

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Dennis Bergh
 Sergio Cabanas
 Kathryn Dunn

Ernesto Medina
 Scott Wright
 Lewis Pacheco

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: August 23, 2023 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 July 12, 2023 MEETING.			
2.		Consideration of Lot Line Adjustment #00330 as submitted by William Dubois, who is requesting to adjust the boundary line between Parcel A and Parcel B to correct an encroachment of Parcel A’s driveway on Parcel B’s property. Parcel A with Assessor’s Parcel Number 052-240-060-000 (801 West Ross Road, El Centro, CA 92243; Supervisory District #2) is legally described as Parcel 1 of Parcel Map #610 of Tract #119, Township 16 South, Range 14 East, S.B.B.M.; Parcel B with Assessor’s Parcel Number 052-240-061-000 (1791 Nichols Road, El Centro, CA 92243; Supervisory District #2) is legally described as Parcel 2 of Parcel Map #610 of Tract #119, Township 16 South, Range 14 East, S.B.B.M.; [Gerardo A. Quero, Planner I at (442) 265-1736, extension 1748 or via email at gerardoquero@co.imperial.ca.us]			
3.		Consideration of Lot Line Adjustment #00331 as submitted by Carson Kalin proposes to adjust the boundary between Parcel 1 (035-210-010-000) and Parcel 2 (035-210-011-000) to separate the existing actively farmed agriculture land from the existing feedlot and grain silos on Parcel 2. The proposed adjustment would move the western boundary of Parcel 2 +/- 1,000 feet east and would transfer +/- 29.59 acres to Parcel 1. The result of the adjustment would create one (1) parcel of agricultural fields (proposed Parcel A) and 1 parcel of only developed land containing the feedlot and grain silos (proposed Parcel B). These properties are legally described as the West Half of Tract 78 and the East Half of the North Half of Tract 78, T13S, R13E, S.B.B.M. (035-210-010-000) and The South Half of the East Half of Tract 78, T13S, R13E, S.B.B.M. (035-210-011-000; (5300 Kalin Road, Brawley, CA 92227; Supervisorial District #4) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us] <u>Actions:</u> 1. Find that Lot Line Adjustment #00331 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; 2. Find that Lot Line Adjustment #00331 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Line Adjustment #00331, subject to the attached conditions.			

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4.		<p>Consideration of Conditional Use Permit #23-0003 as submitted by Edwin & Mary Mealey, who are proposing to construct a second (2nd) Dwelling Single Family Residence within an existing 5,000 square feet (100' x 50') metal storage warehouse. The 2nd dwelling will be constructed within the metal storage warehouse disturbing only 1,938.5 square feet of the existing 5,000 square feet storage warehouse on property legally described as Lot 1 Green Acre West-TR 902 Por Tr 144 16-14. The property is also known as Assessor's Parcel number (APN) 054-403-011-000 (1805 Bass Cove Rd, El Centro, CA 92243), (Supervisorial District #5) [Evelia Jimenez, Planner II at 442-265-1736, extension 1747 or by email at ejimenez@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically exempt from CEQA pursuant to Section 15301, Class 1 (existing facilities) of the CEQA guidelines and that no further documentation is necessary; and, 2. Find that the Conditional Use Permit #23-0003 is consistent with applicable zoning, state laws and County building ordinances; and 3. Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #23-0003, subject to all the conditions of approval 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 APEX Energy Solutions, LLC proposing a water well for construction and operations for the proposed VEGA SES 2, VEGA SES 3, SOLAR ENERGY projects. This Water Supply Assessment has determined that 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 one parcel (APNs 025-010-006-000, 025-260-011; 025-270-023-000, 025-260-019; 025-260-022-000). The projects are located southeast of the Town of Niland east of East Main Canal. (Supervisor District #4)</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution recommending the Board of Supervisors approve the Water Supply Assessment (WSA) for VEGA 2 & 3 Solar Energy project. 		
5b.		<p>Consideration of Water Supply Assessment (WSA) as submitted by APEX Energy Solutions, LLC proposing a water well for construction and operations for the proposed VEGA SES 5, SOLAR ENERGY projects. This Water Supply Assessment has determined that 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 one parcel (APNs 025-010-006-000, 025-260-011; 025-270-023-000, 025-260-019; 025-260-022-000). The projects are located southeast of the Town of Niland east of East Main Canal. (Supervisor District #4)</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution recommending the Board of Supervisors approve the Water Supply Assessment (WSA) for VEGA 5 Solar Energy project. 		
5c.		<p>Consideration of Final Environmental Impact Report (FEIR 2021050013) and Findings, Consideration of the VEGA SES 2, VEGA SES 3, & VEGA SES 5 SOLAR ENERGY projects Environmental Impact Report (FEIR) that includes reviews of WSA, Mitigation Monitoring & Reporting (MM&RP) Program, CUP 20-0021, CUP20-0022, CUP 20-0023, CUP 22-0025 CUP 22-0026 & CUP 22-0027. The projects propose to generate approximately 350 MWs of solar and up to 700 MW of battery storage. The proposed Project sites is located on parcels (APN 025-010-006-000, 025-260-011; 025-270-023-000, 025-260-019; 025-260-022-000). The projects are located southeast of the town of</p>		

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		<p>Niland, along the East Main Canal on approximately 1963 privately owned lands (Supervisor District #4).</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution to recommend to Board of Supervisors approve the Final Environmental Impact Report and CEQA Findings (SCH 2021050013); and 			
5d.		<p>Consideration of Mitigation Monitoring & Reporting Program (MM&RP), for the VEGA SES solar energy projects. 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 parcel (APNs 025-010-006, 025-260-011; 025-270-023-000, 025-260-019; 025-260-022-000,). The projects are located southeast of the town of Niland, along the East Main Canal on approximately 230 privately owned lands (Supervisor District #4).</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve the Mitigation Monitoring & Reporting Program. 			
5e.		<p>Consideration of Conditional Use Permit (CUP) #20-0021 for the Vega SES 2 solar energy Project- 240 MW solar generation (PV) and up to 480 MW battery storage facility on approximately 1,483 acres, located on parcels (APNs 025-260-011; 025-010-006 & 025-270-023-000). The project is located southeast of the town of Niland, along the East Main Canal. (Supervisor District #3)</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve Conditional Use Permit #20-0021, subject to all the conditions of approval. 			
5f.		<p>Consideration of Conditional Use Permit (CUP) #20-0022 for the Vega SES 3 solar energy Project, which is an approximately 60 MW solar generation (PV) and up to 120 MW battery storage facility. (APNs 025-010-006). The project is located southeast of the town of Niland, along the East Main Canal on approximately 230 privately owned lands (Supervisor District #4)</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve Conditional Use Permit #20-0022, subject to all the conditions of approval. 			
5g.		<p>Consideration of Conditional Use Permit (CUP) #20-0023 for the Vega SES 5 solar energy Project, which is an approximately 50 MW solar generation (PV) and up to 100 MW battery storage facility. (APNs 025-260-019; 025-260-022-000). The project is located southeast of the town of Niland, along the East Main Canal on approximately 250 privately owned lands (Supervisor District #4)</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve Conditional Use Permit #20-0023, subject to all the conditions of approval. 			
5h.		<p>Consideration of Conditional Use Permit Water well (CUP) #22-0025 for the Vega SES 2 for the approval of a water well for the construction and operations of solar and battery operations. (APNs 025-270-019 & 023-000). The project is located southeast of the town of Niland, along the East Main Canal. (Supervisor District #4)</p>			

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		<p><u>Actions:</u></p> <p>1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve Conditional Use Permit #22-0025 subject to all the conditions of approval.</p>			
5i.		<p>Consideration of Conditional Use Permit Water well (CUP) #22-0026 for the Vega SES 3 for the approval of a water well for construction and operations of solar and battery operations. (APNs 025-010-006). The project is located southeast of the town of Niland, along the East Main Canal. (Supervisor District #4)</p> <p><u>Actions:</u></p> <p>1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve Conditional Use Permit #22-0026 subject to all the conditions of approval.</p>			
5j.		<p>Consideration of Conditional Use Permit Water well (CUP) #22-0027 for the Vega SES 5 for the approval of a water well for construction and operations of solar and battery operations. (APNs 025-010-006). The project is located southeast of the town of Niland, along the East Main Canal. (Supervisor District #4)</p> <p><u>Actions:</u></p> <p>1. Approve Planning Commission Resolution to recommend for Board of Supervisors approve water well Conditional Use Permit #22-0027 subject to all the conditions of approval.</p>			
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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