

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: October 25, 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 September 13, 2023 MEETING.			
2.		<p>Consideration of Appeal #23-0001 as submitted by HouseSavers, LLC., who is requesting to appeal the Planning Director’s Interpretation did not fully take into consideration all the available business use options that are set forth in the Imperial County Land Use Ordinance, Title 9, Division 5, Chapter 7 Section 90507.01(a) and Section 90507.02 to allow Hay Tarps, as an Agricultural Accessory Use, to be stored on an A-1-U parcel where the primary use is residential. Assessor’s Parcel Number 054-091-002-000 (294 W. Horne Road, El Centro, CA 92243; Supervisory District #2) is legally described as Lot 8 Multnomah Acres 4.76 AC.; [Evelia Jimenez, Planner II at (442) 265-1736, extension 1747 or via email at ejimenez@co.imperial.ca.us</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Deny the Appeal, upholding the Planning Director’s determination and require the property owner to correct the violations listed on NOV#01776 and bring the property to compliance to the zoning and land use ordinance; or 2. Approve the Appeal, finding that all violations be dismissed listed on NOV#01776 and that HouseSavers, LLC., continue business operations without compliance to the zoning and land use ordinance. 			
3.		<p>Consideration of Time Extension #23-0008 for CUP #08-0001 as submitted by Pyramid Construction & Aggregates, Inc. for a new fifteen (15) year term for Conditional Use Permit #08-0001 for an existing Commercial Water Well with an allowed annual extraction of (57) fifty seven acre-feet of water for dust suppression and to facilitate the existing mining operations of aggregate materials (sand and gravel) at the American Girl Mine located at 3737 American Girl Road, Winterhaven, CA (APN 050-320-031-000). The property is located at 3707 American Girl Road, Winterhaven, CA 92283; also known as Assessor’s Parcel Number 050-120-009-000 and legally described as Section 25, T15S, R20E, S.B.B.M., in the unincorporated area of the County of Imperial. (Supervisory District #5) [Gerardo A. Quero, Planner II at (442) 265-1736, extension 1748 or via email at gerardoquero@co.imperial.ca.us]</p>			

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		<p>Actions:</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 #23-0008 for Conditional Use Permit #08-0001 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #23-0008 for Conditional Use Permit #08-0001 for a new 15-year term, subject to the existing conditions. 			
4.		<p>Consideration of Time Extension #23-0011 for CUP #04-0014 as submitted by Lily & Christian Grill for a new fifteen (15) year term for Conditional Use Permit #04-0014 for an existing Residential Water Well with an allowed annual extraction of (1) one acre-foot of water for residential purposes. The property is located at 985 East US Highway 98, Ocotillo, CA 92259; also known as Assessor's Parcel Number 033-540-006-000 and legally described as Lot 15 of Tract 776, T17S, R10E, 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>Actions:</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 #23-0011 for Conditional Use Permit #04-0014 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #23-0011 for Conditional Use Permit #04-0014 for a new 15-year term, subject to the existing conditions. 			
5.		<p>Consideration of Conditional Use Permit #23-0004 as submitted by NMH Investments, LLC. (DBA Valley Meds) to allow for the operation of an Adult Use & Medicinal Cannabis retail facility with delivery at 2092 Thomas R. Cannell Road, Salton City California on APN #015-261-020-000. The legal description for this parcel is "LOT 50 BLOCK 03 TRACT 537 FM 4 39", in unincorporated Salton City Urban area of the County of Imperial. State of California. (Supervisory District #4) [Luis Valenzuela, Planner I at 442-265-1736, extension 1749 or by email at luisvalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project will not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) meeting held on July 27, 2023; 2. Make the De Minimus Finding as recommended by the July 27, 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; 3. Adopt the attached Findings and Resolution(s), for approving Conditional Use Permit (CUP) #23-0004, subject to all the Conditions of Approval and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant. 			
6.		<p>Consideration of Zone Change #22-0003 as submitted by Imperial County Planning and Development Services Department (ICPDS). The purpose of this latest revision to Divisions 4, 5, 8, 9, 10, 14, 15, 21 & 32 of the Imperial County Title 9 Land Ordinance is to reference the 2022 California Building Standards Code (Cal. Code Regs., Title 24), which will become effective on January 1, 2023. The revisions will also reflect changes in accordance to policies in the updated Housing Element 2021-2029 and pursuant to recent State law. Additional revisions include editorial changes, minor corrections in grammar or additional language to provide clarification.</p>			

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		<p>These revisions apply Countywide. (All Supervisorial Districts), [Diana Robinson, Planning Division Manager at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Adopt the Resolution that recommends to the Board of Supervisors the adoption of the Negative Declaration (IS#22-0039) for the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 9, 10, 14, 15, 21 & 32, as recommended by the Environmental Evaluation Committee (EEC) hearing held on April 27, 2023; 2. Adopt the Resolution that recommends to the Board of Supervisors to make the finding that the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 9, 10, 14, 15, 21 & 32, are consistent with applicable General Plan and Codified Ordinances; and 3. Adopt the Resolution that recommends to the Board of Supervisors the adoption of an Ordinance that approves the Title 9 Land Use Ordinance Revisions to Divisions 4, 5, 8, 9, 10, 14, 15, 21 & 32. 			
7.		<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; Winterhaven area, Supervisorial District #5), [Gerardo A. Quero, Planner II 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. 			
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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