

# 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: December 11, 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.	<b>9:00 a.m.</b>	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 November 13, 2024, MEETING			
2.		<p><b>Consideration of Conditional Use Permit #24-0019</b> as submitted by Loren F &amp; Rayleen Strahm, who proposes to construct a 1,500 square foot second dwelling single-family residence on a 160-acre parcel. This will include a new septic system, water cistern, and pump house to service the residence; Legally described as Tract 99, Township 15 South, Range 15 East, 160-acre parcel, S.B.M. in an unincorporated area of the County of Imperial. The property is also known as Assessor’s Parcel number (APN) 045-040-015-000 (2605 Holt Rd. Holtville CA, 92250 ), (Supervisorial District #5) [Rocio Yee, Planner II at 442-265-1736, extension 1750 or by email at <a href="mailto:rociyee@co.imperial.ca.us">rociyee@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically exempt from CEQA pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA guidelines and that no further documentation is necessary; and,</li> <li>2. Find that the Conditional Use Permit #24-0019 is consistent with applicable zoning, state laws and County building ordinances; and</li> <li>3. Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #24-0019, subject to all the conditions of approval and authorize the Planning &amp; Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ol>			
3.		<p><b>Consideration of Lot Line Adjustment #00338</b> as submitted by Anthony R. Edmondson &amp; Vincent H. Wavra, who are requesting to adjust the boundary line between Parcel A and Parcel B to achieve identical configuration in depth on both lots. Parcel A with Assessor’s Parcel Number 046-280-004-000 (4524 Brandt Road, Brawley, CA 92227) is legally described as Parcel 1 of Parcel Map #586 of Tract #197 Township 13 South, Range 14 East, S.B.B.M.; Parcel B with Assessor’s Parcel Number 046-280-028-000 (4550 Brandt Road, Brawley, CA 92227) is legally described as S 110FT OF N 770FT OF W 759.09FT TR 197 13-14 1.91AC, Township 13 South, Range 14 East, S.B.B.M.; [Luis Bejarano,</p>			

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		<p>Planner I at (442) 265-1736, extension 1745 or via email at <a href="mailto:luisbejarano@co.imperial.ca.us">luisbejarano@co.imperial.ca.us</a> ]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that Lot Line Adjustment #00338 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and</li> <li>2. Find that Lot Line Adjustment #00338 is consistent with applicable Zoning and Building Ordinances; and</li> <li>3. Approve Lot Line Adjustment #00338, subject to the attached conditions.</li> </ol>			
4.		<p><b><u>Consideration of Conditional Use Permit #24-0015</u></b> as submitted by Zayo Group LLC., proposes a new unmanned fiber hut which will house servers and ancillary equipment. The addition will comprise of a prefabricated structure which will be located along Jessup Road, with a footprint of approximately 35' by 23' and a height of 11'11 and an emergency stand-by generator. The project site is located at 1941 Jessup Road, Imperial, CA 92251, on property identified as Assessor Parcel Number 051-120-074-000, and is further described as Parcel 3 PM 1812 of Lots 3 4 &amp; 6 Section 10 16-12 46.08 AC. in the County of Imperial; State of California (Supervisory District #3), [Luis Valenzuela, Planner II at 442-265-1736, or by email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a> ].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment; and</li> <li>2. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #24-0015 subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.</li> </ol>			
5.		<p><b><u>Consideration of Conditional Use Permit #23-0025</u></b> as submitted by Apex Energy Solutions, LLC proposing the Alba Peaker BESS Project through Conditional Use Permit #23-0025 which consists of the development a 100-Megawatt (MW) Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 92-Kilovolt (kV) "LW" line. The BESS facility would include battery containers and storage sites, an on-site switching station, an on-site water storage pond/tank for fire suppression purposes, and associated facilities surrounded by fencing. The proposed project site is located at 1884 Drew Road, Seeley, CA 92273, on property identified as Assessor's Parcel Number 051-420-042-000, and further described as That Part of the East Half of Tract 65, Township 16 South, Range 12 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #3), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a> ].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Adopt the Mitigated 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 October 10,</li> </ol>			

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		<p>2024; and,</p> <p>2. Approve the attached Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #23-0025 subjected to the attached conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</p>			
6.		<p><b><u>Consideration of Parcel Map #02512</u></b> as submitted by Grewal Holdings, LLC seeking approval for a minor subdivision within the Gateway of the Americas Specific Plan Area which consists of dividing an existing parcel into two distinct lots. One lot would be designated for the development of a Truck Stop &amp; Travel Center, while the other is intended for a Starbucks Coffee location or a Drive-Thru Business. The proposed project site is located at 1761 Maggio Road, Calexico, CA 92231, on property identified as Assessor's Parcel Number 059-435-012-000, and further described as This Lot Merger Consists of the Merging of Lots 4, 5, 6, 7, 8, 9, 10, 17 and 18 of the Maggio Commercial Park Subdivision Tract No. 941 Unit 4 Together with That Segment of Stefani Street and the Public Utility Easement (PUE) Adjacent to Said Segment of Stefani Street within the Said Maggio Commercial Park Subdivision Tract No. 941 Unit 4; Township 17 South, Range 15 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 <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>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 October 10, 2024; and,</li> <li>2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02512, subject to the attached conditions.</li> </ol>			
7a.		<p><b><u>Consideration of Water Supply Assessment (WSA)</u></b> as submitted by Apex Energy Solutions, LLC, proposing a water well for the construction and operations for the proposed NorthStar 3 Solar Energy Generation and Battery Storage project. 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 would be located on three privately owned parcels encompassing approximately 585 acres in the northwest portion of the County. The proposed project site is located at 4580 West Highway 86, Westmorland, CA, on properties identified as Assessor's Parcel Numbers 017-350-031-000, 017-350-030-000, and 017-350-027-000; and further described as That Portion of West Half of Section 25; West Portion of West Half of the East Half of Section 25; and Southeast Quarter of the Northeast Quarter &amp; the East Half of the Southeast Quarter of Section 25, respectively; Township 11 South, Range 10 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors approve the <b>Water Supply Assessment (WSA)</b> for the NorthStar 3 Solar Energy Generation and Battery Storage project, with resolutions and findings.</li> </ol>			

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7b.		<p><b><u>Consideration of the Mitigated Negative Declaration</u></b> for the NorthStar 3 Solar Energy Generation and Battery Storage project. The Mitigated Negative Declaration includes reviews of WSA, General Plan Amendment #23-0002, Zone Change #23-0002, CUP #23-0007 &amp; CUP#23-0008. The proposed project would be located on three privately owned parcels encompassing approximately 585 acres in the northwest portion of the County. The proposed project site is located at 4580 West Highway 86, Westmorland, CA, on properties identified as Assessor's Parcel Numbers 017-350-031-000, 017-350-030-000, and 017-350-027-000; and further described as That Portion of West Half of Section 25; West Portion of West Half of the East Half of Section 25; and Southeast Quarter of the Northeast Quarter &amp; the East Half of the Southeast Quarter of Section 25, respectively; Township 11 South, Range 10 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors adopt the <b>Mitigated Negative Declaration</b> 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 13, 2024 for the NorthStar 3 Solar Energy Generation and Battery Storage project.</li> </ol>			
7c.		<p><b><u>Consideration of General Plan Amendment #23-0002</u></b> for the NorthStar 3 Solar Energy and Battery Storage project. This action would add a renewable energy overlay designation (RE) to the project site area. The General Plan Amendment (map and text revision) for the NorthStar 3 Solar Energy Generation and Battery Storage project is consistent with the Imperial County General Plan's Renewable Energy &amp; Transmission Element and allows for inclusion into the Renewable Energy Overlay Zone.</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors approve the <b>General Plan Amendment #23-0002</b> for the NorthStar 3 Solar Energy Generation and Battery Storage project.</li> </ol>			
7d.		<p><b><u>Consideration of Zone Change #23-0002.</u></b> The Zone Change is consistent with the General Plan's underlying land use overlay designation of Renewable Energy (RE). The Zone Change would allow development of the proposed NorthStar 3 Solar Energy Generation and Battery Storage project which consists of the construction and operation of a 100-megawatt (MW) solar photovoltaic (PV) energy generation facility with a 200-megawatt (MW) battery storage (BESS) component and an on-site transmission line to connect to the Imperial Irrigation District's existing 161kV "L" Line. The proposed project would be located on three privately owned parcels encompassing approximately 585 acres in the northwest portion of the County. The proposed project site is located at 4580 West Highway 86, Westmorland, CA, on properties identified as Assessor's Parcel Numbers 017-350-031-000, 017-350-030-000, and 017-350-027-000; and further described as That Portion of West Half of Section 25; West Portion of West Half of the East Half of Section 25; and Southeast Quarter of the Northeast Quarter &amp; the East Half of the Southeast Quarter of Section 25, respectively; Township 11 South, Range 10 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors approve the <b>Zone Change #23-0002</b> for the NorthStar 3 Solar Energy Generation and Battery Storage project.</li> </ol>			
7e.		<p><b><u>Consideration of Conditional Use Permit #23-0007</u></b> which would permit the development of a nominal 100-megawatt (MW) solar photovoltaic (PV) energy generation project with an integrated battery storage system not to exceed 200-megawatt (MW). The</p>			

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	<p>project includes a solar energy generation facility, battery storage system, and an on-site transmission line to connect to the Imperial Irrigation District’s existing 161kV “L” Line. The proposed project would be located on three privately owned parcels encompassing approximately 585 acres in the northwest portion of the County. The proposed project site is located at 4580 West Highway 86, Westmorland, CA, on properties identified as Assessor’s Parcel Numbers 017-350-031-000, 017-350-030-000, and 017-350-027-000; and further described as That Portion of West Half of Section 25; West Portion of West Half of the East Half of Section 25; and Southeast Quarter of the Northeast Quarter &amp; the East Half of the Southeast Quarter of Section 25, respectively; Township 11 South, Range 10 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors approve <b>Conditional Use Permit #23-0007</b> for the NorthStar 3 Solar Energy Generation and Battery Storage project.</li> </ol>			
7f.	<p><b>Consideration of Conditional Use Permit # 23-0008</b> which consists the construction and operation of a groundwater well for the NorthStar 3 Solar Energy Generation and Battery Storage project. This water well will be permitted for up to 10-acre-feet per year of water usage for the solar and battery storage operations and 295-acre-feet during the construction phase of solar and battery storage. The proposed project would be located on three privately owned parcels encompassing approximately 585 acres in the northwest portion of the County. The proposed project site is located at 4580 West Highway 86, Westmorland, CA, on properties identified as Assessor’s Parcel Numbers 017-350-031-000, 017-350-030-000, and 017-350-027-000; and further described as That Portion of West Half of Section 25; West Portion of West Half of the East Half of Section 25; and Southeast Quarter of the Northeast Quarter &amp; the East Half of the Southeast Quarter of Section 25, respectively; Township 11 South, Range 10 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #4).</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Recommend the Board of Supervisors approve <b>Conditional Use Permit #23-0008</b> for the NorthStar 3 Solar Energy Generation and Battery Storage project.</li> </ol>			
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**

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