

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

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: JANUARY 10, 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 December 13, 2023 MEETING.			
2.		ELECTION OF OFFICERS 2024			
3.		<p><u>Consideration of Reclamation Plan #21-0001/Initial Study #21-0029</u> as submitted SMP Gold Corp. (aka Oro Cruz). The applicant proposes mineral exploration activities consisting of using existing access roads and improving some existing roads, as well as constructing a new temporary exploration drilling access road, up to eight (8) helicopter landing pads and sixty-five (65) drill pads to support exploration in seven (7) Drill Areas. The Project would also entail constructing a new permanent access road and 2.8-acre staging area for access to the Oro Cruz Portal on BLM lands. The total surface disturbance on BLM lands for the proposed Project activities is estimated at 21.3 acres. The Project is located on previously mined BLM lands, (APN 050-110-006, 007, 008, 009, 023, 024, and 050-280-001, 012 and 013) within T15S, R20E, Sections 1, 2, 12 and 13, and T15S, R21E, Sections 6, 7 and 18, SBBM; Winterhaven area, Supervisorial District #5), [Gerardo A. Quero, Planner II at (442) 265-1736 or by email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <p>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 November 17, 2022; and,</p> <p>2. Make the De Minimis Findings as recommended at the November 17, 2022, EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and</p> <p>3. Approve the attached Resolution(s), Supporting Findings, and Reclamation Plan (RP) #21-0001.</p>			
4.		<p><u>Consideration of Time Extension #23-0009</u> as submitted by Kazem Zomorrodian., requests an 1-year time extension for Tract Map #00956 as permitted under the Subdivision Map Act section 664582.6. The project consists of two parcels legally described as the REMAINDER POR OF LOT F OF TR 956 SUBDIVISION (APNs 054-601-021 & 054-605-068-000). (1135 Pitzer Rd., Heber, CA 92249, and; Supervisorial District #2), [Derek Newland, Planner III at 442-265-1736 or by email at</p>			

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		<p>dereknewland@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve Time Extension #23-0009 for Tract Map #956 for the 1st time extension, subject to the conditions of approval of said Tract Map. 			
5.		<p>Consideration of Lot Line Adjustment #00333 as submitted by Andres Joel Carmona and Osterkamp Farms, who are requesting to correct an encroachment of Parcel 1 onto Parcel 2 property. Parcel 1 with Assessor's Parcel Number 045-010-035-000 (2714 James Road Imperial, CA 92251; is legally described as Portion of Tract 60, Township 15 South., Range 15 East, S.B.B.M.; Parcel 2 with Assessor's Parcel Number 0445-010-063-000; is legally described as Tract 60, Township 15 South, Range 15 East, S.B.M. except the above-mentioned property. Supervisory District #5; [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at rocioyee@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Find that Lot Line Adjustment #00333 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, 2. Find that Lot Line Adjustment #00333 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Line Adjustment #00333, subject to the attached conditions. 			
6.		<p>Consideration of Lot Line Adjustment #00334 as submitted by Miguel A. Barba Martinez, Osterkamp Farms and Mary C. Gilbert, who are requesting to correct an encroachment of a residential home onto the agriculture field. Parcel 1 with Assessor's Parcel Number 045-470-011-000 (839 E. Worthington Road Imperial, CA 92251) is legally described as W 210FT OF E 230FT OF S 210FT OF N 270FT OF S2 TR 54 15-15; Parcel 2 with Assessor's Parcel Number 045-470-012-000 (Rubber Canal Delivery 4-A) is legally described as POR S 102FT TR 54 15-15 38.99 AC; Parcel 3 with Assessor's Parcel Number 045-470-010-000 (945 Worthington Rd, Imperial, CA 92251) is legally described as E 80 AC OF W 120 AC TR 51 T15S R15E 80 AC.; Supervisory District #5 [Evelia Jimenez, Planner II at (442) 265-1736, extension 1757 or via email at ejimenez@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Find that Lot Line Adjustment #00334 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, 2. Find that Lot Line Adjustment #00334 is consistent with applicable Zoning and Building Ordinances; and, 3. Approve Lot Line Adjustment #00334, subject to the attached conditions. 			
7.		<p>Consideration of Conditional Use Permit #23-0009 and Variance #23-0003 who is proposing a 155'-foot monopole tower with a 10'-0" lightning rod for a total height of 165'-0" and Variance to exceed the height limitation in an area zoned Recreation/Open Space (S-2) by 65 ft. The project site is located at 5359 E Hwy 78, Brawley, CA, on property identified as Assessor Parcel Number 039-310-019-000, and is further described as POR SBE 872-13-6A-5 & -7-1 OF TR 37 & SEC 34 13-18 39.15AC on the unincorporated town of Brawley of the County of Imperial; State of California (Supervisory District #5), [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].</p> <p>Actions:</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 on November 16, 2023; 2. Make the de minimus findings as recommended at the November 16, 2023 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; 			

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		and 3. Consider the approval or denial of CUP#23-0009 for the proposed telecommunications tower, if approved authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 4. Consider the Approval or Denial of Variance #23-0009 and findings.		
8.		<p><u>Consideration of Conditional Use Permit #23-0010 and Variance #23-0004</u> who is proposing a 170'-foot monopole tower with a 10'-0" lightning rod for a total height of 180'-0" and Variance to exceed the height limitation in an area zoned Recreation/Open Space (S-2) by 80 ft. The project site is located at 673 Sidewinder Rd., Winterhaven, CA, on property identified as Assessor Parcel Number 056-470-002-000, and is further described as POR SBE 872-13-9-3 OF SEC 21 16-21. on the unincorporated town of Winterhaven of the County of Imperial; State of California (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 on November 16, 2023; 2. Make the de minimus findings as recommended at the November 16, 2023 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game codes; 3. Consider the approval or denial of CUP#23-0010 for the proposed telecommunications tower, if approved authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 4. Consider the Approval or Denial of Variance #23-0004 and findings.. 		
9.		<p><u>Consideration of Conditional Use Permit #23-0011 and Variance #23-0006</u> as submitted by CitySwitch who is proposing a 200-foot-tall self-supported lattice telecommunications tower with a 10-foot lightning rod for a total height of 210-foot tower to be located within a leased 50' x 50' leased, fenced area and Variance to exceed the 120-foot height limitation for the A-2 (General Agriculture) zone by 90 feet. The proposed project site is located at 1505 East Keystone Road, Brawley, CA 92227, on property identified as Assessor's Parcel Number 041-200-008-000, and further described as a Portion of the State Board of Equalization (SBE) #872-13-34-2 of Tract 90 & 91, Township 14 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 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 at the Environmental Evaluation Committee (EEC) hearing on November 16, 2023; 2. Make the de minimus findings as recommended at the November 16, 2023 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife resources, as defined in Section 711.2 of the Fish and Game codes; and 3. Consider the approval or denial of cup#23-0011 for the proposed telecommunications tower. If approved, authorize the Planning & Development Services director to sign the CUP contract upon receipt from the permittee 4. Consider the approval or denial of Variance #23-0006 with resolution and findings. 		
10.		<p><u>Consideration of Conditional Use Permit #22-0029</u> as submitted by Holtville Peaker BESS who proposes Conditional Use Permit #22-0029 for the construction and operation of a 100-Megawatt (MW) Battery Energy Storage System (BESS) facility that would connect to the existing Imperial Irrigation District's 92-Kilovolt (kV) "E" Line immediately adjacent to the east of the site along Melon Road. The BESS facility would include battery containers and storage sites, a control room, on-site substation, and associated facilities surrounded by fencing in the south-central portion of the parcel, with the remainder of the parcel used for temporary construction access and staging. The proposed project site is located at 2275 Melon Road, Holtville, CA 92250, on property identified as Assessor's Parcel Number 045-570-087-000, and further described as Parcel 1 per Lot Line Adjustment #234, Township 15 South, Range 15 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #5),</p>		

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		<p>[Gerardo A. Quero, Planner II at 442-265-1736, or via email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</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 November 16, 2023; 2. Make the de minimus findings as recommended at the November 16, 2023 EEC hearing that the project will not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game codes; and 3. Adopt the attached resolutions and supporting findings, approving Conditional Use Permit (CUP) #22-0029 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
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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