

REVISED PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Dennis Bergh
 Sergio Cabanas
 Scott Wright
 Max Castillo

Luis Zendejas
 Russell Roben
 Ernesto Medina
 Leticia Zuno

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

SPECIAL MEETING NOVEMBER 21, 2019

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

HEARING DATE:

HEARING LOCATION

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 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.		APPROVAL OF MINUTES FOR NOVEMBER 13, 2019 MEETING.			
IV.		PUBLIC HEARINGS: <i>(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.)</i>			
1.		<p>Consideration of Conditional Use Permit #19-0019 (Valencia 2), for a recommendation to the Board of Supervisors, as submitted by IGS, LLC., proposing to develop the Valencia 2 Solar Project, which is a nominal 3-megawatt alternating current (MW_{AC}) solar photovoltaic (PV) energy generation facility on an approximately eighteen (18) acre lot(s) in Imperial County. The property is currently legally described as a Parcel 3 & Portion of Parcel 2 of Parcel Map No. M-802, Township 14 South, Range 14 East. Assessor's Parcel Number(s) 040-250-023-000 & 040-250-031-000, (3575 Highway 111, Imperial), (Supervisorial District #5), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a) Find Conditional Use Permit #19-0019 is categorical exempt from CEQA per Section 15061(b)(3); and b) Adopt the Resolution that recommends approval to Board of Supervisors for Conditional Use Permit (CUP) #19-0019 with findings. 			
2.		<p>Consideration of Conditional Use Permit #19-0018 (Valencia 3), for a recommendation to the Board of Supervisors, as submitted by IGS, LLC. The applicant is requesting a Conditional Use Permit #19-0018 proposing to develop the Valencia 3 Solar Project, which is a nominal 3-megawatt alternating current (MW_{AC}) solar photovoltaic (PV) energy generation facility on a portion (19 acres) of a forty (40) acre property in Imperial County. The property is legally described as Tract 265, Township 14 South, Range 14 East. Assessor's Parcel Number 040-360-034-000, (20 W. Harris Road, Imperial). (Supervisorial District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a) Find Conditional Use Permit #19-0018 is categorical exempt from CEQA per Section 15061(b)(3); and 			

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		b) Adopt the Resolution that recommends approval to Board of Supervisors for Conditional Use Permit (CUP) #19-0018 with findings.		
3A.		<p>Consideration of <u>Supplemental Final Environmental Impact (SFEIR SCH 2010111056)</u>, Consideration of the Le Conte Energy Storage Supplemental Environmental Impact Report (SFEIR), that includes Conditional Use Permit #18-0018 (collectively the “Project” for energy storage of approximately 125 MW’s), located on a portion of parcel 052-190-041, on approximately 5 acres. The project site is within the fence line of an existing Centinela Solar Energy (CSE) project site on land wholly owned by CSE and is generally located South along Hwy 98, East of the West Main Canal and Drew Switchyard. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a) Recommend to Board of Supervisors to approve the Resolution with findings for Supplemental Final Environmental Impact Report SEIR (SCH 2010111056). b) Recommend to the Board of Supervisors to approve the Findings of Fact for (SCH 2010111056). 		
3B.		<p>Consideration of <u>Mitigation Monitoring & Reporting Program (MM&RP)</u> for the Le Conte Energy Storage project. A mitigation monitoring and reporting program will be required pre-construction, during construction and during operational phases of project to ensure that the mitigations measures and project revisions identified in the SEIR are implemented, located on a portion of parcel 052-190-041 on approximately 5 acres. The project site is within the fence line of an existing Centinela Solar Energy (CSE) project site on land wholly owned by CSE and is generally located South along Hwy 98, East of the West Main Canal and Drew Switchyard. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at Davidblack@co.imperial.ca.us].</p> <p><u>Action:</u></p> <ul style="list-style-type: none"> a) Recommend to Board of Supervisors to approve the Resolution with Findings for approval of the Mitigation Monitoring & Reporting Program (MM&RP). 		
3C.		<p>Consideration of <u>Conditional Use Permit (CUP #18-0018)</u> as submitted by Le Conte Energy Storage, LLC, proposing a 125 (MW) megawatt energy storage facility on a portion of parcel 052-190-041 on approximately 5 acres. The project site is within the fence line of an existing Centinela Solar Energy (CSE) project site on land wholly owned by CSE and is generally located South along Hwy 98, East of the West Main Canal and Drew Switchyard. (Supervisory District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at Davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permit #18-0018; b) Recommend to the Board of Supervisors to approve the Conditional Use Permit #18-0018, subject to all the conditions of approval. 		
4A.		<p>Consideration of <u>Water Supply Assessment (WSA)</u> as submitted by Drew Solar, LLC proposing a Water Supply Assessment for the Drew Solar, LLC 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. Conservation plans and measures are available to reduce the probability of Supply Demand Imbalance (“SDI”) from occurring. Adequate agreements, plans and policies are in place that enable the Imperial Unit water supply to be considered reliable</p>		

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		<p>for 40 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 six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000). The project is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Action:</p> <p>a) Recommend to Board of Supervisors to approve the Resolutions with findings for Water Supply Assessment (WSA).</p>		
4B.		<p>Consideration of Final Environmental Impact (FEIR 2018051036) and Findings, of the Drew Solar, LLC Environmental Impact Report (FEIR), that includes Drew Solar, LLC Mitigation Monitoring & Reporting (MM&RP) Program, General Plan Amendment, Zone Change, Parcel Map, CUPs, Variance, Development Agreement and up to five (5) Lot Tie Agreements (collectively the “Project” generating approximately 100 MW’s), located in the Southern Imperial County, California, on properties legally described as The Southwest ¼ of Section 8, Township 17 South, Range 13 East, S.B.B. & M. The Southeast ¼ of Section 8, Township 17 South, Range 13 East, S.B.B. & M. The Northeast ¼ of Section 8, Township 17 South, Range 13 East, S.B.B. & M. The Southeast ¼ of Section 7, Township 17 South, Range 13 East, S.B.B. & M. The proposed project site is located on six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000). The project is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <p>a) Recommend to Board of Supervisors to approve the Resolution with Findings for Final Environmental Impact Report (SCH 2018051036); and</p> <p>b) Recommend to the Board of Supervisors to approve the Findings of Fact for (SCH 2018051036).</p>		
4C.		<p>Consideration of Mitigation Monitoring & Reporting Program (MM&RP), for the Drew Solar, LLC 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 six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000). The project is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Action:</p> <p>a) Recommend to Board of Supervisors to approve the Resolution with Findings for adoption of the Mitigation Monitoring & Reporting Program (MM&RP).</p>		
4D.		<p>Consideration of Development Agreement (DA), as submitted by Drew Solar, LLC the Developer of the Drew Solar, LLC Project, who agrees to enter into a Development Agreement with Imperial County in connection with development of the Project. The Development Agreement, among other terms, would extend the time allowed for initiating construction for this Drew Solar, LLC Project under each of the six Conditional</p>		

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		<p>Use Permits (CUP's), beyond the typical three-year period. In consideration for the extended construction initiation terms, the Developer would also agree to compensate Imperial County for certain non-physical effects of the projects to Imperial County and its citizens. The Development Agreement would be formed pursuant to and consistent with the requirements of Division 23 (Development Ordinance for Non-Residential and Residential Projects) of Title 9 of the Imperial County Code (Land Use Ordinance). The proposed Project site is located on six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Action:</p> <p>a) Recommend to Board of Supervisors to approve the Resolutions with Findings for Development Agreement</p>		
4E		<p>Consideration of General Plan Amendment #17-0006, as submitted by Drew Solar, LLC proposing a General Plan Amendment for the Drew Solar, LLC Project. General Plan Amendment: An amendment to the County's General Plan Renewable Energy and Transmission Element is required to include the proposed project within the RE Overlay Zone. The proposed Project site is located on six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Action:</p> <p>a) Recommend to Board of Supervisors to approve the Resolution with Findings General Plan Amendment (#17-0006) to amend the Renewable Energy and Transmission Element</p>		
4F		<p>Consideration of Zone Change #17-0007, as submitted by Drew Solar, LLC. The project site is designated as Agriculture and zoned A-2 (General Agriculture), A-2-R (General Agriculture-Rural) and A-3 (Heavy Agriculture). To allow the project in the RE Overlay Zone under Zone Map #71, there must be a Zone Change; therefore, Map #71 will need to be amended to designate Parcels APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000 onto the Renewable (RE) Overlay Zone Map #71. The project is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <p>a) Recommend to Board of Supervisors to approve the attached Codified Ordinance with Findings for Zone Change #17-0007 modifying APN's 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000 to "A-2-RE", "A-2-R-RE" and "A-3-RE" as applicable; and</p> <p>b) Recommend to the Board of Supervisors to adopt the Ordinance modifying Div. 17, Section 91701.01 and Div. 25, Chapter 27.</p>		

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4G.		<p>Consideration of <u>Parcel Map (PM) #02478</u>, as submitted by Drew Solar, LLC who is proposing Parcel Map (PM) #2478 to fix the existing inconsistency with the legal and physical boundary of the Southwest Quarter Section of the Project site (APN's 052-170-039-000 and 052-170-067-000), including APN 052-170-030-000 to the north of the Project Site as part of the Parcel Map. The project site is generally located south of Kubler Road, east of the Westside Main Canal, north of SR 98, and west of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Action:</u></p> <p>a) Recommend to Board of Supervisors to approve the Resolutions with Findings for Parcel Map #02478; and to approve Parcel Map #2478, subject to the conditions.</p>			
4H.		<p>Consideration of <u>Conditional Use Permits #17-0031</u> as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 20 MW solar generation (PV) and energy storage facility on 157.9 net farmable acres located on one parcel (APNs 052-170-056-000) and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>a) Recommend to Board of Supervisors to approve the Conditional Use Permits #17-0031, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit;</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #17-0031.</p>			
4I		<p>Consideration of <u>Conditional Use Permits #17-0032</u>, as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 20 MW solar generation (PV) and energy storage facility on approximately 158.6 net farmable acres located on one parcel (APNs 052-170-037-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>a) Recommend to Board of Supervisors to approve the Conditional Use Permits #17-0032, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit.</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #17-0032.</p>			
4J		<p>Consideration of <u>Conditional Use Permits #17-0033</u>, as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 20 MW solar generation (PV) and energy storage facility on approximately 152.2 net farmable acres located on one parcel (APNs 052-170-032-000) and is generally located south of Kubler Road, east of the Westside Main Canal, north of SR 98, and west of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p>			

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		<p>a) Recommend to Board of Supervisors to approve the Conditional Use Permit #17-0033, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit;</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #17-0033.</p>		
4K.		<p>Consideration of Conditional Use Permits #17-0034 as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 20 MW solar generation (PV) and energy storage facility on approximately 157.1 net farmable acres located on one parcel (APNs 052-170-031-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisorial District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <p>a) Recommend to Board of Supervisors to approve the Conditional Use Permits #17-0034 subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit;</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #17-0034.</p>		
4L.		<p>Consideration of Conditional Use Permits #17-0035 as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 20 MW solar generation (PV) and energy storage facility on approximately 137. net farmable acres located on two parcels (APNs 052-170-039-000, 052-170-067-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisorial District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <p>a) Recommend to Board of Supervisors to approve the Conditional Use Permits #17-0035 subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit;</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #17-0035.</p>		
4M.		<p>Consideration of Conditional Use Permits #18-0001 as submitted by Drew Solar, LLC, proposing the Drew Solar, LLC Project, which is an approximately 200 MW energy storage facility on approximately 137.0 net farmable acres located on two parcels (APNs 052-170-039-000, 052-170-067-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisorial District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <p>a) Recommend to Board of Supervisors to approve the Conditional Use Permits #18-0001, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit and</p> <p>b) Recommend to Board of Supervisors to approve the Resolution with Findings for Conditional Use Permits #18-0001.</p>		

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4N.		<p>Consideration of <u>Variance #17-0003</u>, as submitted by Drew Solar, LLC to allow for power pole structures that are over 120-feet in height in the Project Area to be up to 180-feet in height, including the existing Drew Switchyard. The proposed Project is located on six parcels (APNs 052-170-039-000, 052-170-067-000, 052-170-031-000, 052-170-032-000, 052-170-056-000, 052-170-037-000), and is generally located South of Kubler Road, East of the Westside Main Canal, North of SR 98, and West of Pulliam Road. (Supervisory District #2), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Action:</u></p> <p style="padding-left: 20px;">a) Recommend to Board of Supervisors to approve the Resolutions with Findings for Variance #17-0003.</p>			
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V.		Public Comments.			
VI.		Planning Commissioner Comments.			
VII.		Director Comments.			
VIII.		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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