

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:

September 13, 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 August 23, 2023 MEETING.			
2.		<p>Consideration of Conditional Use Permit CUP #23-0023 as submitted by Duggins Construction Inc. The applicant is proposing a temporary construction office and construction material yard on both parcels APN: 063-270-053 and 063-270-054 at 341 W. Crown Court, Imperial, CA 92251 for the construction project located across the street. The legal description for this parcels are "PAR 1 PM2461 ALSO BEING POR E2 OF BLK 64 IMPERIAL SUB 1 15-13/14 and PAR 2 PM2461 ALSO BEING POR E2 OF BLK 64 IMPERIAL SUB 1 15-13/14", in unincorporated Imperial Urban area of the County of Imperial. State of California. (Supervisory District #3) [Luis Valenzuela, Planner I at 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> Find that CUP #23-0023 is categorically exempt from CEQA per Article 19, Section 15304 (Minor temporary use of land) and that no further environmental documentation is necessary; Find that CUP #23-0023 is consistent with applicable Zoning and Building Ordinances; and Approve CUP #23-0023, subject to the attached conditions. 			
3.		<p>Consideration of Reclamation Plan #21-0001/Initial Study #21-0029 as submitted SMP Gold Corp. (aka Oro Cruz). The applicant proposes mineral exploration activities consisting of using existing access roads and improving some existing roads, as well as constructing a new temporary exploration drilling access road, up to eight (8) helicopter landing pads and sixty-five (65) drill pads to support exploration in seven (7) Drill Areas. The Project would also entail constructing a new permanent access road and 2.8-acre staging area for access to the Oro Cruz Portal on BLM lands. The total surface disturbance on BLM lands for the proposed Project activities is estimated at 21.3 acres. The Project is located on previously mined BLM lands, (APN 050-110-006, 007, 008, 009, 023, 024, and 050-280-001, 012 and 013) within T15S, R20E, Sections 1, 2, 12 and 13, and T15S, R21E, Sections 6, 7 and 18, SBBM;</p>			

PLANNING COMMISSION AGENDA

		<p>Winterhaven area, Supervisorial District #5), [Gerardo A. Quero at (442) 265-1736 or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on November 17, 2022; and, 2. Make the De Minimis Findings as recommended at the November 17, 2022 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 3. Approve the attached Resolution(s), Supporting Findings, and Reclamation Plan (RP) #21-0001. 		
4a.		<p>Consideration of Water Supply Assessment (WSA) as submitted by True North Renewable Energy, LLC proposing a Water Supply Assessment as part of the True North Organics Renewable Energy Facility (Project), for the construction and operation of a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisorial District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to approve the attached Resolution with Findings for Water Supply Assessment (WSA). 		
4b.		<p>Consideration of Specific Plan Amendment #21-0002 as submitted by True North Renewable Energy, LLC as part of the True North Organics Renewable Energy Facility (Project), proposing a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The applicant is seeking an amendment to the Mesquite Lake Specific Plan to alter the land use designation from Medium Industrial to Heavy Industrial to allow for the Anaerobic Digester, as well as a text amendment to further clarify the anaerobic and composting processes. The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisorial District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to adopt the Mitigated Negative Declaration, with the Mitigations, Monitoring and Reporting Program, in accordance with Initial Study #21-0035 and comments received showing no substantial evident that the project will have a significant effect on the environment as determined at the Environmental Evaluation Committee (EEC) meeting held on March 23, 2023; and, 		

PLANNING COMMISSION AGENDA

		<ol style="list-style-type: none"> 2. Recommend to Board of Supervisors to Make the De Minimis Findings as determined at the March 23, 2023 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 3. Recommend to the Board of Supervisors to approve the attached Resolution with Findings for Specific Plan Amendment #21-0002. 			
4c.		<p>Consideration of Zone Change #21-0007 as submitted by True North Renewable Energy, LLC as part of the True North Organics Renewable Energy Facility (Project), proposing a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The applicant proposes to change the zone of three parcels (APNs 040-360-037, -038 and -039-000) from ML-I-2-RE to ML-I-3-RE to accommodate the proposed Project's activities under a proposed Conditional Use Permit (CUP). The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisory District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to approve the attached Resolution with Findings for Zone Change #21-0007 modifying the above referenced APNs from ML-I-2-RE to ML-I-3-RE as applicable. 			
4d.		<p>Consideration of Conditional Use Permit #21-0019 as submitted by True North Renewable Energy, LLC as part of the True North Organics Renewable Energy Facility (Project), proposing a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The proposed use is subject to a Conditional Use Permit (CUP). The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisory District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to approve the attached Resolution with Findings for Conditional Use Permit #21-0019, subject to the attached conditions. 			
4e.		<p>Consideration of Lot Merger #00150 as submitted by True North Renewable Energy, LLC as part of the True North Organics Renewable Energy Facility (Project), proposing a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The project consists of four parcels, three of which are proposed to be merged to meet the Project's acreage requirements. The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisory District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to approve the attached Resolutions with Findings for Lot Merger #00150, subject to the attached conditions. 			

PLANNING COMMISSION AGENDA

4f.		<p>Consideration of Variance #21-0003 as submitted by True North Renewable Energy, LLC as part of the True North Organics Renewable Energy Facility (Project), proposing a High Solids Anaerobic Digestion (HSAD) facility with composting of organic food and green material. Renewable energy generated through the HSAD process would be in the form of renewable natural gas. The applicant is proposing a Variance to accommodate the height of a digester necessary for the Project's activity. The project is located at 194 E Harris Road, Brawley, CA, 92227, on APNs 040-360-036, 037, 038 and 039-000, legally described as Parcels 1, 2, 3 and 4 as shown on Parcel Map No. 02372, in the County of Imperial, State of California, recorded April 17, 2007 in Book 12 of Parcel Maps at Page 99 of said County. (Supervisory District #5) Diana Robinson, Planning Division Manager (442) 265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Recommend to the Board of Supervisors to approve the attached Resolutions with Findings for Variance #21-0003. 			
5a.		<p>Consideration of Water Supply Assessment and Findings (WSA) as submitted by Polaris Industries Inc. proposing a water supply assessment for the amendment to an existing water well for construction and operations for the proposed Glamis Specific Plan projects. This Water Supply Assessment has determined that adequate supply is currently available during normal water years. The foreseeable planned demands for the sources of water for the Project is noted in this Water Supply Assessment. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030). The projects are located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve of Planning Commission Resolution recommending the Board of Supervisors approve the Water Supply Assessment (WSA). 			
5b.		<p>Consideration of Final Environmental Impact Report (FEIR) SCH #2020100348 and Findings as submitted by Polaris Industries Inc. for the environmental review of the proposed Glamis Specific Plan including the proposed WSA, GPA, ZC Specific Plan and Conditional Use Permit. The GSP provides a planning framework, which accommodates recreation-supporting land uses including retail and service commercial; hotel accommodations; recreational vehicles; RV parks and fuel stations and Special Events. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030). The projects are located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5) David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve of Planning Commission Resolution recommending for the Board of Supervisors to approve the Final Environmental Impact Report (FEIR) (SCH #2020100348) and the CEQA Findings of Fact. 			
5c.		<p>Consideration of the Monitoring and Reporting Program (MM&RP) for the Glamis Specific Plan project and mitigations for the FEIR. A mitigation monitoring and reporting program for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment (CCR §15097). This program will be designed to ensure that these measures are carried out during project construction and operation. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023,</p>			

PLANNING COMMISSION AGENDA

		<p>039-310-029, 039-310-026, and 039-310-030). The projects are located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve of Planning Commission Resolution recommending for the Board of Supervisors to approve the Mitigation Monitoring and Reporting Program. 			
5d.		<p>Consideration of the Glamis Specific Plan (SP) #19-0001, for the proposed Glamis Specific Plan SP #19-001 project. The Glamis Specific Plan approval to provide a planning framework, which accommodates recreation-supporting land use including retail and service commercial; hotel accommodations; recreational vehicles; RV parks and fuel stations and Special Events. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030). The Glamis SP is located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution recommending for the Board of Supervisors to approve of the Glamis Specific Plan SP #19-0001. 			
5e.		<p>Consideration of the General Plan Amendment (GPA) #20-0001 for the proposed Glamis Specific Plan project. The General Plan Amendment to allow for the Gateway SP to provide a planning framework, which accommodates recreation supporting land uses including retail and service commercial; hotel accommodations; recreational vehicles; RV parks and fuel stations and Special Events. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030). The projects are located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution recommending for the Board of Supervisors to approve General Plan Amendment GP #20-0001. 			
5f.		<p>Consideration of the Zone Change (ZC) #19-0006 which would change the zoning within the Glamis SPA Planning Area from C-2 (Medium Commercial) and S-2 (Open Space/Preservation) to CR-1, CR-2, and CR-3 (Commercial Recreation) and S-1 (Open Space/Recreation). The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030).The projects are located approx. 27 miles east of the City of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve Planning Commission Resolution recommending for the Board of Supervisors to approve Zone Change ZC # 19-0006. 			
5g.		<p>Consideration of Conditional Use Permit (CUP) #19-0027, super-seeding of existing CUP # 13-0060 to allow for a 25 acre feet per year water allowance for the Glamis Specific Plan operations. The proposed Project site is located on parcels (APNs- 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030). The projects are located approx. 27 miles east of the City</p>			

PLANNING COMMISSION AGENDA

		<p>of Brawley along SR 78 (Supervisor District #5). David Black, Planner IV (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Approval of Planning Commission Resolution recommending for the Board of Supervisors to approve water well Conditional Use Permit CUP #19-0027 with attached 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

rs\S:\Clerical\AGENDAS\2023\PC\09 13 23 PC Agenda REG.docx