

# 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  
 Jose Hinojosa

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

**HEARING DATE: June 26, 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.   | <b>9:00 a.m.</b> | 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 June 12, 2024 MEETING  |          |   |   |
| 2.   |                  | <p><b>Consideration of Lot Merger #00159</b> as submitted by John Pierre Menvielle, who is proposing to combine nine (9) parcels for construction of seven (7) industrial buildings. The project site is located west of State Hwy 7 and adjacent to State Hwy 98, within the Gateway of the Americas Specific Plan Area. The Lot Merger would create a single +/- 56.90-acre parcel. These existing parcels are further identified as Assessor’s Parcel Numbers 059-210-065-000, 059-210-066-000, 059-210-067-000, 059-210-068-000, 059-210-069-000, 059-210-070-000, 059-210-071-000, 059-210-072-000 and 059-210-073-000; legally described as Lots 14, 15, 18, 19, 20, 21, 22, 23 and 24 of Tract 940 Menvielle Plaza Business Park Subdivision Unit no.1 phase 2 in an unincorporated area of the County of Imperial, State of California. (1754 Gateway Rd., Calexico, CA; Supervisorial District #5). [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at <a href="mailto:rocioyee@co.imperial.ca.us">rocioyee@co.imperial.ca.us</a>]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that Lot Merger #00159 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,</li> <li>2. Find that Lot Merger #00159 is consistent with applicable Zoning and Building Ordinances; and</li> <li>3. Approve Lot Merger #00159, subject to the attached conditions.</li> </ol> |          |   |   |
| 3a.  |                  | <p><b>Consideration of Parcel Map #02506</b> as submitted by Shine Investments LLC., proposes a minor subdivision application proposing to divide one (1) 4.25 acres parcel into three (3) 1.42-acre parcels. The parcel is legally described as the E 295.05 Ft, of Blk 10, Imperial Sub 1, T15S, R13/14E, S.B.B.M., located in the unincorporated area of the County of Imperial (Supervisorial District #3), [Evelia Jimenez, Planner II at 442-265-1736, or by email at <a href="mailto:ejimenez@co.imperial.ca.us">ejimenez@co.imperial.ca.us</a> ].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Adopt the Negative Declaration by finding that the proposed project would not</li> </ol>  |          |   |   |

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|     |  | <p>have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on April 25, 2024; and,</p> <p>2. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02506, subject to all conditions; and,</p>   |  |  |
| 3b. |  | <p><b>Consideration of Variance #23-0008</b> as submitted by Shine Investments LLC., proposes a variance to exceed the length to width ratio of more than four (4) to one (1). The parcel is legally described as the E 295.05 Ft, of Blk 10, Imperial Sub 1, T15S, R13/14E, S.B.B.M., located in the unincorporated area of the County of Imperial (Supervisorial District #3), [Evelia Jimenez, Planner II at 442-265-1736, or by email at <a href="mailto:ejimenez@co.imperial.ca.us">ejimenez@co.imperial.ca.us</a> ].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Consider the approval or denial of Variance #23-0008 with resolutions and findings.</li> </ol>   |  |  |
| 4.  |  | <p><b>Consideration of Time Extension #23-0022</b> as submitted by CalEnergy Operating Corporation, requesting for the re-entitlement of the previously approved Conditional Use Permit #05-0051 to continue with the existing geothermal facility operations. The parcel is legally described as a POR PAR 1 LLA 00141 of SE4 of SEC 33, Township 11 South, Range 13 East, S.B.M. in an unincorporated Area of the County of Imperial, State of California; and is identified as Assessor's Parcel Number (APN) 020-110-042-000. (Supervisorial District # 4), [Diana Robinson at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that the project is exempt from CEQA under Government Code Section 15301, and that no further environmental documentation is necessary;</li> <li>2. Find that Extension #23-0022 for Conditional Use Permit #05-0051 is consistent with applicable zoning, State laws, and County and building ordinances;</li> <li>3. Approve Extension #23-0022 for Conditional Use Permit #05-0051, subject to the attached conditions.</li> </ol> |  |  |
| 5.  |  | <p><b>Consideration of Time Extension #23-0023</b> as submitted by CalEnergy Operating Corporation, requesting for the re-entitlement of the previously approved Conditional Use Permit #05-0052 to continue with the existing geothermal facility operations. The parcel is legally described as PAR 1 PM1901 of SE4 SEC 25, Township 11 South, Range 13 East, S.B.M. in an unincorporated Area of the County of Imperial, State of California; and is identified as Assessor's Parcel Number (APN) 020-100-040-000. (Supervisorial District # 4), [Diana Robinson at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that the project is exempt from CEQA under Government Code Section 15301, and that no further environmental documentation is necessary;</li> <li>2. Find that Extension #23-0023 for Conditional Use Permit #05-0052 is consistent with applicable zoning, State laws, and County and building ordinances;</li> <li>3. Approve Extension #23-0023 for Conditional Use Permit #05-0052, subject to the attached conditions.</li> </ol>             |  |  |
| 6.  |  | <p><b>Consideration of Time Extension #23-0024</b> as submitted by CalEnergy Operating Corporation, requesting for the re-entitlement of the previously approved Conditional Use Permit #05-0054 to continue with the existing geothermal facility operations. The parcel is legally described as PAR 1 PM 2281 of SE1/4 of SEC 5, Township 12 South, Range 13 East, S.B.M. in an unincorporated Area of the County of Imperial, State of California; and is identified as Assessor's Parcel Number (APN) 020-110-049-000. (Supervisorial District</p>   |  |  |

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|      |  | <p># 4), [Diana Robinson at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is exempt from CEQA under Government Code Section 15301, and that no further environmental documentation is necessary;</li> <li>2. Find that Extension #23-0024 for Conditional Use Permit #05-0054 is consistent with applicable zoning, State laws, and County and building ordinances;</li> <li>3. Approve Extension #23-0024 for Conditional Use Permit #05-0054, subject to the attached conditions.</li> </ol>   |  |  |  |
| 7.   |  | <p><b><u>Consideration of Time Extension #23-0025</u></b> as submitted by CalEnergy Operating Corporation, requesting for the re-entitlement of the previously approved Conditional Use Permit #9013A-94 to continue with the geothermal facility operations. The parcel is legally described as COC 130 of Lots 5 &amp; 6 &amp; SW4 of NW4 SEC 5, Township 12 South, Range 13 East, S.B.M. in an unincorporated Area of the County of Imperial, State of California; and is identified as Assessor's Parcel Number (APN) 020-110-019-000. (Supervisory District # 4), [Diana Robinson at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is exempt from CEQA under Government Code Section 15301, and that no further environmental documentation is necessary;</li> <li>2. Find that Extension #23-0025 for Conditional Use Permit #9013A-94 is consistent with applicable zoning, State laws, and County and building ordinances;</li> <li>3. Approve Extension #23-0025 for Conditional Use Permit #9013A-94, subject to the attached conditions.</li> </ol> |  |  |  |
| 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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