermal fluid production pipeline that would be used to transport geothermal fluid from the production wells to the power plants. This is one of the three CUPs that have collectively undergone environmental review under CEQA, SCH #2024010510. The project is located on two parcels (APNs 059-020-001-000 and 054-250-017-000). The project is located approximately 1 mile south of Heber and approximately half mile west of Calexico. (Supervisor District #2) [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p>			

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		<u>Actions:</u> 1. Recommend the Board of Supervisors approve the attached Resolution with Findings for Conditional Use Permit #23-0022.			
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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