

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: December 14, 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: (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.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR November 09, 2022 MEETING.			
3.		Consideration of <u>Time Extension #22-0018 for CUP #1063-92</u> as submitted by Brenda Aguilar for a fifteen (15) year Time Extension for Conditional Use Permit #1063-92 for an existing general store located within the Rivers Edge RV Resort. The property is located at 2299 Winterhaven Drive, Winterhaven, CA 92283; also known as Assessor's Parcel Number 056-480-011-000; and legally described as Accretion Land, a Portion of the South ¼ of Section 27, T16S, R22E, S.B.BM., in the unincorporated area of the County of Imperial. (Supervisorial District #5) [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 the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #22-0018 for Conditional Use Permit #1063-92 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #22-0018 for Conditional Use Permit #1063-92 for a new 15-year term, subject to the existing conditions.			

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4.		<p>Consideration of Parcel Map #02501 as submitted by Kudu, Inc. Applicant proposes Parcel Map #02501 to separate a parcel containing two existing agricultural fields into two legal parcels. The project site totals approximately 321.92 Acres of farmland. Proposed Parcel 1 would be approximately 161.77 Acres and proposed Parcel 2 approximately 160.15 Acres. Existing agricultural use will remain. This project is located on property legally described as APN 020-110-031-000: Lots 5 and 6; the South Half of the Northwest Quarter; and the Southwest Quarter of Section 4, T.12S, R.13E, located on the unincorporated Calipatria town site of the County of Imperial. (Supervisory District #4), [Gerardo A. Quero, Planner I at 442-265-1736, or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</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 at the Environmental Evaluation Committee (EEC) hearing held on October 13, 2022; 2. Make the De Minimus findings as recommended at the October 13, 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 Fish and Game Codes; and 3. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02501 subject to all of the conditions, and authorize the Planning & Development Services Director to sign the Parcel Map upon receipt from the permittee. 			
5.		<p>Consideration of Parcel Map #02503 as submitted by Scaroni Properties, Inc. Applicant proposes Parcel Map #02503 to reconfigure two (2) parcels to separate an existing house from farmland. The project site consists of two parcels: Parcel 1, approximately 93.35 acres, contains the existing home site and farmland; and Parcel 2, approximately 69.68 acres, is an existing agricultural field. Proposed Parcel 1, with 10.01 Acres, will contain the existing house and Proposed Parcel 2, with 153.02 acres, will contain the farmland. Both existing residential and agricultural uses are proposed to remain. This project is located on properties legally described as APN 054-260-002-000: the West 1539.94 feet of Tract 46, T.16S, R.14E, SBBM; and APN 054-260-003-000: a Portion of the East 1539.94 feet of the West 3079.88 feet of Tract 46, T.16S, R.14E, SBBM, located on the unincorporated Heber town site of the County of Imperial. (Supervisory District #2), [Gerardo A. Quero, Planner I at 442-265-1736, or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</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 at the Environmental Evaluation Committee (EEC) hearing held on October 13, 2022; 2. Make the De Minimus findings as recommended at the October 13, 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 Fish and Game Codes; and 3. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02503 subject to all of the conditions, and authorize the Planning & Development Services Director to sign the Parcel Map upon receipt from the permittee. 			

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6.		<p>Consideration of <u>Parcel Map #02502</u> as submitted by Legacy Capital Solutions, LLC, requesting minor subdivision creating two parcels in order to separate an existing house from their farming operation. The parcels will be 8.02+/- and 184.07+/- acres for a project's total of approximately 192.09 acres. The property is legally described as the Por E2 Sec1 17-13 179.24 AC N & W of Rds & W & S of Riv Bluff West ½, SE ¼, Section 1, T17S, R13E, SBBM; Assessor's Parcel Numbers 052-180-042-000 (590 Kubler Road, Calexico, CA); (Supervisory District #1), [Victoria Escalante, Planner I at (442) 265-1736 or by email at victoriaescalante@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 at the Environmental Evaluation Committee (EEC) hearing held on October 13, 2022; 2. Make the De Minimus findings as recommended at the October 13, 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 Fish and Game Codes; and 3. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02502 subject to all of the conditions, and authorize the Planning & Development Services Director to sign the Parcel Map upon receipt from the permittee. 			
7.		<p>Consideration of a <u>Development Agreement (DA)</u> concerning Laurel Cluster Solar Farms 3 and 4 (Big Rock 1) Project (SCH #2017121078) originally submitted by 92JT 8ME, LLC, now known as Avantus, who agrees to enter into a Development Agreement with Imperial County in connection with previously-approved Conditional Use Permits #17-0027 and #17-0030. The applicant is proposing to construct and operate a 250-MW battery storage system (BESS) and supporting infrastructure on 50 acres within the previously-approved 342-acre footprint of the Laurel Cluster Solar Farm 4 Project site and would be shared with the solar generation associated with the Laurel Cluster Solar Farm 3 project site. The developer intends to allow any remainder of the parcel 051-350-015-000 to be farmed or remain in cultivation. The project for CUP #17-0027 is located on Assessor's Parcel Numbers 051-350-015 and -016, 051-360-038 and -028, 051-330-024-000. The project for CUP #17-0030 is located on Assessor's Parcel Numbers 051-270-027 and -047, 051-300-008, -009, -030 and -039 and 051-330-001-000. The project is approximately 10 miles west and southwest of City of El Centro and approximately 13 miles west and northwest of Calexico. (Supervisory District #2), [Diana Robinson, Planning Division Manager at (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors adopt the Addendum to the Final EIR (SCH #2017121078) for the Laurel Cluster Solar Farms 3 and 4 Projects with Findings and Resolutions. 2. Recommend the Board of Supervisors approve the attached Resolutions with Findings for Development Agreement. 			
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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