

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
 Jose Hinojosa

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: November 13, 2024, 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 October 09, 2024, MEETING			
2.		<p><u>Consideration of Time Extension #24-0024 for CUP#07-0022</u> as submitted by Lyudmila Garcia. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #07-0022 for the existing Secondary Dwelling Unit of approximately 1,680 ft². The property is located at 2251 McConnel Road, El Centro, CA, property further identified as S 300 FT OF E 287 FT LOT 29 SEC 25 15-14 1.98 AC, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor’s Parcel Number 044-240-016-000 located in the unincorporated townsite of El Centro (Supervisorial District #5) of the County of Imperial, State of California. [Luis Bejarano, Planner I at 442-265-1736 extension 1745 or via email at luisbejarano@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #24-0024 for Conditional Use Permit #07-0022 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #24-0024 for Conditional Use Permit #07-0022 for a new 15-year term, subject to the existing conditions. 			
3.		<p><u>Consideration of Lot Merger #00158</u> as submitted by Juan C. Santoyo Bastida, proposes to merge 2 legal lots to allow for a larger single lot for more space to build a home and garage. The project consists of two (2) parcels legally described as LOT 3 BLK 10 TRACT 760 S.B.B.M. (APN 001-812-007-000) and LOT 2 BLK 10 TRACT 760 S.B.B.M (APN 001-812-008-000) (1490 Perth Amboy Ave, Salton City, CA 92274, and; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@co.imperial.ca.us].</p>			

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		<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that Lot Merger #00158 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; 2. Find that Lot Merger #00158 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Merger #00158, subject to the attached conditions 			
4.		<p><u>Consideration of Lot Merger #00162</u> as submitted by Courtney Ludwin, who are proposing to combine three (3) continuous parcels to create a larger lot with approximately 0.41 acres. This newly consolidated lot is intended for a future residential unit. The three (3) subject parcels are further identified as Assessor's Parcel Number(s) 033-321-006-000, 033-321-007-000, and 033-321-008-000; legally described as Lots 24, 23 and 22 from Block 6 Ocotillo Unit No. 3, Tract 539. FM 6 12, respectively, in an unincorporated area of the County of Imperial, State of California; Supervisorial District #2. [Rocio Yee, Planner II at (442) 265-1736, extension 1750 or via email at rocioyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that Lot Merger #00162 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and, 2. Find that Lot Merger #00162 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Merger #00162, subject to the attached conditions. 			
5.		<p><u>Consideration of Conditional Use Permit #23-0019</u> as submitted by Brian Welsh, proposes a Recreation and Off-Road Vehicles Storage (with maintenance and repair), Shade Structures, and Waste Dump to be pumped and hauled (no leach line system). The project parcel is legally described as a PORTION OF TRACT 37, T13S, R14E/R15E 25.35 ACRES NORTH OF HWY 78 & EAST OF ALAMO RIVER S.B.B.M. (APN 049-310-002-000) (760 Hwy 78, Brawley, CA 92227, and; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@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; and 2. Adopt the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #23-0019 subject to all the conditions and authorize the Planning & Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee. 			
6a.		<p><u>Consideration of Water Supply Assessment (WSA)</u> as submitted by Apex Energy Solutions, LLC, proposing a water well for the construction and operations for the proposed NorthStar 1 Solar Energy Generation and Battery Storage</p>			

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		<p>project. 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 would be located on two privately owned parcels encompassing approximately 288 acres in the eastern portion of the County. The proposed project site is located at 8997 Wilkins Road, Calipatria, CA, on properties identified as Assessor’s Parcel Numbers 003-110-005-000 and 003-110-007-000; and further described as Lot 5 & Portion of Lots 6, 7, 8 and 13 of Section 1; Lots 9, 10, 11 & Portion of Lot 12 and the Southeast Quarter of Section 1, respectively; Township 10 South, Range 13 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Water Supply Assessment (WSA) for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
6b.		<p>Consideration of the Mitigated Negative Declaration for the NorthStar 1 Solar Energy Generation and Battery Storage project. The Mitigated Negative Declaration includes reviews of WSA, General Plan Amendment #23-0001, Zone Change #23-0001, CUP #23-0005 & CUP#23-0006. The proposed project would be located on two privately owned parcels encompassing approximately 288 acres in the eastern portion of the County. The proposed project site is located at 8997 Wilkins Road, Calipatria, CA, on properties identified as Assessor’s Parcel Numbers 003-110-005-000 and 003-110-007-000; and further described as Lot 5 & Portion of Lots 6, 7, 8 and 13 of Section 1; Lots 9, 10, 11 & Portion of Lot 12 and the Southeast Quarter of Section 1, respectively; Township 10 South, Range 13 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors 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 June 13, 2024, for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
6c.		<p>Consideration of General Plan Amendment #23-0001 for the NorthStar 1 Solar Energy and Battery Storage project. This action would add a renewable energy overlay designation (RE) to the project site area. The General Plan Amendment (map and text revision) for the NorthStar 1 Solar Energy Generation and Battery Storage project is consistent with the Imperial County General Plan’s Renewable Energy & Transmission Element and allows for inclusion into the Renewable Energy Overlay Zone.</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the General Plan Amendment #23-0001 for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
6d.		<p>Consideration of Zone Change #23-0001. The Zone Change is consistent with the General Plan’s underlying land use overlay designation of Renewable Energy (RE). The Zone Change would allow development of the proposed NorthStar 1 Solar Energy Generation and Battery Storage project which consists of the construction and operation of a 50-megawatt (MW) solar photovoltaic (PV) energy generation facility with up to a 75-</p>			

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	<p>megawatt (MW) battery storage (BESS) component, an on-site substation, and an off-site transmission line to connect to the Imperial Irrigation District's existing 161kV "N" Line. The proposed project would be located on two privately owned parcels encompassing approximately 288 acres in the eastern portion of the County. The proposed project site is located at 8997 Wilkins Road, Calipatria, CA, on properties identified as Assessor's Parcel Numbers 003-110-005-000 and 003-110-007-000; and further described as Lot 5 & Portion of Lots 6, 7, 8 and 13 of Section 1; Lots 9, 10, 11 & Portion of Lot 12 and the Southeast Quarter of Section 1, respectively; Township 10 South, Range 13 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Zone Change #23-0001 for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
6e.	<p>Consideration of Conditional Use Permit #23-0005 which would permit the development of a nominal 50-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 75-megawatt (MW). The project includes a solar energy generation facility, battery storage system, an on-site substation, and an off-site transmission line to connect to the Imperial Irrigation District's existing 161kV "N" Line. The proposed project would be located on two privately owned parcels encompassing approximately 288 acres in the eastern portion of the County. The proposed project site is located at 8997 Wilkins Road, Calipatria, CA, on properties identified as Assessor's Parcel Numbers 003-110-005-000 and 003-110-007-000; and further described as Lot 5 & Portion of Lots 6, 7, 8 and 13 of Section 1; Lots 9, 10, 11 & Portion of Lot 12 and the Southeast Quarter of Section 1, respectively; Township 10 South, Range 13 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Conditional Use Permit #23-0005 for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
6f.	<p>Consideration of Conditional Use Permit # 23-0006 which consists the construction and operation of a groundwater well for the NorthStar 1 Solar Energy Generation and Battery Storage project. This water well will be permitted for up to 12.5-acre-feet per year of water usage for the solar and battery storage operations and 145-acre-feet during the construction phase of solar and battery storage. The proposed project site is located at 8997 Wilkins Road, Calipatria, CA, on properties identified as Assessor's Parcel Numbers 003-110-005-000 and 003-110-007-000; and further described as Lot 5 & Portion of Lots 6, 7, 8 and 13 of Section 1; Lots 9, 10, 11 & Portion of Lot 12 and the Southeast Quarter of Section 1, respectively; Township 10 South, Range 13 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Conditional Use Permit #23-0006 for the NorthStar 1 Solar Energy Generation and Battery Storage project. 			
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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