

**MINUTES OF THE
PLANNING COMMISSION MEETING
May 12, 2021**

The Imperial County Planning Commission convened a Meeting on Wednesday, May 12, 2021 at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick/Assistant Director, Michael Abraham/Planner IV, David Black/Planner I, Jeanine Ramos/Clerk, Kimberly Noriega and Maria Scoville

Chairman Rudy Schaffner called meeting to order at 9:15 a.m.

- I. Roll Call: Commissioners present:** Schaffner, Bergh, Cabanas and Pacheco in attendance.

Zoom Call: Kalin, Wright, Medina, Castillo and Roben.

Absent: N/A

Commissioner Kalin stated that they were not able to view the meeting; the Commission took a 5-minute break so staff could get the meeting on the screen.

Jim Minnick announced that the Board of Supervisors made an update to the Planning Commission roster and added Mr. Lewis Pacheco, District #1 who will be Ms. Leticia Zuno replacement. Mr. Minnick then introduced Mr. Lewis Pacheco, and was welcome to lead the pledge of allegiance by Chairman Schaffner.

- II. Pledge of Allegiance:**

- III. Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **March 24, 2021** meeting as submitted by staff. Motion was made by Commissioner **Kalin** seconded by Commissioner **Cabañas** and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Pacheco (yes) and Roben (yes).

- 1. Consideration of Time Extension # 21-0008** as submitted by Harris Road LLC proposing a 15-year extension of Conditional Use Permit # 06-0008 for the Harris Road Material Recovery Facility/Transfer Station. The project in the Mesquite Lake Specific Plan is legally describe as Parcel 1, 2, 3, & 4 of Parcel Map 2372 Tract 43 Township 14 South, Range 14 East, SBB&M in the unincorporated area of the County of Imperial, State of California, by the Deed Recoded in Book 2080, Page 1224 of Official Records of Imperial County. Assessor's Parcel Number 040-360-036, 037, 038, & 039-000, (194 E. Harris Road, Imperial, CA.), (Supervisory District # 5). The Commission took the following actions:

Jim Minnick, Director, gave a brief description of the project, and introduced David Black, Planner IV, to read the project into the record.

David Black, Planner IV, read the PowerPoint presentation of the project into the record and was there for any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project present to state their name and address for the record.

Gordon Beers, Managing Member of Harris Road, LLC, introduced himself as the representative of the project and stated that he read the entire project and agree with staff's recommendation.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment he then turned it over to the Commission for any questions and/or comments. He then entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow; Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Pacheco (yes) and Roben (yes). To make the finding that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary and recommend to Board of Supervisors for approval of Time Extension # 21-0008 for Conditional Use Permit # 06-0008 for a new 15-year term, subject to the existing conditions.

Jim Minnick, Director stated that this project stands approved for the recommendation to the Board and will proceed to the Board of Supervisors for approval. This project has no appeal period.

2. Consideration of **Conditional Use Permit #18-0020** as submitted by J.R. Simplot Company proposing the relocation of the fertilizer terminal facility located at 302 Danenberg Drive, El Centro, CA. The proposed terminal facility will receive, warehouse and ship fertilizer. The facility will have the capacity to store 14,075 tons of up to 8 products segregation of dry fertilizer and 15,000 tons of up to 4 product segregations of liquid fertilizer. On property legally described as a Portion of Tract 141 and 183, Township 14 South, Range 14 East, SBB&M, Assessor Parcel Number 040-340-043-000 (318 W. Harris Road, Imperial, CA), (Supervisory District #3). The Commission took the following actions:

Jim Minnick, Director, gave a brief description of the project, and introduced David Black, Planner IV, to read the project into the record.

David Black, Planner IV, read the PowerPoint presentation of the project into the record and was there for any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project present to state their name and address for the record.

Tom DuBose, DuBose Design Group introduced himself as the representative and Ms. Annette Leon as the lead of this project and stated that he read the entire project and agree with staff's recommendation. Mr. DuBose stated that they do have one question in regards to the additional fire requirements under S-15 #7, and stated that he called a representative of the fire department and were able to talk through this; and that was his understating. That they just want to make sure that if there is something else that goes on there that does not go on at the other fertilizer plants that are in the County. That the project will bring them up to speed on it; that was the clarification question that they had.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment he then turned it over to the Commission for any questions and/or comments. He then entertained a motion.

Commissioner Pacheco, stated that the date of the Resolution needs to be changed to 2021 for this project not the item #1.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Pacheco (yes) and Roben (yes). To adopt the Mitigated Negative Declaration (MND) by finding that the proposed project with the proposed Mitigation Measures will not have a significant effect on the environment as recommended at the Environmental Evaluation

Committee (EEC) meeting held on June 13, 2019. Make the De Minimus Finding as recommended at the June 13, 2019 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 adopt the Findings and Resolution(s) for approval of Conditional Use Permit (CUP) #18-0020, subject to all the Conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant.

Jim Minnick, Director stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

3. Consideration of **Lot Line Adjustment #00313** as submitted by William Brandenburg, proposing to adjust the boundary of two fields to separate the existing water reservoir used for cattle from the existing residence. On properties legally described as Portion of the north half of Section 14, Township 17 South, Range 13 East, San Bernardino Base and Meridian, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Number (s) 052-210-028-00 & 052-210-031-000 (903 W. Highway 98, Calexico CA 92231), (Supervisory District #2). The Commission took the following actions:

Jim Minnick, Director, gave a brief description of the project, and introduced Jeanine Ramos on behalf of Ms. Mariela Moran, Planner II, to read the project into the record.

Jeanine Ramos, Planner I on behalf of Mariela Moran, Planner II, read and gave a power point presentation of the project into the record and was there for any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project present to state their name and address for the record.

Taylor Preece, Precision Engineering introduced himself representative for the project via zoom and stated that he had read the entire project and agree with staff's recommendation.

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment he then turned it over to the Commission for any questions and/or comments. He then entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes) Wright (yes), Medina (yes), Pacheco (yes), and Roben (yes). To find that the project is categorically exempt from CEQA pursuant to Article 19, Section 15305 (a) and that no further environmental documentation is necessary, find that Lot Line Adjustment #00313 is consistent with applicable Zoning, State laws, and County Building Ordinances, make the findings; and approve Lot Line Adjustment #00313, subject to the conditions.

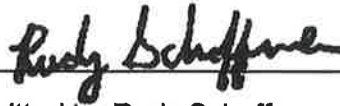
Jim Minnick, Director stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

VI. Public Comments, NONE.

VII. Commissioner Comments, NONE.

VIII. Director Comments, NONE.

IX. Adjournment: Meeting adjourned at 9:31 a.m.



Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:



Jim Minnick, Director of
Imperial County Planning Commission
Kimberly Noriega & Maria Scoville PC Recording Clerk

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