

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

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Vice Chairman: Carson Kalin

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JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: JULY 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 June 26, 2024 MEETING			
2.		<p><u>Consideration of Zone Change #23-0007 and Conditional Use Permit #23-0027</u> as submitted by Cal 98 Holdings, proposes to change the current land use zone from A-2-U (General Agriculture within Urban Area) to M-1-U (Light Industrial within Urban Area) and Conditional Use Permit #23-0027 for a trucking and warehouse facility with 832 trailer parking spaces, 20 truck parking spaces, and 42 car parking spaces along with a +/- 120,245 square feet warehouse.. The project consists of one parcel legally described as a Portion of the West Half of the Northwest Quarter of Section 15, T17S, R14E, S.B.B.M. (058-180-001-000) (15 E Hwy 89 (SR-98), Calexico, CA, and; Supervisorial District #2), [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. Recommend to the Board of Supervisors, to adopt the Mitigated Negative Declaration as recommended by the Environment Evaluation Committee (EEC) on March 14, 2024; and 2. Recommend to the Board of Supervisors, to make the findings as recommended by the EEC on March 14, 2024, 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 California Fish and Game Code; 3. Recommend to the Board of Supervisors to adopt the attached Ordinance with Findings for Zone Change #23-0007 and approve Conditional Use Permit #23-0027. 			
3.		<p><u>Consideration of Time Extension #23-0017 for CUP#06-0001</u> as submitted by Alfredo Olivas (Tops Propane, Inc.). The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #06-0001 to bring into compliance an existing propane tank and distribution facility which includes an 18,000-ballon propane tank, related equipment, storage of smaller domestic service tanks (5-gallon to 499-gallons in size) with a trucking operation to deliver propane to customers in the area. The property is located at 2175 Sunrise Drive, Salton City, CA, with Assessor’s</p>			

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		<p>Parcel Number 014-041-009-000 and legally described as Lot 14 of Block 11 of Tract 570 Final Map 5-30, T10S, R10E, S.B.B.M. in the unincorporated area of the County of Imperial. (Supervisory District #4), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #23-0017 for Conditional Use Permit #06-0001 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #23-0017 for Conditional Use Permit #06-0001 for a new 15-year term, subject to the existing conditions. 			
4.		<p><u>Consideration of Time Extension #24-0009 for CUP#964-90</u> as submitted by A & A Auto Dismantlers, LLC. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #964-90 to bring into compliance an existing auto dismantling facility with storage yard. The property is located at 30 West U.S. Highway 98, Calexico, CA, with Assessor's Parcel Number 059-070-009-000 and legally described as Parcel 1 of Certificate of Compliance for Parcel Map #2237 of the West Half of Section 7, T17S, R14E, S.B.B.M. in the unincorporated area of the County of Imperial. (Supervisory District #2), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #24-0009 for Conditional Use Permit #964-90 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #24-0009 for Conditional Use Permit #964-90 for a new 15-year term, subject to the existing conditions. 			
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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