

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Russell Roben  
 Tony Gallegos  
 Sergio Cabanas  
 Kathryn Dunn

Ernesto Medina  
 Scott Wright  
 Jose Hinojosa  
 Vacant

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

HEARING DATE:

**July 23, 2025, 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.	<b>9:00 a.m.</b>	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 11, 2025, MEETING			
2.		<p><b><u>Consideration of Parcel Map #02515</u></b> as submitted by Britt Dhaliwal, seeking approval of Parcel Map (PM #02515) for the separation of two parcels identified by Assessor's Parcel Numbers (APNs) 045-020-056-000 (Parcel 1) and 045-020-057-000 (Parcel 2). Although the Tract 130 residential area and the agricultural area are legally one parcel, the land has been used and physically separated as two (2) different parcels since the construction of the house within the property. The purpose of the parcel map is to legally separate the portion of the land where the existing home is located (Parcel 2), which was constructed in 1956 and occupies a portion of the southwest corner of the property, from the remaining agricultural portion of the property (Parcel 1) for future potential selling of the residence. Consequently, Parcel 1 (APN 056-020-056-000) will encompass an approximate total area of 152.82 acres, while Parcel 2 will cover an approximate total area of 2.50 acres, where the existing home will remain while Parcel 1 will continue to be used for agricultural purposes. This project will be located at 2904 Holt Road, Holtville, CA, properties identified under Assessor's Parcel Numbers (APN) 045-020-056-000 &amp; 045-020-057-000, and legally described as TR 130 15-15 157.80AC EXC W 435FT OF S 2250FT THEREOF and W 435FT OF S 220FT OF TR 130 15-15 2.20AC, in an unincorporated area of the County of Imperial; State of California (Supervisory District #5). [Luis Bejarano, Planner I at 442-265-1736, or via email at <a href="mailto:luisbejarano@co.imperial.ca.us">luisbejarano@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>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 June 12, 2025; and,</li> <li>2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02515, subject to the attached conditions.</li> </ol>			

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3.		<p><b>Consideration of Amendment on Conditional Use Permit #23-0025</b> as submitted by Apex Energy Solutions, LLC who proposes modification to General Condition G-10, "Time Limit," as stipulated on previously approved Conditional Use Permit (CUP) #23-0025, to extend the project's term from 15 years to 30 years due to project's viability, life cycle, and financing matters. Previously approved CUP #23-0025 authorized the construction and operation of a 100-megawatt (MW) Battery Energy Storage System (BESS) facility, designed to interconnect with the Imperial Irrigation District's existing 92-kilovolt (kV) 'LW' Line. The proposed project site is located at 1884 Drew Road, Seeley, CA 92273, on property identified as Assessor's Parcel Number 051-420-042-000, and further described as That Part of the East Half of Tract 65, Township 16 South, Range 12 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #3), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is exempt from CEQA under Government Code, Sections 15061(b)(3) and 21082.2(a) and that no further environmental documentation is necessary; and,</li> <li>2. Approve the attached Resolution for the proposed amendment to the previously approved Conditional Use Permit (CUP) #23-0025.</li> </ol>			
4.		<p><b>Conditional Use Permit 23-0018 and Variance #24-0001</b> as submitted by WH Lounge LLC., proposes a cannabis dispensary and lounge with delivery service, along with a Variance to allow for a reduction of parking requirements. The proposed project site is located at 509 Railroad Avenue, Winterhaven, CA, on property identified as Assessor's Parcel Number 056-283-006-000, and further described as LOTS 7 8 9 &amp; 10 BLK 9 TOWNSITE OF WINTERHAVEN, Township 16 South, Range 22 East of the San Bernardino Base and Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #5), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a>]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environment Evaluation Committee (EEC) on April 25, 2024; and,</li> <li>2. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #23-0018, subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee; and,</li> <li>3. Approve the attached Resolution and supporting findings for Variance #24-0001.</li> </ol>			
5.		<p><b>Conditional Use Permit #24-0024</b> as submitted by RASIRC Inc, the applicant, for the construction and operation of a N2H4 (Hydrazine) processing facility, with Initial Study #24-0034. The facility will include storage metal containers with appropriate cabinets and containers for raw chemical materials and waste, detached from the main building and constructed to store chemicals safely. The proposed building will be a total of 7,000 sq. ft. This building will be a warehouse facility with an office, parking, and site improvements. The building will have a driveway access from Old Highway 111. A total of 4 to 12 employees will be working in the warehouse/office, with daily operating hours estimated to be from 7:00 am to 5:00 pm approximately. This project will be located at property identified under Assessor's Parcel Number (APN) 040-250-024-000, within the Mesquite Lake Specific Plan area, and further described as PAR 4 PM 802 OF TR 58</p>			

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		<p>14-14 9.59 AC, County of Imperial; State of California (Supervisory District #5). [Luis Bejarano, Planner II at 442-265-1736, or via email at <a href="mailto:luisbejarano@co.imperial.ca.us">luisbejarano@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>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 April 24, 2025; and,</li> <li>2. Adopt the attached Resolution(s) and supporting finding, approving Conditional Use Permit (CUP) #24-0024 subject to all the conditions, and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ol>			
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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