

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Dennis Bergh
 Sergio Cabanas
 Kathryn Dunn

Ernesto Medina
 Scott Wright
 Lewis Pacheco
 Jose Hinojosa

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: AUGUST 14, 2024, 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 10, 2024, MEETING			
2.		<p><u>Consideration of Time Extension #23-0016 for CUP#03-0012</u> as submitted by Bruce Singh (Imperial Valley Compost, LLC.). The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #03-0012 for the existing composting facility using cattle manure and chicken manure, with the necessary ancillary equipment, generally being a staging area and equipment maintenance area, not including any structures. The property is located at 1480 E. Highway 78, Brawley, CA, with Assessor’s Parcel Number 038-240-016-000 and legally described as Tract 43 T13S R15E 65.59AC EXC S 425FT E of S.B.B., in the unincorporated area of the County of Imperial. (Supervisory District #4),[Evelia Jimenez, Planner II at 442-265-1736 extension 1747 or via email at ejimenez@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #23-0016 for Conditional Use Permit #03-0012 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #23-0016 for Conditional Use Permit #03-0012 for a new 15-year term, subject to the existing conditions. 			
3.		<p><u>Consideration of Initial Study (IS) #23-0034</u> as submitted by Imperial County Department of Public Works (ICDPW) proposes to replace the existing Meloland Road Bridge over Central Drain and add a pipe crossing. The project includes the demolition, removal and disposal of the existing bridge with replacement with a pipe crossing and the roadway to be reconstructed on the same alignment. This bridge has been closed to traffic since 2016. Located in an unincorporated area of the County of Imperial, State of California.; (Supervisorial District #5). [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at rocioyee@co.imperial.ca.us].</p>			

PLANNING COMMISSION AGENDA

		<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the Mitigated 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 27, 2024 2. Approve the attached Resolutions, supporting Findings and Initial Study (IS) #23-0034. 			
4.		<p><u>Consideration of Parcel Map #02507</u> as submitted by Mark & Marlene/Dennis & Julia Bernsen, proposes a minor subdivision application to divide a general agricultural/rural zoned parcel with allowed residential use to separate farmland from the existing home. The parcel size is approximately 148.34 acres to be divided into two parcels, with Parcel 1 to have approximately 145.84 acres and Parcel 2 to have approximately 2.50 acres. The property is located at 2490 E. Boyd Road, Brawley, CA., with Assessor's Parcel Number 041-290-002-000 and legally described as Lot 6 8 & 11 SE4 of NW4 & Por Lot 17 & SW4 SEC 28 14-16, S.B.B.M., located in the unincorporated area of the County of Imperial (Supervisorial District #5), [Evelia Jimenez, Planner II at 442-265-1736, or by email at ejimenez@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 (EEC) hearing held on June 13, 2024; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02507, subject to all conditions. 			
5.		<p><u>Consideration of Parcel Map #02508</u> as submitted by Vikings Energy Farm, LLC in response to the Imperial Irrigation District's request to convey the existing Nelson Switching Station within the Vikings Solar Energy Generation & Storage Facility. Such action will create a lot to separate the existing switching station from the solar energy generation and storage facility, which was previously evaluated environmentally in 2022 under Conditional Use Permit (CUP) #20-0025 through the Final Environmental Impact Report (EIR) SCH#2021050036. The proposed project site is located at 2910 E. Nelson Pit Road, Holtville, CA 92250, on property identified as Assessor's Parcel Number 050-070-019-000, and further described as West Half of Northwest Quarter of Section 36, Township 15 South, Range 16 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. 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 June 13, 2024; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02508, subject to the attached conditions. 			
6a.		<p><u>Consideration of Water Supply Assessment (WSA)</u> as submitted by APEX Energy Solutions, LLC proposing a water well for construction and operations for the proposed VEGA SES 6, SOLAR ENERGY projects. 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 (034-160-002-000). The project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (Supervisor District # 3) [David Black, Planner IV at 442-265-1736 extension 1746 or via email at davidblack@co.imperial.ca.us].</p>			

PLANNING COMMISSION AGENDA

		<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend the Board of Supervisors approve the Water Supply Assessment (WSA) for VEGA SES 6 Solar Energy and Storage project. 		
6b.		<p><u>Consideration of Final Environmental Impact Report (SCH #2022070146) and CEQA Findings,</u> of the VEGA SES 6 SOLAR ENERGY AND STORAGE project. Final Environmental Impact Report (FEIR) that includes reviews of WSA, Mitigation Monitoring & Reporting (MM&RP) Program, General Plan Amendment GPA 22-0001, Zone Change ZC 22-0001CUP 22-0005, CUP22-0027. The projects propose to generate approximately 80 MWs of solar and up to 160 MW of battery storage. The proposed Project sites is located on parcel (APN 034-160-002-000). The project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (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 Final Environmental Impact Report (FEIR) and the CEQA Findings (SCH 2022070146) for the VEGA SES 6 Solar and Battery Storage project. 		
6c.		<p><u>Consideration of Mitigation Monitoring & Reporting Program (MM&RP),</u> for the VEGA SES 6 solar energy 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 parcel (APN 034-160-002-000). The project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (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 for Board of Supervisors approve this proposed Mitigation Monitoring & Reporting Program for the VEGA SES 6 Solar and Battery Storage project. 		
6d.		<p><u>Consideration of General Plan Amendment GPA #22-0001</u> for the VEGA SES 6 solar energy 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 VEGA SES 6 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. The proposed Project sites is located on parcel (APN 034-160-002-000). (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 General Plan Amendment GPA #22-0001 for the VEGA SES 6 Solar and Battery Storage project. 		
6e.		<p><u>Consideration of Zone Change ZC # 22-0001.</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 VEGA SES 6 proposed solar and battery storage facility will allow development of a nominal 80-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 160 MW. The project includes a solar energy generation facility, battery storage system,</p>		

PLANNING COMMISSION AGENDA

		<p>switching station and gen-tie line. The proposed Project site is located on parcel (APN 034-160-002-000). This proposed project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (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 ZC #22-0001 for the VEGA SES 6 Solar and Battery Storage project. 			
6f.		<p><u>Consideration of Conditional Use Permit CUP #22-0005</u> will permit the development of a nominal 80-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 160 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 034-160-002-000). The project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (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 CUP #22-0005 for the VEGA SES 6 solar development and battery storage project. 			
6g.		<p><u>Consideration of Conditional Use Permit CUP # 22-0027</u> ground water well used for the construction and operation of the solar and battery storage project. This water well will be permitted for up to 8-acre feet per year of water usage for the solar and battery storage operations and 170-acre feet during the construction phase of solar and battery storage. The proposed Project site is located on parcel (APN 034-160-002-000). The project is located southwest of the community of Westmorland, south of Andre Road and ½ miles west of the West Main Canal. (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 Recommend the Board of Supervisors approve Conditional Use Permit CUP #22-0027 for the VEGA SES 6 solar and battery storage project. 			
7.		<p><u>Consideration of General Plan Amendment #22-0002, Zone Change #22-0002, Parcel Map #02499</u> as submitted by Maverik Inc. The project proposes to change the General Plan Designation from Agriculture to Urban Area and land use zone from A-2 (General Agriculture) to C-3 (Heavy Commercial) on 10 acres of a 50 acres parcel through a 2 Parcel Map split for the purpose of constructing and operating a Maverik fueling station. The project consists of one parcel legally described as NE1/4 OF NW1/4 & POR OF LOT 3 E OF HWY SEC11 T16S R14E 49.49 S.B.B.M (054-080-023-000) (407 E. Ross Road, El Centro, CA; (Supervisorial District #5), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors, to adopt the Mitigated Negative Declaration as recommended by the Environment Evaluation Committee (EEC) on April 25, 2024; and 2. Recommend to the Board of Supervisors to approve General Plan Amendment #22-0002. 			

PLANNING COMMISSION AGENDA

		<p>3. Recommend to the Board of Supervisors to approve the attached Ordinance with Findings for Zone Change #22-0002.</p> <p>4. Recommend to the Board of Supervisors to approve Parcel Map #02499 with Findings and Conditions.</p>			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director 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

VGIS:\Clerical\AGENDAS\2024\PC\08 14 24 PC Agenda REG.docx