

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

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

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Vacant  
 Russell Roben  
 Ernesto Medina  
 Lewis Pacheco

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

HEARING DATE:

**JUNE 9, 2021 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](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 [icpdcommentletters@co.imperial.ca.us](mailto:icpdcommentletters@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.		APPROVAL OF MINUTES FOR <b>MAY 12, 2021</b> MEETING.			
IV.		PUBLIC HEARINGS: <i>(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.)</i>			
1.		Consideration of <b>Time Extension #21-0014 for TR#00941</b> as submitted by Kilmainham Holdings, LLC requesting the sixth and final time extension of Tract Map #00941, for one (1) additional year. The Board of Supervisors approved Tract Map #00941, subject to conditions, on January 19, 1999. This time extension request is being made pursuant to the Subdivision Map Act and the property owner's intent of developing the land in the near future. This sixth and final extension would cover from June 15, 2021 to June 15, 2022. On properties legally described as a Portion of Section 11, 12 and Tract 148, Township 17 South, Range 15 East, SBB&M, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Number (s) 059-210-035 (et al.) (1851 Carr Road, Calexico, CA), (Supervisory District #2), [Diana Robinson, Planner III at (442) 265-1736 extension 1751 or via email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a> ]. <b>Actions:</b> a. Approve Time Extension EXT#21-0014 for Tract Map #00941 for the sixth and final one-year extension, subject to the conditions listed under said Tract Map.			
2.		Consideration of <b>Time Extension #21-0012 for TR #00958</b> as submitted by Alphabet Farms, LLC (applicant) requesting the sixth and final one-year time extension for Tract Map #958 as allowed by the Subdivision Map Act. The Board of Supervisors approved Tract Map #958 (Major subdivision) subject to conditions, on August 16, 2005. The sixth and final time extension would cover from August 16, 2021 to August 16, 2022 (end of life of the map). The applicant intends to file all phases of the tentative map. On properties legally described as a portion of Tract 64, Township 16 South, Range 12/13 East, SBB&M, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Number (s) 051-450-011, -012, -013 & -018-000 (1700 West Ross			

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		<p>Road, Seeley, CA), (Supervisory District #3), [Diana Robinson, Planner III at (442) 265-1736 extension 1751 or via email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>]</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Approve Time Extension (EXT#21-0012) will extend Tract Map (TR#00958) for the sixth and final one-year time extension, subject to the conditions listed under said Tract Map.</li> </ul>		
3.		<p>Consideration of <b>Conditional Use Permit #20-0019</b> as submitted by Cabaj Zbigniew &amp; Martha Blaszczyk, proposing CUP to continue the extraction of one (1) acre feet of water a year for residential use from existing water well originally entitled under CUP #935-90. On property legally described as Portion of Tract 49, Township 16 South, Range 10 East, SBBM, in an unincorporated area of the County of Imperial, Assessor Parcel Number 033-620-006-000 (1 Coyote Well Rd., Ocotillo CA 92259),(Supervisory District #2) [Mariela Moran, Planner II at 442-265-1736, extension 1747 or by email at <a href="mailto:marielamorán@co.imperial.ca.us">marielamorán@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. 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 on April 29, 2021;</li> <li>b. Make the De Minimus Finding as recommended at the April 29, 2021 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</li> <li>c. Approve the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0019, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ul>		
4.		<p>Consideration of <b>Conditional Use Permit #19-0026</b>, as submitted by Pyramid Construction &amp; Aggregate LLC., proposing to amend existing operational Conditional Use Permit #16-0008 via Conditional Use Permit #19-0026 to construct and operate a portable asphalt batch plant on their existing, American Girl East mining site. This project is located on property legally further described as the portion of Section 19, Township 15 South, and Range 21 East; and identified as Assessor's Parcel Number 050-320-031-000 (3737 American Girl Road, Winterhaven, CA), (Supervisory District #5), Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or at <a href="mailto:PatriciaValenzuela@co.imperial.ca.us">PatriciaValenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. 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 on January 14, 2021,</li> <li>b. Make the De Minimus Finding, as recommended at the January 14, 2021 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 Codes; and</li> <li>c. Approve the Resolution and supporting findings, for Conditional Use Permit #19-0026, subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.</li> </ul>		
5.		<p>Consideration of <b>Conditional Use Permit (CUP) #19-0016</b> as submitted by Allied Imperial Landfill, requesting an amendment to the existing Conditional Use Permit #07-0027, to allow for out of County waste to be deposited at the landfill. On property legally described as a Tract 222 &amp; Tract 223, Section 9, Township 15 South, Range 14 East, SBB&amp;M, in an unincorporated area of the County of Imperial, Assessor Parcel Number 044-030-006-000 &amp; 044-030-024-000 (104 Robinson Road, Imperial,</p>		

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		<p>CA),(Supervisorial District #5) [Mariela Moran, Planner II at 442-265-1736, extension 1747 or by email at <a href="mailto:marielamoran@co.imperial.ca.us">marielamoran@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>a. 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 on April 15, 2021,</li> <li>b. Make the De Minimus Finding as recommended at the April 15, 2021 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</li> <li>c. Approve the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #19-0016, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ol>		
6.		<p>Consideration of <b><u>CONDITIONAL USE PERMIT CUP #19-0017</u></b>, for a Planning Commission determination as submitted by Second Imperial Geothermal Company, proposing a fifteen (15) year renewal for the operation of the existing Second Imperial Geothermal facilities. The proposed Conditional Use Permit #19-0017 will allow for upgrades including the installation of two new water-cooled ORMAT Energy Converters (OECs) to replace six old units from 1992; three 10,000 gallon isopentane storage tanks; and, additional pipes to connect the proposed facilities. All proposed upgrades will be developed within the existing Heber 2 facility and fence line. CUP #19-0017 also proposes to renew the permitted life of the Second Imperial Geothermal facilities including the (Heber 2, Heber South, Goulds 2 plant facilities) for 15 years. Additionally, the Planning Commission will make a determination for a proposed Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program and approval of the Findings of Fact that the project is categorically exempt from CEQA under Government Section Code 15301, 15302 &amp; 15061 and no further environmental documentation is necessary. This project is located at 855 Dogwood Road, south the town-site of Heber, California. The parcels are describe as Tract 44, Township 16 South, Range 14 East, SBB&amp;M and identified as APN 054-250-031-000, on an approx. total of 40 acres. (Supervisorial District # 2), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>a. Approve of the Findings of Fact that project is categorically exempt from CEQA under Government Code Section 15301, 15302, &amp; 15061 and that no further environmental documentation is necessary.</li> <li>b. Adopt the Mitigated Negative Declaration, with the “Mitigations, Monitoring and Reporting Program” on the basis of the Initial Study and any comments received showing no substantial evidence that the project will have a significant effect on the environment.</li> <li>c. Make the De Minimus Findings, as recommended at the November 19, 2020 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</li> <li>d. Adopt the findings and resolution(s), approving Conditional Use Permit #19-0017,subject to all the conditions of approval, and authorize the Planning &amp; Development Services Department Director to execute the CUP Agreement.</li> </ol>		
V.		Public Comments.		
VI.		Planning Commissioner Comments.		
VII.		Director Comments.		
VIII.		Adjournment.		

For questions regarding these projects contact the above-mentioned Planner following the project.

# **PLANNING COMMISSION AGENDA**

Si usted requiere esta información en español, favor de llamar al (442) 265-1736

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