

**MINUTES OF THE
PLANNING COMMISSION MEETING
JULY 22, 2020**

The Imperial County Planning Commission convened a Meeting on Wednesday, July 22, 2020 at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner III Diana Robinson, Planner II, Mariela Moran, Planner IV, David Black, Clerk Maria Scoville/Gabriela Robb and GIS Tech Derek Newland.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Bergh, Wright and Castillo in attendance.

Conference Call: Kalin, Medina, Cabanas and Zuno.

Absent: Roben

II. Pledge of Allegiance:

III. Approval of Minutes: Assistant Director Michael Abraham Stated that the minutes of June 24, 2020 are still being reviewed and will be presented on the next meeting.

1. Consideration of **Conditional Use Permit #20-0002** as submitted by Anastasia Miki on behalf of Fondomonte California, LLC. Applicant is proposing to amend existing CUP #16-0017 to increase the number of employees to 100, and the total trucks hauling hay in to 100 trucks/day and away to the rail with 60 trucks/day. The total tonnage stored on site is proposed to increase annually to 110,000 tons. The property is legally described as the Northeast Quarter of Section 14, Township 12 South, Range 14 East, S.B.B.M. Assessor's Parcel Numbers 023-030-009-000, (6546 Blair Road, Calipatria, CA,) (Supervisory District #4). The Commission took the following actions:

Michael Abraham, Assistant Director gave a brief description of the project, and introduced Mariela Moran to read the project into the record.

Mariela Moran, Planner II read the project into the record and was there for any questions the Commission may have.

Chairman Schaffner asked if there were representatives for this project to come forward to the podium, state their name, and address for the record.

Anastasia Miki representing the applicant introduced himself, and stated that they have read the entire project and agree with staff's recommendations.

Chairman Schaffner then closed the public comment portion of the meeting and then turned it over to the commission for any questions, comments and/or entertained a motion.

Commissioner Bergh asked the applicant how long was this project not in compliance.

Anastasia Miki stated that it was approximately 1 year; it was more of hiring more staff issue to keep up with the demand.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment and then turned it over to the commission for any questions or comments and entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow; Schaffner (yes), Kalin (yes via-phone), Bergh (yes), Cabanas (yes via-phone), Castillo (yes), Wright (yes), Medina (yes via-phone), and Zuno (yes via-phone), to 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 on June 11, 2020; make the De Minimus Finding as recommended at the June 11, 2020 EEC hearing that the project will not individually or cumulatively have an adverse effect on the Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and approve the Resolution(s) and supporting Findings, and Conditional Use Permit#20-0002, subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP upon the receipt from the applicant.

Michael Abraham, Assistant Director stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

2. Consideration of **Conditional Use Permit #20-0004 (Valencia 3)**, for a recommendation to the Board of Supervisors, as submitted by applicant IGS, LLC. The applicant is requesting a Conditional Use Permit #20-0004 proposing to develop the Valencia 3 Solar Project & one (1) mile transmission line. When completed, Project will be 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 Valencia 3 solar project was previously approved under CUP #19-0018 and currently the project is finishing construction however a change requiring the construction of a transmission line along Harris Road is needed. 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). (Supervisory District #5). The Commission took the following actions;

Michael Abraham, gave a brief description of the project, and introduced David Black, Planner IV to read the project into the record.

David Black, Planner IV read the project into the record and was there to answer any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project to come forward to the podium, state their name, and address for the record.

Jurg Heuberger, introduced himself on behalf of ITS Energy stated he had read the entire project, and agree with staff's recommendations. Mr. Heuberger also thanked the Commission and staff for assisting with this project.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment and then turned it over to the commission for any questions or comments and entertained a motion.

Commissioner Castillo, asked Mr. Heuberger what was the original proposal on this project.

Mr. Heuberger stated that originally, when your Commission in 2015 approved this project it was ready to connect on Dogwood Road about a year ago little less. IID then informed the applicant and stated that they could no longer sustained it, that it was maxed out on that line. So now, at the request of IID they had to connect to a different location.

- A, Motion made by Commissioner **Kalin** and seconded by Commissioner **Bergh** on the affirmative vote by Commissioners present and by via-phone as follow Schaffner (yes), Kalin (yes via-phone), Bergh (yes), Cabanas (yes via-phone), Castillo (yes), Wright (yes), Medina (yes via-phone), and Zuno (yes via-phone) to adopt the Resolution that recommends approval of the Mitigated Negative Declaration MND and Mitigation Monitoring & Reporting Program with findings as recommended by the EEC meeting, and adopt the Resolution that recommends to the Board of Supervisors an approval of Conditional Use Permit #20-0004 with findings.

Michael Abraham, Assistant Director stated that this project stands approved by this Commission for the recommendation to the Board of Supervisors; there is no appeal for this project.

3. Consideration of **Conditional Use Permit #20-0005** as submitted by ATC Sequoia, LLC, who proposes to renew entitlements for the previously approved Conditional Use Permit (CUP) #08-0026, since its time limit has reached expiration. The CUP is for an existing 120-foot telecommunications tower with ancillary equipment, on property legally described as Parcel B COC LLA 186 in Lot 33 Tract 48, Township 16 South, Range 14 East, S.B.B. & M., filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 054-540-057-000 (1175 Rockwood Road, Heber, CA 92249), (Supervisorial District #2). The Commission took the following actions:

Michael Abraham, Assistant Director gave a brief description of the project, and introduced Diana Robinson, Planner III to read the project into the record.

Diana Robinson, Planner III read the project into the records and was there for any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project to come forward to the podium, state their name, and address for the record.

Jill Cleveland (via-Phone) introduced herself on behalf of ATC Sequoia, LLC, and stated that they have read the entire project and agree with staff's recommendation.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment and then turned it over to the commission for any questions or comments and/or entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present and by via-phone as follow, Schaffner (yes), Kalin (yes via-phone), Bergh (yes), Cabanas (yes via-phone), Castillo (yes), Wright (yes), Medina (yes via-phone), and Zuno (yes via-phone) to find that Conditional Use Permit#20-0005 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and approve the Resolution(s), supporting findings and Conditional Use Permit #20-0005 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee.

Michael Abraham, Assistant Director stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

VI. Public Comments, NONE

VII. Commissioner Comments, NONE

VIII. Director Comments, NONE

IX. Adjournment: Meeting adjourned at 9:19 a.m.


Submitted by Rudy Schaffner;
Chairman of the Planning Commission

Attest:


Jim Minnick, Director of
Imperial County Planning Commission
Maria Scoville/Gabriela Robb PC Clerks

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