

**MINUTES OF THE
PLANING COMMISSION MEETING**

September 11, 2019

The Imperial County Planning Commission convened a Meeting on Wednesday, September 11, 2019 at 9:00 a.m in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director Jim Minnick, Assistant Director Michael Abraham, Planner IV Patricia Valenzuela, Planner II Isabel Patten, Clerk Michelle Garcia and GIS Tech Derek Newland.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Kalin, Bergh, Castillo, Wright, Medina, Zendejas & Roben.

Absent: Cabañas & Zuno.

II. Pledge of Allegiance: Chairman Schaffner requested to remain standing after the pledge of allegiance for a moment of silence in honor of the victims of 9/11.

III. Approval of Minutes: Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for July 24, 2019 meeting as submitted by staff. Motion was made by Commissioner Kalin seconded by Commissioner Bergh and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes).

1. Consideration of **Time Extension #19-0008** as submitted by Michael Lin proposing a 15-year extension of Conditional Use Permit #04-0003 for the existing hay compressing and storage facility. On property legally described as a portion of Tract 114, Township 15 South, Range 14 East SBB&M. Assessor's Parcel Number(s) 044-500-079-000, (393 E. Worthington Road, Imperial, CA.), (Supervisory District #5), [Joe Hernandez, Planner IV at (442) 265-1736, extension 1748 or via-email at joehernandez@co.imperial.ca.us]. The Commission took the following actions;

Jim Minnick, gave a brief description of the project, and introduced Joe Hernandez, Planner IV to read the project into the record.

Joe Hernandez, Planner IV, read the project into the record and was there to answer any questions from the Commission.

Chairman Schaffner. Asked the representative to come forward to the podium, introduce themselves and state their name and address for the record.

Herbie Rodriguez, General Manager at HayKingdom, stated he read and agreed with the project and the conditions of approval.

Chairman Schaffner, opened/closed the public portion of the meeting, he then turned it over to the commission for any questions or comments.

Chairman Schaffner, entertained a motion.

- a. Motion made by Commissioner **Kalin** and seconded by Commissioner **Bergh** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes); to make the finding that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and approve Time Extension #19-0008 for Conditional Use Permit #04-0003 for a new 15 year term, subject to the existing conditions.

Jim Minnick, Director, stated that the project stands approved by this Commission if any member of the public wishes to appeal this decision, must do so within 10 days of approval with the Planning Department with a \$650.00 fee.

2. Consideration of **Variance #19-0001** as submitted by Salton City Petroleum, Inc. to allow for an increase in height limitation of the C-2 Zone, from 75-feet to 201-feet for the installation of a flagpole, on property legally described as Parcel 3 of LLA #00221 (4.54 Acres), being a Portion of Sections 19 and 30, Township 10 South, Range 10 East. Assessor's Parcel Number(s) 014-178-016-000, (Supervisory District #4). The Commission took the following actions;

Jim Minnick, Director of Planning, requested item #2 be continued for staff to further review the findings to September 25, 2019.

Chairman Schaffner entertained a motion to continue Variance#19-0001 as submitted by staff. For the September 25, 2019 meeting. Motion was made by Commissioner Kalin seconded by Commissioner Bergh and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes).

Jim Minnick, stated no public noticing for Variance#19-0001 since it was stated at the hearing.

3. Consideration of **Initial Study #19-0017** as submitted by Imperial County Planning and Development Services Department. The purpose of this latest revision to Divisions 4 and 5 of the Imperial County Title 9 Land Ordinance is to be consistent with the recent changes within State Law and the County's revision to Title 14 "Cannabis and Industrial Hemp" of the Codified Ordinance, which was recently approved by the Board of Supervisors. This revisions apply Countywide. (All Supervisory Districts). The Commission took the following actions; The Commission took the following actions;

Jim Minnick, gave a brief description of the project, and introduced Patricia Valenzuela Planner IV to read the project into the record.

Patricia Valenzuela, Planner IV, read the project into the record and was there to answer any questions from the Commission.

Commissioner Castillo, asked which one was the one that dealt with the fairgrounds?

Patricia Valenzuela, stated the IV Expo, they can have an event there.

Jim Minnick, stated the State of California allows for Cannabis festivals and special events up to 4 days and to be allowed at any county fairgrounds but they require local concurrence. Since the

County owns the land the County has to give permission and our ordinance doesn't allow any type of special event. The city[of Imperial also has to give permission] because it has to be consistent because the fairgrounds are within the city but the County owns the land so it needs to be incorporated into the code and updated to be able to have those types of events at the state fairgrounds which is allowed in the state code.

Commissioner Castillo, stated he thought the State of California owns the fair grounds.

Jim Minnick, stated not the physical land, that is owned by the County. They operate the fairgrounds. Just like the County owns the airport.

Chairman Schaffner, stated he thought the state fire marshal would come and control the land.

Jim Minnick, stated they control it, but they don't own it, the physical land is owned by the County, otherwise we would have no say in it at all.

Commissioner Castillo, stated he's heard of a lot of things that have happened if the State approved.

Jim Minnick, stated yes they operate the facility we own the underlining land.

Commissioner Roben, stated they own the building and all that stuff right.

Jim Minnick, stated it's like a museum we don't do anything inside the museum even though the County owns the land. They have no say how you operate the museum but you would need building permits but we have no say.

Chairman Schaffner, closed the public portion of the meeting, he then turned it over to the commission for any questions or comments.

Commissioner Bergh, stated you have eliminated R1, R2, and R3 & C1.

Jim Minnick, stated what do you mean?

Commissioner Bergh, stated why you don't just eliminate all of them.

Jim Minnick, stated all they really did was clarify the Ag Industrial and add the Commercial for the retail component of it and the Open Space is in the event of a special event.

Commissioner Bergh, asked why they combined the Cannabis and Industrial Hemp?

Jim Minnick, stated the State did that in their ordinance he doesn't know.

Chairman Schaffner, entertained a motion.

- c. Schaffner (yes), Kalin (yes), Bergh (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes); to adopt the Resolution that recommends to the Board of Supervisors the adoption of the Negative Declaration (IS#19-0017) for the 2019 Title 9 Land Use Ordinance Revisions to Divisions 4 and 5, as recommended by the Environmental Evaluation Committee (EEC) hearing held on July 25, 2019, adopt the Resolution that recommends to the Board of Supervisors to make the finding that the 2019 Title 9 Revisions are consistent with applicable General Plan and Codified Ordinances; and to adopt the Resolution that

recommends to the Board of Supervisors the adoption of an Ordinance that approves the 2019 Title 9 Land Use Ordinance Divisions 4 and 5.

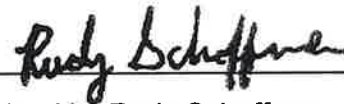
Jim Minnick, Director, stated there was no appeal for this project since it

Public Comments: NONE

Commissioner Comments: NONE

Director Comments: NONE

Adjournment: Meeting adjourned at 9:13 a.m.



Submitted by Rudy Schaffner;

Chairman of the Planning Commission

Attest:



Jim Minnick, Director of

Imperial County Planning Commission

Michelle Garcia PC Recording Clerk

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