

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Tony Gallegos
 Sergio Cabanas
 Kathryn Dunn

Ernesto Medina
 Scott Wright
 Jose Hinojosa
 Vacant

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: September 24, 2025, 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 23, 2025, MEETING			
2.		<p>Consideration of Time Extension #25-0027 for CUP #04-0008 as submitted by Troy Hutchinson. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #04-0008 for a mini storage and recreational vehicle storage facility. The property is located at 7835 Noffsinger Road, Niland, CA, property further identified as PAR 2 COC PM 2296 OF E2 TR 40 13-13/14 6.60AC, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 046-090-032-000 located in the unincorporated townsite of Niland (Supervisory District #4) of the County of Imperial, State of California. [Luis Valenzuela, Planner II at 442-265-1736 extension 1749 or via email at luisvalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, Find that Time Extension #25-0027 for Conditional Use Permit #04-0008 is consistent with applicable zoning and building ordinances; and Approve Time Extension #25-0027 for Conditional Use Permit #04-0008 for a new 15-year term, subject to the existing conditions. 			
3.		<p>Consideration of Parcel Map #02505 as submitted by HouseSavers, LLC., proposes to subdivide one (1) residential parcel of 4.76 acres into three (3) residential lots, with proposed Parcel 1 being 2.21 acres, Parcel 2 being 1.05 acres and Parcel 3 being 1.50 acres on 294 W. Horne Rd, El Centro, CA 92243 APN #054-091-002-000 and is further described as Lot 8 Multnomah Acres 4.76ac on the unincorporated town of El Centro of the County of Imperial., State of California (Supervisory District #2). [Luis Valenzuela, Planner II at 442-265-1736, or via email at luisvalenzuela@co.imperial.ca.us].</p> <p>Actions:</p>			

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		<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 by the Environmental Evaluation Committee on July 10, 2025; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02505, subject to the attached conditions. 			
4.		<p><u>Consideration of Conditional Use Permit #25-0007</u> as submitted by Don Whitacre. The applicant, Don Whitacre is proposing to construct and operate a new residential water well to supply a future 50 x 50 barndominium home with a projected maximum annual water extraction of one (1) acre-foot per year. The property is located at 915 Mesquite Road, Ocotillo, CA, property further identified as LOT 36 NOMIRAGE SUB T16/161/2S R10E, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 033-405-012-000 located in the unincorporated townsite of Ocotillo (Supervisory District #2) of the County of Imperial, State of California. [Luis Valenzuela, Planner II at 442-265-1736 extension 1749 or via email at luisvalenzuela@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 hearing on August 14, 2025; and, 2. Approve the attached resolution and supporting findings, for conditional use permit #25-0007, subject to all the conditions and authorize the planning & development services director to sign the conditional use permit upon receipt from the permittee. 			
5a.		<p><u>Consideration of Water Supply Assessment</u> for the Seville 4 Solar and Battery Storage project proposing ground water for the construction and operations. 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 ((APN) 018-170-058, 018-170-059, 018-170-060, 018-170-061, 018-170-062, 018-170-063, 018-170-064, and 018-170-065. The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection (Supervisor District # 3). [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Water Supply Assessment for Seville 4 Solar and Battery Storage project. 			
5b.		<p><u>Consideration of Initial Study #24-0020 (SCH #2025070240)</u> for the Seville 4 Solar and Battery Storage project. Mitigated Negative Declaration that includes reviews of WSA, Mitigation Monitoring & Reporting (MM&RP) Program, General Plan Amendment 24-0003, Zone Change 24-0004, CUP 24-0012. The projects propose to generate approximately 90 MWs of solar and up to 180 MW of battery storage. The proposed Project sites are located on parcel (APN) 018-170-058, 018-170-059, 018-170-060, 018-170-061, 018-170-062, 018-170-063, 018-170-064, and 018-170-065. The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3). [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors adopt the Initial Study #24-0020, with Mitigation Measures for the Seville 4 Solar and Battery Storage project. 			
5c.		<p><u>Consideration of General Plan Amendment #24-0003</u> for the Seville 4 solar and battery storage project. This action changes the current Industrial Designation to an Agriculture Designation and will also add a renewable energy overlay designation (RE) for project site area. The General Plan Amendment (map and text revision) for the Seville 4 Solar and</p>			

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		<p>Battery project is consistent with the Imperial County General Plan's Land Use Element and Renewable Energy & Transmission Element and allows for inclusion into the Renewable Energy Overlay Zone. [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the General Plan Amendment #24-0003 for the Seville 4 Solar and Battery Storage project. 			
5d.		<p><u>Consideration of Zone Change #24-0004</u> Zone Change from M-1 Light Industrial to A-2 General Agriculture is consistent with the General Plan's Land Use Element and the underlying land use overlay designation of Renewable Energy (RE). The Zone Change will allow development of the Seville 4 proposed solar and battery storage facility which will allow development of a nominal 90-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 180 MW. The project includes solar energy generation facility, battery storage system, switching station and gen-tie line. The proposed Project site is located on parcel (APN's) 018-170-058, 018-170-059, 018-170-060, 018-170-061, 018-170-062, 018-170-063, 018-170-064, and 018-170-065). The proposed Project site is located on parcel. The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Zone Change #24-0004 for the Seville 4 Solar and Battery Storage project. 			
5e.		<p><u>Consideration of Conditional Use Permit #24-0012</u> will permit the development of a nominal 90-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 180 MW. The project includes a solar energy generation facility, battery storage system, switching station and gen-tie line. The proposed Project site is located on parcels (APN) 018-170-058, 018-170-059, 018-170-060, 018-170-061, 018-170-062, 018-170-063, 018-170-064, and 018-170-065). The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Conditional Use Permit #24-0012 for the Seville 4 Solar and Battery storage project. 			
6a.		<p><u>Consideration of Water Supply Assessment</u> for the proposed Seville 5 Solar and Battery Storage projects proposing ground water for the construction and operations 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 (018-010-043-000). The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection (Supervisor District # 3). [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Water Supply Assessment for Seville 5 Solar and Battery Storage project. 			
6b.		<p><u>Consideration of Initial Study #24-0021 (SCH #2025070239)</u> for the Seville 5 Solar and Battery Storage project. Mitigated Negative Declaration that includes reviews of WSA,</p>			

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		<p>Mitigation Monitoring & Reporting (MM&RP) Program, General Plan Amendment #24-0004, Zone Change 24-0005, CUP 24-0013. The projects propose to generate approximately 65 MWs of solar and up to 130 MW of battery storage. The proposed Project sites are located on parcel (APN 018-010-043). The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Initial Study #24-0021, with Mitigation Measures for the Seville 5 Solar and Battery Storage project. 			
6c.		<p><u>Consideration of General Plan Amendment #24-0004</u> for the Seville 5 solar and battery storage project. This action will add a renewable energy overlay designation (RE) for project site area. The General Plan Amendment (map and text revision) for the Seville 5 SOLAR AND BATTERY project is consistent with the Imperial County General Plan's Renewable Energy & Transmission Element and allows for inclusion into the Renewable Energy Overlay Zone. [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the General Plan Amendment #24-0004 for the Seville 5 Solar and Battery Storage project. 			
6d.		<p><u>Consideration of Zone Change #24-0005.</u> Zone Change is consistent with the General Plan's underlying land use overlay designation of Renewable Energy (RE). The Zone Change will allow development of the Seville 5 proposed solar and battery storage facility will allow development of a nominal 65-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 130 MW. The project includes solar energy generation facility, battery storage system, switching station and gen-tie line. The proposed Project site is located on parcel (APN 018-010-043-000). The proposed Project site is located on parcel (APN 018-010-043-000). The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Zone Change #24-0005 for the Seville 5 Solar and Battery Storage project. 			
6e.		<p><u>Consideration of Conditional Use Permit #24-0013</u> will permit the development of a nominal 65-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 130 MW. The project includes a solar energy generation facility, battery storage system, switching station and gen-tie line. The proposed Project site is located on parcel (APN 018-010-043-000). The project is located 8.5 miles west of the Hwy 86 & Hwy 78 intersection. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve Conditional Use Permit #24-0013 for the Seville 5 solar development and battery storage project. 			
7a.		<p><u>Consideration of Water Supply Assessment</u> as prepared by Dudek and proposed by 90FI 8ME LLC, Water will be supplied by IID via the Westside Main canal and delivery gates 13 and 14A which are all assumed to be in adequate working condition. The proposed amortized 125 AFY water demand for the Project represents an estimated 98.3 percent reduction in historical water demand from the calculated historical 7,348 AFY water demand on the Project parcels. The Project is estimated to require up to 10 AFY</p>			

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		<p>over a 30-year period, which is a 99.9 percent decrease from the historical Project site demand of 7,348 AFY. The foreseeable planned demands for the sources of water for the Project have been noted in this Water Supply Assessment. The proposed project is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico. The proposed project site is located on twenty-four (24) properties identified as Assessor's Parcel Numbers 051-300-036 et al; and further described PAR 2 COC 2078 OF TR 55 T16S R12E 40.02AC, et al, County of Imperial; State of California (Supervisory District #2). [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve Water Supply Assessment for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7b.		<p><u>Consideration of Final Environmental Impact Report (SCH #2024090063) and Findings,</u> of the Big Rock 2 Cluster Solar and Battery Storage Project Final Environmental Impact Report (FEIR) that includes review of Mitigation Monitoring & Reporting (MM&RP) Program, four Conditional Use Permits (CUPs), a General Plan amendment, Zone Change, and four variance requests associated with the construction and operation of a utility-scale photovoltaic (PV) solar energy generation and battery energy storage system (BESS) facility. The project would generate up to a combined 500 megawatt (MW) of alternating current (AC) on a daily basis and up to 500 MW of battery storage. The proposed project consists of three primary components: 1) solar energy generation equipment and associated facilities including a substation and access roads (herein referred to as "solar energy facility"); 2) BESS; and, 3) gen-tie line that would connect the proposed on-site substation to the point of interconnection at the Imperial Irrigation District's (IID) existing Liebert Switchyard. The proposed project site comprises 1,849 acres of privately-owned land, in the unincorporated area of Imperial County, California, comprising twenty-four (24) assessor parcels, (APNs 051-300-036-000 et al). (Supervisor District #2) [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve the Final Environmental Impact Report (SCH #2024090063). 			
7c.		<p><u>Consideration of Mitigation Monitoring & Reporting Program</u> for the Big Rock 2 Cluster Solar and Battery 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 twenty-four (24) parcels (APNs 051-300-036 et al). The proposed project is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico. (Supervisor District #2) [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve the adoption of the Mitigation Monitoring & Reporting Program. 			
7d.		<p><u>Consideration of General Plan Amendment #24-0002</u> for the Big Rock 2 Cluster Solar and Battery Storage project. An amendment to the County's General Plan Renewable Energy and Transmission Element is required to implement the proposed project. CUP</p>			

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		<p>applications proposed for specific renewable energy projects not located in the RE Overlay Zone would not be allowed without an amendment to the RE Overlay Zone. APNs 051-300-032 and 051-300-036 (associated with the Big Rock 2 Cluster North site), and APNs 051-310-027 and 051-310-028 (associated with the Big Rock 2 Cluster East site) are located within the RE Overlay Zone. However, the majority of the project site is located outside of the RE Overlay Zone. Therefore, the applicant is requesting a General Plan Amendment to include/classify the remaining portions of the project site into the RE Overlay Zone. No land use amendment is requested, and the underlying "Agriculture" General Plan designation would remain. [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. Recommend to the Board of Supervisors approve the General Plan Amendment #24-0002 for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7e.		<p><u>Consideration of Zone Change #24-0003</u> for the Big Rock 2 Cluster Solar and Battery Storage project. 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 Big Rock 2 Cluster Solar and Battery Storage project which consists of the construction and operation of a 500-megawatt (MW) solar photovoltaic (PV) energy generation facility with up to a 500-megawatt (MW) battery storage (BESS) component, and a gen-tie line that would connect the proposed on-site substation to the point of interconnection at the Imperial Irrigation District's (IID) existing Liebert Switchyard. With approval of the zone change, the project site would be zoned General Agricultural, General Agricultural Rural, and Heavy Agriculture with a Renewable Energy Overlay Zone (A-2-RE, A-2-R-RE and A-3-RE). The entire project site comprises 1,849 acres of privately-owned land, in the unincorporated area of Imperial County, California, comprising twenty-four (24) assessor parcels, (APNs 051-300-036-000 et al). (Supervisor 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. Recommend to the Board of Supervisors approve Zone Change #24-0003 for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7f.		<p><u>Consideration of Conditional Use Permit #24-0006, Big Rock 2 Cluster North</u> encompassing a total of 1,030 acres, of which Big Rock 2 Cluster North (910 acres), including, Laurel Cluster 2 North /CUP # 21-0014 (120 acres) (to be re-entitled),; which consists of the construction and operation of a utility-scale up to 100-megawatt (MW) in capacity photovoltaic (PV) solar energy generation and Battery Energy Storage System (BESS) facility (up to 140-MW in capacity). CUP#24-0006 is one of four CUPs being considered for simultaneous approval that would not exceed up to 500-MW for the PV portion, nor exceed 500-MW of associated BESS overall. The proposed project site is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico encompassing thirteen (13) parcels identified as Assessor's Parcel Numbers APNs 051-270-020-000 et al; and further described LOTS 11&12 SEC 21& NE4 TR81 & POR TR 80 16-12 102.44 AC, et all, County of Imperial; State of California (Supervisory 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. Recommend to the Board of Supervisors approve Conditional Use Permit #24-0006, for the Big Rock 2 Cluster North Solar and Battery Storage project. 			
7g.		<p><u>Consideration of Variance # 24-0002</u> seeks a variance to deviate from the 120-foot height limit for non-residential structures in the A-2 and A-3 Zones. The applicant is asking</p>			

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		<p>for a height limit increase on private lands associated with the Big Rock 2 Cluster Solar Farm Project (Project) to construct an overhead transmission “gen-tie” line that may be mounted on tubular steel poles up to 200 feet in height. This variance is being requested for the Project, for which the Conditional Use Permit (CUP24-0006) application is currently under consideration. [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve Variance #24-0002, for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7h.		<p><u>Consideration of Conditional Use Permit # 24-0007, Big Rock 2 Cluster South</u> totaling 410 acres, which consists of the construction and operation of a utility-scale up to 120-megawatt (MW) in capacity photovoltaic (PV) solar energy generation and Battery Energy Storage System (BESS) facility (up to 240-MW in capacity). CUP#24-0007 is one of four CUPs being considered for simultaneous approval that would not exceed up to 500-MW for the PV portion, nor exceed 500-MW of associated BESS overall. The proposed project site is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico encompassing five (5) parcels identified as Assessor’s Parcel Numbers APNs 051-330-003-000, 051-350-004-000, 051-350-006-000, 051-350-007-000 and 051-350-008-000; and further described SW4 OF NE4 & SE4 OF NW4 & E2 OF SW4 & W2 OF SE4 SEC 28 16-12, et all, County of Imperial; State of California (Supervisory District #2). [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve Conditional Use Permit #24-0007, for the Big Rock 2 Cluster South Solar and Battery Storage project. 			
7i.		<p><u>Consideration of Variance # 24-0003</u> seeks a variance to deviate from the 120-foot height limit for non-residential structures in the A-2 and A-3 Zones. The applicant is asking for a height limit increase on private lands associated with the Big Rock 2 Cluster Solar Farm Project (Project) to construct an overhead transmission “gen-tie” line that may be mounted on tubular steel poles up to 200 feet in height. This variance is being requested for the Project, for which the following Conditional Use Permit (CUP24-0007) application is currently under consideration. [Rocio Yee, Planner II at 442-265-1736 extension 1750 or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors approve Variance #24-0003, for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7j.		<p><u>Consideration of Conditional Use Permit # 24-0008, Big Rock 2 Cluster East</u> totaling 160 acres, which consists of the construction and operation of a utility-scale up to 60-megawatt (MW) in capacity photovoltaic (PV) solar energy generation and Battery Energy Storage System (BESS) facility (also up to 60-MW in capacity). CUP#24-0008 is one of four CUPs being considered for simultaneous approval that would not exceed up to 500-MW for the PV portion, nor exceed 500-MW of associated BESS overall. The proposed project site is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico encompassing two (2) parcels identified as Assessor’s Parcel Numbers APNs 051-310-027-000 and 051-310-028-000; and further described S 1/2 OF E 1/2 & W 1/2 TR 53 T16S</p>			

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		<p>R12E 120 AC, and, W 1/2 OF TR 45B T16S R12E 40 AC; County of Imperial; State of California (Supervisory 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. Recommend to the Board of Supervisors approve the Conditional Use Permit #24-0008, for the Big Rock 2 Cluster East Solar and Battery Storage project. 			
7k.		<p><u>Consideration of Variance #24-0004</u> seeks a variance to deviate from the 120-foot height limit for non-residential structures in the A-2 and A-3 Zones. The applicant is asking for a height limit increase on private lands associated with the Big Rock 2 Cluster Solar Farm Project (Project) to construct an overhead transmission “gen-tie” line that may be mounted on tubular steel poles up to 200 feet in height. This variance is being requested for the Project, for which the following Conditional Use Permit (CUP24-0008) application is currently under consideration. [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. Recommend to the Board of Supervisors Variance #24-0004, for the Big Rock 2 Cluster Solar and Battery Storage project. 			
7l.		<p><u>Consideration of Conditional Use Permit #24-0009, Big Rock 2 Cluster West</u> totaling 249 acres, which consists of the construction and operation of a utility-scale up to 80-megawatt (MW) in capacity photovoltaic (PV) solar energy generation and Battery Energy Storage System (BESS) facility (up to 60-MW in capacity). CUP#24-0009 is one of four CUPs being considered for simultaneous approval that would not exceed up to 500-MW for the PV portion, nor exceed 500-MW of associated BESS overall. The proposed project site is located within unincorporated Imperial County, immediately south of Interstate 8, approximately one mile southwest of the town of Seeley, California, and approximately six miles north of the United States International Border with Mexico encompassing five (5) parcels identified as Assessor’s Parcel Numbers APNs 051-290-018-000, 051-290-019-000, 051-320-005-000, 051-320-006-000 and 051-320-007-000; and further described LOT 1 SEC 29 & POR TR 107 16-12 80 AC, et al; County of Imperial; State of California (Supervisory 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. Recommend to the Board of Supervisors approve Conditional Use Permit #24-0009 with findings, for the Big Rock 2 Cluster West Solar and Battery Storage project. 			
7m.		<p><u>Consideration of Variance # 24-0005</u> seeks a variance to deviate from the 120-foot height limit for non-residential structures in the A-2 and A-3 Zones. The applicant is asking for a height limit increase on private lands associated with the Big Rock 2 Cluster Solar Farm Project (Project) to construct an overhead transmission “gen-tie” line that may be mounted on tubular steel poles up to 200 feet in height. This variance is being requested for the Project, for which the following Conditional Use Permit (CUP24-0009) application is currently under consideration. [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. Recommend the Board of Supervisors to approve Variance #24-0005, for the Big Rock 2 Cluster Solar and Battery Storage project. 			

PLANNING COMMISSION AGENDA

8.		<p><u>Consideration of Appeal #25-0001</u> as submitted by RV Sandtoy Storage, Inc. DBA Glamis Dunes Storage, who is requesting to appeal the Planning Director's interpretation of the Glamis Specific Plan (SP #19-0001) as it pertains to the proposed integration of additional uses into the existing Glamis Dunes Storage Facility, which was originally approved under Conditional Use Permit #06-0039. The proposed project site is located at 5379 East U.S. Highway 78, Brawley, CA, on property identified as Assessor's Parcel Number 039-310-026-000, and further described as Parcel 1 of Lot Line Adjustment (LLA) No. 296, comprising a portion of the West 1/2 of the Northeast 1/4 and the West 1/2 of Tract No. 37, within Township 13 South, Range 18 East, of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #5), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Deny the appeal, uphold the Planning Director's determination, and require the Appellant and the existing project to comply with the existing terms and conditions of Conditional Use Permit (CUP) #06-0039. 			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director's 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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