

# 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

HEARING DATE:

**JULY 22, 2020 at 9:00 A.M.**

HEARING LOCATION

**940 MAIN STREET, BOARD ROOM, 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 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 <b>JUNE 24, 2020</b> 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 <b>Conditional Use Permit #20-0002</b> 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, Supervisorial District #4), [Mariela Moran, Planner II at (442) 265-1736, extension 1747 or by email at <a href="mailto:marielamoran@co.imperial.ca.us">marielamoran@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>a. 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;</li> <li>b. 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 Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and</li> <li>c. Approve the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0002, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ol>			
2.		<p>Consideration of <b>Conditional Use Permit #20-0004 (Valencia 3)</b>, 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 &amp; one (1) mile transmission line. When completed, Project will be a nominal 3-megawatt alternating current (MW<sub>AC</sub>) solar photovoltaic (PV) energy generation facility on a portion (19 acres) of a forty (40) acre property in Imperial County. This Valencia 3 solar project was previously approved under CUP #19-0018 and currently the project is finishing up 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,</p>			

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		Imperial). (Supervisorial District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a> ]. <b>Actions:</b> a. Adopt the Resolution that recommends approval of the Mitigated Negative Declaration MND and Mitigation Monitoring & Reporting Program with findings—as recommended by the EEC, and  b. Adopt the Resolution that recommends to the Board of Supervisors an approval of Conditional Use Permit #20-0004 with findings			
3.		Consideration of <b>Conditional Use Permit #20-0005</b> 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), [Diana Robinson, Planner III at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]. <b>Actions:</b> a. 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 b. Approve the attached Resolution(s), supporting findings and Conditional Use Permit #20-0005 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.			
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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