

**MINUTES OF THE
PLANNING COMMISSION MEETING
July 13, 2022**

The Imperial County Planning Commission convened a Meeting on Wednesday, July 13, 2022 at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick/ Assistant Director, Michael Abraham/Planner IV, David Black/ Planner III, Mariela Moran/ Planners I, Gerardo Quero & Victoria Escalante/Clerks- Rosa Soto, Leslie Martinez, Allison Galindo & Aimee Trujillo.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

- I. **Roll Call: Commissioners present:** Kalin, Schaffner, Bergh, Cabanas, Gallegos, Wright, Pacheco and in attendance. Commissioner Medina came in at 9:25 a.m. after roll call/approval of minutes/brown act resolution/ item #3.

Zoom Call: Wright.

- II. **Pledge of Allegiance:**

- III. **Public Hearings**

1. Consideration of **Brown Act Resolution** to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361." The Commission took the following actions:

Motion was made by Commissioner **Pacheco** seconded by Commissioner **Cabañas** and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Wright (yes), Pacheco (yes) to adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361.

2. **Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **April 13, 2022** meeting as submitted by staff.

Motion was made by Commissioner **Kalin** seconded by Commissioner **Cabañas** and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Wright (yes), Pacheco (yes) to approve minutes as they stand.

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]. The commission took the following action:

Jim Minnick, Director; gave a brief description of the project, and introduced **David Black**, Planner IV, to read the project into the record.

David Black, Planner IV; read the PowerPoint Presentation of the project into the record.

Chairman Schaffner asked if there were representatives for this project present to state their name and address for the record.

David Lawrence Attorney for Infra Towers LLC, introduces himself & states address for the record.

Commissioner Schaffner; Asks representative if they have read entire project and if they have any comments or questions.

David Lawrence; stated Infra Towers LLC has read, understand & accepts conditions of approval and does not have any question or concerns at this time.

Chairman Schaffner; opened the public portion of the meeting

Jurg Heuberger; stated that on behalf the Imperial County Historical Society Pioneer Museum board, they support approval of the tower. He added that it benefits the museum and that it benefits IVC because of the communication and they hope the board supports it as well.

Robert Menville; Stated he is also a member of the Imperial County Historical Society Pioneer Museum board. Added that they support the project since it will benefit the museum as well as the surrounding areas.

Chairman Schaffner; Asked if there is any other comments from the public. There were no public comments, he then turned it over to the Commission for any questions and/or comments. He then entertained a motion.

Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Wright (yes), Pacheco (yes).

Jim Minnick, Director; stated that Conditional Use Permit #21-0002 project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

- 4A. 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].

Jim Minnick, Director; gave a brief description of the project, and introduced **David Black**, Planner IV, to read the project into the record.

David Black, Planner IV; read the PowerPoint Presentation of the project into the record.

David McIntyre; Presented a second PowerPoint to talk about the project & environmental process in more detail. At the end, ask if anyone had any questions.

Chairman Schaffner; Asked if there were any representatives of the project.

Jim Minnick, Director; Added that there were a couple of minor edits to the conditional use permit.

David Black, Planner IV; went over the edits

Chairman Schaffner; Asked if there were any representatives of the project.

Jurg Heuberger; Introduced himself as the representative for the applicant. He sates they are in agreement with the conditions.

Commissioner Schaffner; Asks representative if they have read entire project and if they have any comments or questions.

Jurg Heuberger; He states they have read the entire project and agrees with the conditions.

Chairman Schaffner; opened the public portion of the meeting.

Daniel Mcshain; Representing IBEW local 569, stated they are in support of the project.

Hector Meza; Electrician with IBEW local 569, He stated how the project will benefit community and stated he is in support of project

Chairman Schaffner; Asked if anyone from the public had any more comments. Closed the public portion of the meeting, there were no public comment he then turned it over to the Commission for any questions and/or comments. He then entertained a motion.

Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow follow: Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Medina (yes), Wright (yes), Pacheco (yes).

- 4B.** Consideration of **Final Environmental Impact Report (FEIR 2021050036) and Findings**, 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].

Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow follow: Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Medina (yes), Wright (yes), Pacheco (yes).

- 4C.** Consideration of **Mitigation Monitoring & Reporting Program (MM&RP)**, 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].

Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow follow: Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Medina (yes), Wright (yes), Pacheco (yes).

- 4D.** Consideration of **Conditional Use Permit (CUP) #20-0025** 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].

Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow follow: Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Medina (yes), Wright (yes), Pacheco (yes).

Jim Minnick, Director; stated that Agenda 4a-4d stands approved for recommendation for the Board of supervisors by this commission, there is no appeal for this decision, The project will move forward to the board of supervisors.

5. Consideration of **Parcel Map #02489** 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 marielamoran@co.imperial.ca.us].

Jim Minnick, Director; gave a brief description of the project, and read the PowerPoint Presentation of the project into the record.

Mariela Moran, Planner III; read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there were any representatives of the project.

Jose Carlos Romero; Introduced himself, Engineer from Proterra representing the applicant. Requested a continuance for next hearing to further review the conditions recommended from public works dept. for installation of improvement of three streets that surround the project.

Chairman Schaffner; Gave a comment regarding the project, asking that hopefully they continue with the project since there is a shortage of housing in the area of Holtville.

Commissioner Cabanas; Asked what the conditions from public works dept. are.

Jim Minnick, Director; replied, public works is requiring improvement on those three roads.

Commissioner Cabanas; Asked engineer what their concerns are.

Jose Carlos Romero; Explained his concerns and how improving those streets would kill the project. Also how they are reviewing in debt, because of lack of time they were unable to review before, but they are reviewing what public works is basing those conditions on.

Chairman Schaffner; entertained a motion.

Motion made to continue by Commissioner **Kalin** and seconded by Commissioner **Gallegos**, on the affirmative vote by the Commissioners present as follow follow: Schaffner (yes), Kalin (yes), Cabañas (yes), Bergh (yes), Gallegos (yes), Medina (yes), Wright (yes), Pacheco (yes).

Jim Minnick, Director; Item #5 stays continued pursuant to request by the applicant, it will be going to September 14, 2022 PC Hearing.

VI. Public Comments, Jim Minnick, Director; Announced Mariela Moran's last day.

VII. Commissioner Comments, NONE.

VIII. Director Comments, NONE.

IX. Adjournment: Meeting adjourned at 9:45 a.m.

Rudy Schaffner

Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:

Jim Minrick

Jim Minrick, Director of
Imperial County Planning Commission
Rosa Soto & Leslie Martinez PC Recording Clerks
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