

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: JULY 13, 2022 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		
			Y	N	C
I.	9:00 a.m.	CALL TO ORDER & ROLL CALL			
II.		PLEDGE OF ALLEGIANCE			
III.		PUBLIC HEARINGS: <i>(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.)</i>			
1.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR APRIL 13, 2022 MEETING.			
3.		Consideration of Conditional Use Permit #21-0002 as submitted by Infra Towers, LLC, who proposes a modification of a previously approved 160-foot telecommunication tower. The project site is located at 373 E. Aten Road, Imperial, CA, on property identified as Assessor Parcel Number 044-230-014-000, and is further described as that portion of the north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office, (Supervisory District #5) [Michael Abraham at (442) 265-1736, extension 1750 or by email at michaelabraham@co.imperial.ca.us]. Actions: a) Adopt the attached Resolution(s) and supporting findings, approving modifications to Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee.			

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4a.		<p>Consideration of Water Supply Assessment (WSA) as submitted by Vikings Energy Farm, LLC proposing a Water Supply Assessment for the Vikings Solar Energy Generation and Storage 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 three parcels (APNs 050-070-018, 050,070,019 and 050-070-021-000). The project is located approximately 5.5 miles east of Holtville. (Supervisor District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>a) Recommend to Board of Supervisors to approve the Resolutions with findings for Water Supply Assessment (WSA)</p>			
4b.		<p>Consideration of <u>Final Environmental Impact Report (FEIR 2021050036) and Findings</u>. Consideration of the Vikings Solar Energy Generation and Storage project Environmental Impact Report (FEIR) that includes review of WSA, Mitigation Monitoring & Reporting (MM&RP) Program, CUP, and up to three (3) Lot Tie Agreements. The project proposes to generate approximately 150 MWs of solar and up to 300 MW of battery storage. The proposed Project site is located on three parcels (APNs 050-070-018, 050,070,019 and 050-070-021-000). The project is located approximately 5.5 miles east of Holtville. (Supervisor District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>a) Recommend to Board of Supervisors to approve the attached Resolution with Findings for Final Environmental Impact Report (SCH 2021050036); and</p> <p>b) Recommend to the Board of Supervisors to approve the attached Findings of Fact for (SCH 2021050036)</p>			
4c.		<p>Consideration of <u>Mitigation Monitoring & Reporting Program (MM&RP)</u>, for the Vikings Solar Energy Generation and Storage 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 050-070-018, 050,070,019 and 050-070-021-000). The project is located approximately 5.5 miles east of Holtville. (Supervisor District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>a) Recommend to Board of Supervisors to approve the attached Resolution with Findings for adoption of the Mitigation Monitoring & Reporting Program (MM&RP).</p>			

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4d.		<p>Consideration of <u>Conditional Use Permit (CUP) #20-0025</u> as submitted by Vikings Energy Farm, LLC, proposing the Vikings Solar Energy Generation and Storage Project, which is an approximately 150 MW solar generation (PV) and up to 300 MW battery storage facility on approximately 604 acres located on three parcels (APNs 050-070-018, 050,070,019 and 050-070-021-000). The project is located approximately 5.5 miles east of Holtville. (Supervisor District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a) Recommend to Board of Supervisors to approve the Conditional Use Permit #20-0025, 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; b) Recommend to Board of Supervisors to approve the attached Resolution with Findings for Conditional Use Permit #20-0025. 			
5.		<p>Consideration of <u>Parcel Map #02489</u> as submitted by Felipe Irigoyen. Applicant is proposing a minor subdivision to create four parcels for a future development of a residential dwelling per parcel. Each parcel would be approximately 2.75 Acres for a project's total of approximately 11 Acres. The property is legally described as Blocks 49 and 50 of the Townsite of Holtville according to Map 908, Township 15 South, Range 15 East, S.B.M; Assessor's Parcel Numbers 045-580-001-000 (2360 Melon Rd., Holtville CA; Supervisorial District #5), [Mariela Moran, Planner III at (442) 265-1736 or by email at marielamorán@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a) 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 April 14, 2022; b) Make the De Minimis findings as recommended at the April 14, 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 California Fish and Game Code; c) Adopt the attached Resolution and supporting findings, approving Parcel Map #02489, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee. 			
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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