

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
 Jose Hinojosa
 Vacant

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

March 12, 2025, 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 January 22, 2025, MEETING			
2.		<p><u>Consideration of Lot Line Adjustment #00339</u> as submitted by Robert J. Korgie and Roberta L. Klein, who are requesting to adjust the boundary line between Parcel “A” and Parcel “B” to resolve an encroachment issue involving a residential structure located on Parcel “B” onto the neighboring Parcel “A”. Parcel :A” with Assessor’s Parcel Number 033-555-007 (1179 Boundary Ave, Ocotillo, CA 92259) is legally described as LOT 9 BLK 1 OCOTILLO UNIT 2 FM 1 13, Township 16 South, Range 9 East, S.B.B.M.; Parcel B with Assessor’s Parcel Number 033-555-008-000 (1181 Boundary Ave, Ocotillo, CA 92259) is legally described as LOT 8 BLK 1 OCOTILLO UNIT 2 FM 1 13, Township 16 South, Range 9 East, S.B.B.M.; [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 or via email at luisbejarano@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find Lot Line Adjustment #00339 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 #00339 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Line Adjustment #00339, subject to the attached conditions. 			
3.		<p><u>Consideration of Time Extension #24-0004</u> for the Wistaria Ranch Solar Development Agreement as submitted by CED Wistaria Solar 2, LLC. The applicant requested an Extension of the Commencement of Work to extend the time for project development for an additional ten (10) years. The project is located approximately six (6) miles southwest of the City of El Centro, California and five (5) miles directly west of Calexico, California. The Project area is generally bounded by Wahl Road on the north, Brockman and Rockwood Roads on the west, the U.S./Mexico border on the south, and Ferrell and Corda Roads on the east. (Supervisorial District #2) [David Black, Planner IV, at (442) 265-1736, extension 1746 or via-email at davidblack@co.imperial.ca.us]</p>			

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		<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the Final EIR (SCH #2013091084) for the CED Wistaria Solar Project was certified by the Board of Supervisors on December 30, 2014, and that no further environmental documentation is necessary for this time extension and amendments to the Imperial County Development Agreement concerning CED Wistaria Solar. 2. Approve Resolution recommending that the Board of Supervisors adopt Ordinance _____ for the proposed amendments including time extension to the Imperial County Development Agreement concerning CED Wistaria Solar project. 			
4.		<p><u>Conditional Use Permit #23-0001</u> as submitted by La Valle Sabbia LLC, Project proposes to construct and operate a grain mill to process corn and wheat into a flaked cattle feed to be transported and used at the LVS Cattle Feeders Feed Yard at 495 W. Heber Road, El Centro, CA 92243. The project parcel is legally described as a TR 123 15-13 35.8 AC EXC POR IN ROADS & RR S.B.B.M.. (APN 062-080-015-000) (2015 Silsbee Rd., El Centro, CA 92243, and; Supervisorial District #3), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@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 by the Environmental Evaluation Committee on December 12, 2024; and 2. Approve the attached Resolution and supporting findings, for Conditional Use Permit #23-0001 subject to all the conditions and authorize the Planning & Development Services Director to sign the Conditional Use Permit 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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