

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: July 12, 2023 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 May 24, 2023 MEETING.			
2.		<p>Consideration of Time Extension #23-0006 for CUP #07-0012 as submitted by KGBA AM for a fifteen (15) year Time Extension for Conditional Use Permit #07-0012 for a guyed 165 foot AM broadcasting tower. The property is located at 1251 Hwy 86, El Centro, CA 92243 also known as Assessor’s Parcel Number 054-130-069-000; and legally described as TR 591/2 & 62 & E2 TR 58 & POR S2 OF SW4 TR 58 16-14 176.57AC, S.B.B.M., in the unincorporated area of the County of Imperial. (Supervisory District #2) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Time Extension #23-0006 for Conditional Use Permit #07-0012 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #23-0006 for Conditional Use Permit #07-0012 for a new 15-year term, subject to the existing conditions. 			
3.		<p>Consideration of Lot Merger #153 as submitted by Grewal Holdings, LLC, who is proposing a comprehensive Lot Merger to combine nine (9) parcels and a segment of Stefani Street for the future development and construction of a new TA Truck Stop. All lots are located east of Marcy Street and adjacent to California State Route 7 (CA-SR7) within the Gateway of the Americas Specific Plan Area. The Lot Merger would create a single +/- 16.72-acre parcel. These parcels are further identified as Assessor’s Parcel Numbers 059-434-009, 059-434-010, 059-434-011, 059-434-012, 059-434-013, 059-435-003, 059-435-004, 059-435-005 and 059-435-006; legally described as Lots 4, 5, 6, 7, 8, 9, 10, 17, and 18 of the Maggio Commercial Park Subdivision, Tract 941-Unit 4, Township 17 South, Range 15 East of the San</p>			

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		<p>Bernardino Base & Meridian (S.B.B.M.). (1761 Maggio Road, Calexico, CA; Supervisorial District #1). [Gerardo A. Quero, Planner I 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 Lot Merger #00153 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; 2. Find that Lot Merger #00153 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Merger #00153, subject to the attached conditions. 			
4.		<p>Consideration of <u>Reclamation Plan #22-0001 for the American Girl Mine</u> as submitted by Pyramid Construction & Aggregates, Inc., who proposes to continue with the existing mining operations of aggregate materials (sand and gravel) under Reclamation Plan #08-0001. Reclamation Plan #22-0001 will supersede Reclamation Plan #08-0001 for a new (10) ten year term. The property is legally described as Section 19, Township 15 South, Range 21 East, S.B.B.M. located approximately 12 miles northwest of the townsite of Winterhaven, in an unincorporated area of Imperial County; Assessor's Parcel Numbers 050-320-031-000, (3737 American Girl Road Winterhaven, CA 92227, Supervisorial District #5), [Gerardo A. Quero, Planner I at (442) 265-1748 or by 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. Approve the attached Resolution(s), Supporting Findings, and Reclamation Plan #22-0001 for a new 10-year term subject to the existing conditions as specified in Reclamation Plan #08-0001. 			
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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