

# 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  
 Jose Hinojosa

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

**HEARING DATE: September 11, 2024, 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 August 28, 2024, MEETING			
2.		<p><b><u>Consideration of Conditional Use Permit #23-0034 / Lot Line Adjustment #00336 / Initial Study #23-0040</u></b> as submitted by Duggins Construction Inc. proposing a 10,000 sq. ft building mostly occupied by Kudos Transportation (owner) for warehousing and office. The remainder of the main building will be available for lease for future tenants. The East portion of the property will be a parking area for the fleet trucks of Kudos Transportation. All the truck parking stalls will be used by the owner. A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily. A Lot Line Adjustment is being proposed to meet the square footage requirements for the project at APN: 059-363-024. The property is located at Assessor’s Parcel Number 059-363-023-000 and 059-363-024 and legally described as LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO BEING POR LOT B LLA#283 and LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO BEING POR LOT B LLA#283, in an unincorporated Area of the County of Imperial, State of California. (Supervisory District #5) [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at <a href="mailto:rocioyee@co.imperial.ca.us">rocioyee@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 held on June 13, 2024; and,</li> <li>2. Approve the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #23-0034 and Lot Line Adjustment (LLA) #00336 subject to all the conditions, and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ol>			
3.		<p><b><u>Consideration of Conditional Use Permit #24-0002</u></b> as submitted by CALTRANS, is proposing the issuance of a Conditional Use Permit for the purpose of drilling, developing and maintaining a new water well at the Sand Hills Safety Roadside Rest Area. The proposed well will be located entirely within the Interstate Right of Way. The new well is</p>			

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		<p>intended to replace the existing dilapidated and unrepairable well that currently exists at this location. The property is within the Right-of-Way in between Freeway 8 and Kumeyaay Hwy. in an Unincorporated Area of the County of Imperial, State of California, and Supervisorial District #5), [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or by email at <a href="mailto:rocioyee@co.imperial.ca.us">rocioyee@co.imperial.ca.us</a> ].</p> <p><b>Actions:</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 at the Environmental Evaluation Committee Hearing held on July 11, 2024; and,</li> <li>2. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #24-0002 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> </ol>			
4.		<p><b>Consideration of Parcel Map #02511</b> as submitted by KUDU Inc., proposes a minor subdivision. The Parcel Map consists of four separate legal parcels and are assessed as two Assessor's Parcel Numbers, being 020-130-018 and 020-130-019, Which are approximately 480 acres and 160 acres respectively the reasoning b behind the proposed subdivision is to separate the existing farmed fields into six (6) legal parcels. Under Subdivision Map Act Section 66426(d), permitting the subdivision of more than four parcels on a Parcel Map. The property is located at 949 Lindsey Rd. Calipatria CA, 92233, and legally described as POR PAR 5 COC OF NW4 &amp; S2 SEC 9 12-13 480AC, and, POR PAR 5 COC OF NE4 SEC 9 12-13 160AC. located in the unincorporated area of the County of Imperial (Supervisorial District #4), [Rocio Yee, Planner I at 442-265-1736, or by email at <a href="mailto:rocioyee@co.imperial.ca.us">rocioyee@co.imperial.ca.us</a> ].</p> <p><b>Actions:</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 at the Environmental Evaluation Committee (EEC) hearing on July 11, 2024.</li> <li>2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02511, subject to all conditions.</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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