

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

MARCH 13, 2019 AT 9:00 A.M.

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

HEARING DATE:

HEARING LOCATION

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 FEBRUARY 13, 2019 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 Conditional Use Permit #18-0029 as submitted by Jacobs on behalf of Verizon Wireless, who proposes to renew entitlements for previously approved Conditional Use Permit #02-0025 for an existing 255-foot telecommunications tower with ancillary equipment. The proposed CUP #18-0029 would supersede the previously approved CUP #02-0025 since its 15-year time limit has reached expiration. On property legally described as Parcel 1 of Parcel Map 1995 of Tract 38, Township 15 South, Range 14 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County. Assessor's Parcel Number 044-460-040-000, (1990 Hwy 111, El Centro, CA.), (Supervisory District #5), [Mariela Moran, Planner I at (442) 265-1736, extension 1747 or via-email at marielamoran@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #18-0029 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 Resolution(s), supporting findings and Conditional Use Permit #18-0029 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			

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2.	<p>Consideration of <u>Conditional Use Permit #18-0030</u> as submitted by Jacobs on behalf of Verizon Wireless, for the renewal of land use entitlement for previously approved Conditional Use Permit #02-0021 to continue operating the existing 64 foot communication tower. On property legally described as Section 9, Township 14 South, Range 11 East, SBB&M. Assessor’s Parcel Number 034-170-010-000, (3000 Imler Road, Brawley, CA.), (Supervisorial District #3), [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Make the findings that the project is categorically exempt from CEQA (Class 1 – Existing Facility) and that no further documentation is necessary; and b. Adopt the Resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #18-0030 subject to the conditions and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. 			
3.	<p>Consideration of <u>Variance #18-0007</u> as submitted by Heber Public Utility District, to allow for a deviation of 15 feet to the rear yard setback in an R-1 zone, totaling to a 10 foot rear yard setback and to allow for a deviation of 18 parking spaces, totaling to 5 parking spaces within the proposed project site. The applicant is requesting a variance to install a 2,250 square-foot recreation center that will provide recreational amenities for the residents of the Heber Meadow Subdivision. On property legally described as Lot 1 Heber Meadows Tract 956 Unit 1, SBB&M. Assessor’s Parcel Number 054-601-001-000, (156 Littlefield Way, Heber CA), (Supervisorial District #2), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at isabelpatten@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Find that Variance#18-0007 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alterations to Land Use Limitation of CEQA and that no further environmental documentation is necessary; b. Approve the Resolutions and Findings for Variance #18-0007. 			
4A.	<p>Consideration of <u>Water Supply Assessment (WSA)</u> as submitted by Vega SES, LLC proposing a Water Supply Assessment for the Vega SES Solar Energy project. This Water Supply Assessment has determined that IID has adequate polices, programs and project in place to provide water to agricultural, commercial, industrial and municipal users in the Imperial Unit. Adequate supply is currently available during normal water years. IID’s Equitable Distribution Plan (“EDP”) is sufficient to manage water supply during multiple dry water years. Conservation plans and measures are available to reduce the probability of Supply Demand Imbalance (“SDI”) from occurring. Adequate agreements, plans and policies are in place that enable the Imperial Unit water supply to be considered reliable for 20 years. The foreseeable planned demands for the sources of water for the Project have been noted in this Water Supply Assessment. . The project is generally located south of I-8, west of Drew Road, Wixom Road, Lyons, and Mandrapa Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for Water Supply Assessment (WSA). 	Rr		

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4B.		<p>Consideration of <u>Final Environmental Impact (FEIR SCH2017081019)</u>, as submitted for the Vega SES Solar Energy project that includes a General Plan Amendment, a Zone Change, a Conditional Use Permit, a Battery Storage Facility and a Water Supply Assessment (collectively the “Projects” generating approximately 100 MW’s). The project is generally located south of I-8, west of Drew Road, north of Mandrapa Road, and south of Wixom Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for Final Environmental Impact Report (SCH 2017081019); b. Recommend to the Board of Supervisors to approve the Findings for (SCH 2017081019). 			
4C.		<p>Consideration of <u>Mitigation Monitoring & Reporting Program (MM&RP)</u> for the Vega SES Solar Energy project. A mitigation monitoring and reporting program will be required pre-construction, during construction and during operational phases of Vega SES Solar Energy project to ensure that the mitigation measures identified in the EIR are implemented. The project is generally located south of I-8, west of Drew Road, north of Mandrapa Road, and south of Wixom Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for approval of Mitigation Monitoring & Reporting Program (MM&RP). 			
4D.		<p>Consideration of <u>General Plan Amendment (GPA #17-0001)</u> as submitted by Vega SES, LLC, proposing a General Plan Amendment for the Vega SES Solar Energy project. The proposed amendment to the County’s General Plan Renewable Energy and Transmission Element is required to include the proposed project within the RE Overlay zone. No change in the underlying general plan land designation “Agriculture” is proposed. The project is generally located south of I-8, west of Drew Road, north of Mandrapa Road, and south of Wixom Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for General Plan Amendment (GPA)#17-0001. 			

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4E.		<p>Consideration of <u>Zone Change (ZC #17-0005)</u> as submitted by Vega SES, LLC, proposing a Zone Change for the Vega SES Solar Energy project. The proposed zone change the County's Zone Maps is required to include the proposed project within the Renewable Energy (RE) Overlay Zone Map #71 and add RE to Zone Map #40. The project is generally located south of I-8, west of Drew Road, north of Mandrapa Road, and south of Wixom Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for Zone Change (ZC) #17-0005. 			
4F.		<p>Consideration of <u>Conditional Use Permit (CUP #17-0001)</u> as submitted by Vega SES, LLC, proposing the Vega SES Solar Energy project, which is a nominal 100-megawatt alternating current, solar photovoltaic (PV) energy generation facility. The project is generally located south of I-8, west of Drew Road, north of Mandrapa Road, and south of Wixom Road totaling approximately 574 total acres. Assessor Parcel Numbers: 051-360-021-000, 051-360-031-000, 051-390-004-000, 051-390-012-000, 051-390-013-000, (Supervisorial District #2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to Board of Supervisors to approve the Resolutions with findings for Conditional Use Permit #17-0001. b. Recommend to Board of Supervisors to approve the Conditional Use Permit #17-0001, subject to all the conditions of approval. 			
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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