

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Vacant  
 Russell Roben  
 Ernesto Medina  
 Leticia Zuno

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

HEARING DATE:

**DECEMBER 17, 2020 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](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](mailto: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.		APPROVAL OF MINUTES FOR <b>NOVEMBER 19, 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.		Consideration of <b>General Plan Amendment #20-0003</b> as submitted by Imperial County Planning and Development Services Department (ICPDS). The intent is to include the updated Multi-Jurisdictional Hazard Mitigation Plan into the Imperial County's Safety Element as an Appendix pursuant to Assembly Bill 2140 and as required by recent State law. The project is exempt from CEQA per Section 15061 (b)(3). This is a Countywide project. (All Supervisorial Districts), [Diana Robinson, Planner III at 442-265-1736 extension 1751 or email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]. <b>Actions:</b> a. Adopt the resolution that recommends to the Board of Supervisors the adoption of the proposed incorporation of the updated Multi-Jurisdictional Hazard Mitigation Plan into the Imperial County's Safety Element as an appendix.			
2a.		Consideration of the <b>Water Supply Assessment (WSA)</b> , as submitted by ORNI 33, LLC, proposing a Water Supply Assessment for the Wister Solar Energy Facility project. This Water Supply Assessment has determined that the ground water supply is adequate to meet the project demand for the Wister Solar Energy Facility project. The foreseeable planned demands for the 1 source of water for the Project have been noted in this Water Supply Assessment. Assessor Parcel Numbers: 003-240-001-000. The Project is located approximately 3 miles northeast of the Townsite of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. (Supervisorial District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a> ]. <b>Actions:</b> a. Recommend to Board of Supervisors to approve the resolution with findings for Water Supply Assessment (WSA).			

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2b.		<p>Consideration of the <b>Final Environmental Impact (FEIR SCH2018041058)</b>, as submitted for ORNI 33, LLC, that includes Wister Solar Energy Facility Mitigation Monitoring &amp; Reporting Program, and Conditional Use Permit #18-0040 and Conditional Use Permit #20-0006; (collectively the “Project” generating approximately 20 MW’s), located approximately 3 miles north of the Townsite of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor’s Parcel Number 003-240-001, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Recommend to Board of Supervisors to certify the Resolution with Findings for Final Environmental Impact Report (SCH 2019110140), with findings.</li> <li>b. Recommend to the Board of Supervisors to approve the Findings of Fact for (SCH#2019110140);</li> </ul>		
2c.		<p>Consideration of <b>Mitigation Monitoring &amp; Reporting Program (MM&amp;RP)</b> for the Wister Solar Energy Facility 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. Assessor Parcel Number 003-240-001-000. The project is generally located approximately 3 miles north of the Townsite of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor’s Parcel Number 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Recommend to Board of Supervisors to approve the Resolution with Findings for adoption of the Mitigation Monitoring &amp; Reporting Program (MM&amp;RP).</li> </ul>		
2d.		<p>Consideration of <b>General Plan Amendment #19-0001</b> as submitted by ORNI 33, LLC, proposing an Amendment to include/classify Assessor Parcel Number 002-240-001-000 into the Renewable Energy (RE) Overlay Zone. specific renewable energy project not located in the Renewable Energy (RE) Overlay Zone The project is generally located approximately 3 miles north of the Townsite of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor’s Parcel Number 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve General Plan Amendment #19-0001, with findings.</li> </ul>		
2e.		<p>Consideration of <b>Zone Change #19-0001</b> as submitted by ORNI 33, LLC, proposing a Zone Change to include/classify Assessor Parcel Number 003-240-001-000 (which includes the solar energy facility) into the RE Overlay Zone. The project is generally located approximately 3 miles north of the Townsite of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor’s Parcel Numbers 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749</p>		

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	<p>or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Recommend to the Board of Supervisors to approve Zone Change #19-0001, with findings.</p>			
2f.	<p>Consideration of <b>Conditional Use Permit (CUP #18-0040)</b> as submitted by ORNI 33, LLC, proposing the Wister Solar Energy Facility Project, which is a 20-megawatt alternating current, solar photovoltaic (PV) energy generation facility on one parcel, totaling approximately 160 acres, approximately 100 acres (area within the fence line) would be developed. Assessor Parcel Numbers 003-240-001-000. The project is generally located approximately 3 miles north of the Townsite of of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor's Parcel Numbers 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Recommend to the Board of Supervisors to approve the Conditional Use Permit #18-0040, with findings.</p>			
2g.	<p>Consideration of <b>Conditional Use Permit (CUP #20-0006)</b> as submitted by ORNI 33, LLC, proposing a water well for the construction and operation of the Wister Solar Energy Facility Project. Assessor Parcel Numbers 003-240-001-000. The project is generally located approximately 3 miles north of the Townsite of of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor's Parcel Numbers 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Recommend to the Board of Supervisors to approve the Conditional Use Permit #20-0006, with findings.</p>			
2h.	<p>Consideration of <b>Variance #20-0003</b> as submitted by ORNI 33, LLC, proposing a Variance for any transmission structures exceeding the existing maximum height limit of 40 feet. The project is generally located approximately 3 miles north of the Townsite of of Niland, in the unincorporated area of Imperial County. The project site is generally surrounded on the north, east and south by vacant land. A private road and the East Highline Canal border the project site to the south. Existing transmission lines border the project site to the east and an agricultural field lies to the northwest of the project site. Assessor's Parcel Numbers 003-240-001-000, located at 8601 Wilkins Road, Niland, CA. (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Recommend to the Board of Supervisors to approve Variance #20-0003, with findings.</p>			
3a.	<p>Consideration of <b>Conditional Use Permit #20-0009</b> as submitted by Gordons Well II, LLC. Project Applicant is requesting Conditional Use Permit #20-0009 for a new well for a total allocation of 640 acre feet of water yearly, at 6626 Evan Hewes Highway (etal), Winterhaven, CA The property is described as a portion of the Section 26, Township 16 South, Range 19 East, SBB&amp;M, Assessor Parcel Numbers 056-210-001, 008, 042, 044, 052, 053, 061, 063, 066 and 067-000,(Supervisory District #5) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a>].</p>			

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		<p><b>Actions:</b></p> <ul 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 October 29, 2020;</li> <li>b. Make the De Minimus Finding as recommended at the October 29, 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. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0009, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ul>		
3b.		<p>Consideration of <b>Conditional Use Permit #20-0010</b> as submitted by Gordons Well II, LLC. Project Applicant is requesting Conditional Use Permit #20-0010 to increase in the current permitted water allocation per CUP #10-0018, from 15 acre feet to 200 acre feet of water yearly, at 6626 Evan Hewes Highway (etal), Winterhaven, CA The property is described as a portion of the Section 26, Township 16 South, Range 19 East, SBB&amp;M, Assessor Parcel Numbers 056-210-001, 008, 042, 044, 052, 053, 061, 063, 066 and 067-000,(Supervisorial District #5) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0009, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ul>		
3c.		<p>Consideration of <b>Conditional Use Permit #20-0011</b> as submitted by Gordons Well II, LLC. Project Applicant is requesting Conditional Use Permit #20-0011, to increase in the current permitted water allocation per CUPs #1205-96(B) from 5 acre feet to 20 acre feet of water yearly, at 6626 Evan Hewes Highway (etal), Winterhaven, CA The property is described as a portion of the Section 26, Township 16 South, Range 19 East, SBB&amp;M, Assessor Parcel Numbers 056-210-001, 008, 042, 044, 052, 053, 061, 063, 066 and 067-000,(Supervisorial District #5) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0009, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ul>		
3d.		<p>Consideration of <b>Conditional Use Permit #20-0012</b> as submitted by Gordons Well II, LLC. Project Applicant is requesting Conditional Use Permit #20-0012 to increase in the current permitted water allocation per CUPs #10-0021 from 25 acre feet to 140 acre feet, at 6626 Evan Hewes Highway (etal), Winterhaven, CA The property is described as a portion of the Section 26, Township 16 South, Range 19 East, SBB&amp;M, Assessor Parcel Numbers 056-210-001, 008, 042, 044, 052, 053, 061, 063, 066 and 067-000,(Supervisorial District #5) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0009, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant</li> </ul>		
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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