

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Tony Gallegos
 Sergio Cabanas
 Dennis Bergh

Ernesto Medina
 Scott Wright
 Lewis Pacheco
 Kathryn Dunn

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

November 9, 2022 at 9:00 A.M.

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

NOTICE:

Planning Commission Meeting Live Video/Audio Streaming Link http://imperial.granicus.com/ViewPublisher.php?view_id=2. Through the guidance of our Public Health Officer, California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, we are following these recommendations: 1. You are strongly encouraged to listen to the live audio and video stream of the Planning Commission meetings at the link mentioned above. 2. Should you wish to provide public comment on a specific item on the agenda and/or general public comment, please submit your comment via email to the Planning Commission clerk at icpdscommentletters@co.imperial.ca.us no later than 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. If you are planning to attend the Planning Commission meeting in person you will be required to maintain appropriate social distancing i.e. maintain a six-foot distance between yourself and other individuals. All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, Ca. 92243 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding holidays. Please remember to shut off all cell phones, or electronic devices upon entering the Board Chambers.

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.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR October 12, 2022 MEETING.			
3.		<p>Continued Item: Consideration of Parcel Map #02489 as submitted by Felipe Irigoyen. Applicant is proposing a minor subdivision to create four parcels for a future development of a residential dwelling per parcel. Each parcel would be approximately 2.75 Acres for a project's total of approximately 11 Acres. The property is legally described as Blocks 49 and 50 of the Townsite of Holtville according to Map 908, Township 15 South, Range 15 East, S.B.M; Assessor's Parcel Numbers 045-580-001-000 (2360 Melon Rd., Holtville CA; Supervisorial District #5), [Victoria Escalante, Planner I at (442) 265-1736 extension 1750 or by email at victoriaescalante@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 would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on April 14, 2022; 2) Make the De Minimis findings as recommended at the April 14, 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 California Fish and Game Code; 3) Adopt the attached Resolution and supporting findings, approving Parcel Map #02489, subject to all the conditions and authorize the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee. 			

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4.	<p>Continued Item: Consideration of Appeal #22-0002 of Notice of Violation #01643 as submitted by KC Auto Service, LLC. The property owner is appealing NOV #01643 for installing cargo containers and operating an auto parts repair shop without building or electrical permits in an A-2 (General Agriculture) zone, in violation of the Imperial County Land Use Ordinance and California Building Code. The property is located at 2405 Holt Rd, Holtville CA, 92250; also known as Assessor's Parcel Number 045-040-037-000; and legally described as the Southeast ¼ Of The West 160 Acres Of Tract 86 T15s, R15e 40-Acres S.B.B.M; (Supervisory District #5) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us].</p> <p>Actions:</p> <p>Consideration of approval or denial on Appeal #22-0002:</p> <ol style="list-style-type: none"> 1. Deny the appeal upholding the Planning Director's determination and require the property owner to apply for a Building Permit for the cargo containers and a Conditional Use Permit for a Farm Implement Sales operation. 2. Approve the appeal, finding that the installation of cargo containers and the operation of an auto parts repair shop (KC Auto Service, LLC) can continue without the required Building Permits and Conditional Use Permit. 			
5.	<p>Consideration of Time Extension #22-0011 for CUP #04-0005 as submitted by Scott & Sandra McHargue who is requesting a new 15-year term under the previously approved Conditional Use Permit #04-0005 for an existing water well. The permit allows a domestic water well extracting up to three (3) acre feet of groundwater per year. The project site is located at 1355 Stallard Road, Palo Verde, CA, 92266, on property identified as Assessor Parcel Number 006-170-006-000; A Portion of the East ½, of the NW ¼, of Section 1, T10S, R21E, SBBM, (Supervisory District #5), [Victoria Escalante, Planner I at (442) 265-1736, extension 1750 or by email at victoriaescalante@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; 2. Find that Time Extension #22-0011 for Conditional Use Permit #04-0005 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #22-0011 for Conditional Use Permit #04-0005 for a new 15-year term, subject to the existing conditions. 			
6.	<p>Consideration of Time Extension #22-0013 for CUP#972-91 as submitted by Border Valley Trading for a fifteen (15) year Time Extension for Conditional Use Permit #972-91 for a Hay Compress, Storage, and Trucking Facility. The property is located 604 Mead Road, Brawley, CA 92227 also known as Assessor's Parcel Number 049-250-005-000; and legally described as Parcel 2, of PM #2394, a portion of TR #129, East of McConnell Road, Section 1, T14S, R14W, S.B.B.M., in the unincorporated area of the County of Imperial. (Supervisory District #5) [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 #22-0013 for Conditional Use Permit #972-91 is consistent with applicable zoning and building ordinances; and 3. Approve Time Extension #22-0013 for Conditional Use Permit #972-91 for a new 15-year term, subject to the existing conditions. 			

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7.		<p>Consideration of Parcel Map #02495 as submitted by Muhammad Naeem. Applicant is proposing a minor subdivision to divide land equally between two (2) partners. The parcels will be 80 acres each. The property is legally described as Tract 113, Section 17, T13S, R13E, SBBM, in an unincorporated area of Imperial County, California; Assessor's Parcel Numbers 036-160-008-000 (1396 W. Andre Road, Brawley, CA, 92227; Supervisorial District #4), [Gerardo A. Quero, Planner I 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 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 held on August 25, 2022; 2. Make the De Minimus findings as recommended at the August 25, 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. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02495 subject to all of the conditions, and authorize the Planning & Development Services Director to sign the Parcel Map upon receipt from the permittee. 			
8.		<p>Consideration of Parcel Map #02496 as submitted by David P. Church. Applicant proposes a minor subdivision to create three (3) parcels for commercial development zoned C-2 (Medium Commercial) totaling 8.27 acres, and one (1) parcel remaining in agriculture use zoned M-1 (Light Industrial) that is 48.19 acres. The property is legally described as a portion of the NE1/4, of the SE1/4, Section 28, T16S, R14E SBBM, in the townsite of Heber, an unincorporated area of Imperial County. Assessor's Parcel Numbers 054-210-078-000, (1072 Mary Avenue, Heber, CA 92249; Supervisorial District #2), [Gerardo A. Quero, Planner I 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 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 held on August 25, 2022; 2. Make the De Minimus findings as recommended at the August 25, 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. Adopt the attached Resolutions and supporting findings, approving Parcel Map #02496 subject to all of the conditions, and authorize the Planning & Development Services Director to sign the Parcel Map upon receipt from the permittee. 			
9a.		<p>Consideration of Conditional Use Permit 22-0011(Cultivation) as submitted by His & Herbs, Inc. Cannabis Production Company. The applicant is proposing Conditional Use Permits #22-0011 for in-door cannabis cultivation to be included in the operation a Cannabis Production Facility (26,250 square feet). Also included in cannabis production facility will be three additional industrial cannabis activities: virtual retail operation for adult & medicinal use, wholesale distribution, non-volatile solvent manufacturing, at 2185 Sunrise Drive, Thermal (Salton City), CA. Identified as Imperial County Assessor's Parcel Numbers (APNs) # 014-041-007-000 and 014-041-004-000. The legal description for this parcel is "Lots 9 and 12 in Block 11 of Tract 570, in an unincorporated area of the County of Imperial, State of California, as per map recorded in Book 5 page 24 of Final Maps on file in the Office of the County Recorder of Imperial County. (Supervisorial District #4) [Victoria Escalante, Planner I at 442-265-1736, or by email at victoriaescalante@co.imperial.ca.us].</p>			

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		<p>Actions:</p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on August 25, 2022; 2. Make the De Minimus findings as recommended at the August 25, 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 code; and 3. Approve the Resolutions and supporting findings approving Conditional Use Permit #22-0011 (Cultivation), subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. 			
9b.		<p>Consideration of Conditional Use Permit 22-0012 (Manufacturing) as submitted by His & Herbs, Inc. Cannabis Production Company. The applicant is proposing Conditional Use Permits #22-0012 for non-volatile solvent cannabis manufacturing to be included in the operation a Cannabis Production Facility (26,250 square feet). Also included in cannabis production facility will be three additional industrial cannabis activities: in-door cannabis cultivation, virtual retail operation for adult & medicinal use, wholesale distribution, at 2185 Sunrise Drive, Thermal (Salton City), CA. Identified as Imperial County Assessor's Parcel Numbers (APNs) # 014-041-007-000 and 014-041-004-000. The legal description for this parcel is "Lots 9 and 12 in Block 11 of Tract 570, in an unincorporated area of the County of Imperial, State of California, as per map recorded in Book 5 page 24 of Final Maps on file in the Office of the County Recorder of Imperial County. (Supervisorial District #4) [Victoria Escalante, Planner I at 442-265-1736, or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve the Resolutions and supporting findings approving Conditional Use Permit #22-0012 (Manufacturing), subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. 			
9c.		<p>Consideration of Conditional Use Permit 22-0013 (Virtual Retail) as submitted by His & Herbs, Inc. The applicant is proposing Conditional Use Permits #22-0013 for virtual retail operation for adult & medicinal use to be included in the operation a Cannabis Production Facility (26,250 square feet). Also included in cannabis production facility will be three additional industrial cannabis activities: in-door cannabis cultivation, wholesale distribution, non-volatile solvent manufacturing, at 2185 Sunrise Drive, Thermal (Salton City), CA. Identified as Imperial County Assessor's Parcel Numbers (APNs) # 014-041-007-000 and 014-041-004-000. The legal description for this parcel is "Lots 9 and 12 in Block 11 of Tract 570, in an unincorporated area of the County of Imperial, State of California, as per map recorded in Book 5 page 24 of Final Maps on file in the Office of the County Recorder of Imperial County. (Supervisorial District #4) [Victoria Escalante, Planner I at 442-265-1736, or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve the Resolutions and supporting findings approving Conditional Use Permit #22-0013 (Virtual Retail), subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. 			

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9d.		<p>Consideration of Conditional Use Permit 22-0014 (Distribution) as submitted by His & Herbs, Inc. The applicant is proposing Conditional Use Permits #22-0014 for wholesale distribution to be included in the operation a Cannabis Production Facility (26,250 square feet). Also included in cannabis production facility will be three additional industrial cannabis activities: virtual retail operation for adult & medicinal use, in-door cannabis cultivation, non-volatile solvent manufacturing, at 2185 Sunrise Drive, Thermal (Salton City), CA. Identified as Imperial County Assessor's Parcel Numbers (APNs) # 014-041-007-000 and 014-041-004-000. The legal description for this parcel is "Lots 9 and 12 in Block 11 of Tract 570, in an unincorporated area of the County of Imperial, State of California, as per map recorded in Book 5 page 24 of Final Maps on file in the Office of the County Recorder of Imperial County. (Supervisory District #4) [Victoria Escalante, Planner I at 442-265-1736, or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Approve the Resolutions and supporting findings approving Conditional Use Permit #22-0014 (Distribution), subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. 			
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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