

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
 Leticia Zuno
 Ernesto Medina

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

JANUARY 11, 2017 9:00 AM

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 NOVEMBER 17, 2016 SPECIAL MEETING & December 14, 2016			
IV.		ELECTION OF OFFICER(S) 2017			
V.		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 #16-0030 as submitted by SBA Towers II, LLC, proposing the renewal of entitlements for previously approved CUP#00-0039 for an existing communications tower 180 foot tall and ancillary equipment. On property legally described as Parcel 2 PM 2309 of Southwest ¼ of Section 16, Township 12 East, Range 16 South, on file in the Office of the County Recorder of Imperial County. Assessor's Parcel Number 018-230-055-000, (2189 West Highway 78, Borrego Springs, CA) (Supervisory District #4), [Jared Chavez, Planner II at 442-265-1736 extension 1747 or email at jaredchavez@co.imperial.ca.us].</p> <p>Actions</p> <ol style="list-style-type: none"> Find that Conditional Use Permit #16-0030 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA guidelines and that no further documentation is necessary; and Approve the Resolution(s), supporting findings and Conditional Use Permit (CUP) #16-0030 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. 			
2.		<p>Consideration of Conditional Use Permit #16-0032 as submitted by SBA Towers II, LLC, proposing the renewal of entitlements for previously approved Conditional Use Permit #00-0015 for a 196 foot tall communication tower and ancillary equipment. On property legally described as South ½ of the North ½ of the Southwest ¼ of Section 4, Township 11 South, Range 14 East SBB&M. Assessor's Parcel Number 021-040-004-000, (1781 Rio Vista St, Seeley) (Supervisory District #3), [Jared Chavez, Planner II at 442-265-1736 extension 1747 or email at jaredchavez@co.imperial.ca.us].</p> <p>Actions</p> <ol style="list-style-type: none"> Find that Conditional Use Permit #16-0032 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA guidelines and that no further documentation is necessary; and Approve the Resolution(s), supporting findings and Conditional Use Permit (CUP) #16-0032 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the cup contract upon receipt from the Permittee. 			

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3.		<p>Consideration of Conditional Use Permit #16-0031 as submitted by SBA Towers II, LLC., proposing to continue operating existing Cellular Telephone Tower site. The existing site has 196' AGL tower, including security fencing and control structure. On property legally described as Tract 145 lying West of the Southern Pacific Railroad right of way, Township 15 South, Range 14 East, San Bernardino Base and Meridian, on file in the Office of the County Recorder of Imperial County. Assessor's Parcel Number(s) 044-530-011-000, (339 Larsen Road, Imperial, CA) (Supervisory District #3), [Diana Robinson, Planner I at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us].</p> <p>Actions</p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #16-0031 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA guidelines and that no further documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit (CUP) #16-0031 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. 		
4.		<p>Consideration of Conditional Use Permit #16-0033 as submitted by SBA Towers, II, LLC., proposing to continue using the current property that contains a Lattice Communication Tower. The tower is 180' AGL, including security fencing and control structure. No changes are proposed described as that Portion of the East ½ of the Northwest ¼ of Section 34, Township 13 South, Range 18 East, SBB&M. Assessor's Parcel Number. 039-310-029-000, (5384 E Highway 78, Glamis, CA) (Supervisory District #5), [Diana Robinson, Planner I at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us]</p> <p>Actions</p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #16-0033 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA guidelines and that no further documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit (CUP) #16-0033 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. 		
5 (A)		<p>Consideration of Supplemental Environmental Impact Report (SEIR) for the Campo Verde Solar, LLC Battery Storage System project. This Final Environmental Impact Report (Final SEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines §15132. The County of Imperial (County) is the lead agency for the environmental review of the Campo Verde Battery Energy Storage System (Project) and has the principal responsibility for approving the Project. This Final SEIR assesses the expected environmental impacts resulting from approval of the project and responds to comments received on the Draft SEIR. A Notice of Preparation was sent to the State Clearinghouse (SCH 2011111049) or public and agency comment beginning on June 27, 2016 thru July 26, 2016. The Draft SEIR was prepared in October 2016 and circulated for 45-day public and agency review from October 13, 2016 to November 28, 2016. The Draft SEIR contains a description of the project; description of the environmental setting; identification of project impacts; and mitigation measures for impacts found to be significant; as well as an analysis of project alternatives. . Assessor's Parcel Number 051-350-018-000 (1148 Liebert Road, El Centro, Ca 92243) (Supervisory District # 2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions</p> <ul style="list-style-type: none"> a. Recommend to the Board of Supervisors to approve and Certify the Resolution for the Supplemental Final EIR for Campo Verde Energy Storage project any comments received has been completed pursuant to Government code Section 15175,et SEQ. and the County's "Rules and Regulations to Implement CEQA as amended" and that the significant effects contained therein have been reviewed and considered in the decision on the project. b. Recommend to the Board of Supervisors to make the DE Minimus finding that the proposed project will not individually or cumulatively have an adverse effect on fish 		

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		and wildlife resources, as defined in section 711.2 of the Fish and Game codes, other than the required mitigation measures identified herein; and c. Recommend to the Board of Supervisors to approve and make the Findings of Fact.			
5(B)		Consideration of the Mitigation Monitoring and Reporting Program (MM&RP) for Campo Verde Solar, LLC Battery Storage System project to amend the Conditional Use Permit 11-0007; the Mitigation Monitoring & Reporting Program (MM&RP) will need to be adopted as required by CEQ Guidelines Section 15-97 to ensure that mitigation measures identified in the SEIR. Assessor's Parcel Number 051-350-018-000 (1148 Liebert Road, El Centro, Ca 92243) (Supervisory District # 2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions a. Recommend to the Board of Supervisors to approve the Resolution for the Mitigation Monitoring and Reporting Program (MM&RP) for the Camo Verde Energy Storage project.			
5(C)		Consideration of amendment to the previously-approved and recorded Conditional Use Permit 11-0007 . For the Campo Verde Solar, LLC Battery Storage System project. The amendment to Conditional Use Permit 11-0007 is to allow for the construction, operation, maintenance, replacement and removal of a utility-scale battery energy storage system incorporating traditional lithium ion batteries. The batteries are expected to meet the minimum 20-year design life with 50 percent capacity remaining. The Project is proposed to be constructed in two phases: Phase 1 of the proposed Project will be designed to store up to 5 megawatt-hours (MWH) of energy. Phase 1 will consist of an approximately 424 square foot (sq. ft.) Phase 2 of the proposed Project will be designed to store up to 100 MWH of energy on property legally described as PAR A LLA#269 ALSO BEING POR E2 OF W2 & POR W2 OF E2 SEC 34 16-12 NLY OF WESTSIDE MAIN CANAL 171.43AC. Assessor's Parcel Number 051-350-018-000 (1148 Liebert Road, El Centro, Ca 92243) (Supervisory District # 2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]. Actions a. Recommend to Board of Supervisors to approve the Resolution for amendment to Conditional Use Permit # 11-0007 to allow for a Battery Energy Storage system			
VI.		Public Comments.			
VII.		Planning Commissioner Comments.			
VIII.		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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