

DOCKETED	
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Comment Received From: Becky Steinbruner
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Project Site Parcel Must be Subdivided

Dear CEC Staff,

The 90 Minto Road parcel (APN 051-101-77) is a 37.0000 acre parcel zoned for Commercial Agricultural use. The Seahawk BESS Project is an industrial use. The two uses cannot be co-mingled on a single parcel. Therefore, the parcel must be subdivided.

The applicant claims the remainder of the parcel not dedicated to the industrial-use BESS project would be granted permanent conservation. Any valid conservation easement mitigation must be legally documented by a parcel subdivision.

Therefore, APN 051-101-77 must be subdivided before any approval of the Seahawk BESS Project application.

Sincerely,
Becky Steinbruner

Under the Subdivision Map Act, creating new parcels triggers mandatory Planning Commission and Board of Supervisor review, with properly-noticed public hearings.