

# 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: October 9, 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 September 11, 2024, MEETING			
2.		<p><b><u>Consideration of Lot Merger #00161</u></b> as submitted by Skylark Energy LLC, who are proposing to combine five (5) continuous parcels to create a single and larger lot with approximately 1.64 acres. This newly consolidated lot is intended for a potential future commercial development. The envisioned future development project includes an 8,026-square-foot convenience store with a drive-thru, as well as facilities for both auto and truck fueling. The five (5) subject parcels are further identified as Assessor’s Parcel Number(s) 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000 and 014-231-010-000; legally described as Lots 06, 07, 08, 09 and 10 from Block 24 Tract 573 FM 59, respectively; Township 10 South, Range 10 East, of the West Shores/Salton City Urban Area Plan, in an unincorporated area of the County of Imperial, State of California; Supervisorial District #4. [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 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. Find that Lot Merger #00161 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,</li> <li>2. Find that Lot Merger #00161 is consistent with applicable Zoning and Building Ordinances; and,</li> <li>3. Approve Lot Merger #00161, subject to the attached conditions.</li> </ol>			
3.		<p><b><u>Consideration of Conditional Use Permit #24-0004</u></b> as submitted by ROC Construction Inc, is proposing the issuance of a Conditional Use Permit for the purpose a new residential well with one (1) acre-foot per year water extraction for an existing manufactured home and new shop. The proposed well will be located in 5392 Hwy 78, Brawley CA 92227; with Assessor Parcel Number (APN:039-310-017-000) and legally described as E1/2 OF SE1/4 OF SE1/4 OF SE1/4 TR 37 T13S R18E 1.25 AC in an</p>			

## PLANNING COMMISSION AGENDA

		<p>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:rociyee@co.imperial.ca.us">rociyee@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 at the Environmental Evaluation Committee Hearing held on August 8, 2024; and,</li> <li>2. Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #24-0004 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><u>Consideration of Parcel Map #02509</u></b> as submitted by Carson Kalin., proposes a minor subdivision. The Parcel Map consists of 2 separate legal parcels and are assessed as two Assessor’s Parcel Numbers, being 035-210-016 and 036-150-004, which are approximately 266.69 acres and 213.24 acres respectively. The reasoning behind the proposed project is to subdivide 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 500 W. Boarts Road, Westmorland, CA 92281, and legally described as PAR A LLA#331 ALSO BEING W2 &amp; N2 E2 TR 78 13-13, and, E1/2 &amp; E 60 AC OF N1/2 OF W1/2 TR 77 T13S R13E 220 AC. located in the unincorporated area of the County of Imperial (Supervisorial District #4), [Luis Valenzuela, Planner II at 442-265-1736, or by email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@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 at the Environmental Evaluation Committee (EEC) hearing on August 8, 2024; and,</li> <li>2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02509, subject to all conditions.</li> </ol>			
5.		<p><b><u>Consideration of Parcel Map #02510</u></b> as submitted by Apex Energy Solutions LLC, proposes Parcel Map #02510 to legally separate the north and south parts of Section 17 that the railroad split as well as to separate the approved Vega SES 2 and Vega SES 5 solar projects. The project consists of legal parcel with two (2) Assessor’s Parcel Numbers described as a POR SEC 17, T11S, R15E, 448.30 AC, NE OF SPRR, EXC N2, OF NE4 (APN 025-260-011-000) and POR S2, SEC 17, T11S, R15E, 89.70 AC, SW OF SPRR (APN 025-260-019-000) (1103 Flowing Wells Rd, Niland, CA; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at <a href="mailto:dereknewland@co.imperial.ca.us">dereknewland@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 at the Environmental Evaluation Committee (EEC) hearing held on July 25, 2024; and,</li> <li>2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02510, subject to all conditions.</li> </ol>			

## PLANNING COMMISSION AGENDA

6.		<p><b>Consideration of Variance #24-0006</b> as submitted by Calexico Gateway Center, LLC. The applicant is seeking approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. This request also includes an increase in the allowable height limit of such signs, from 24 feet, as specified in Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan and Section 90401.02 of the Imperial County Land Use Ordinance (Title 9), to 35.5 feet. The proposed project site is located at 620 Menvielle Road and 1791 Gateway Road, Calexico, CA 92231, on properties identified as Assessor’s Parcel Number 059-210-057-000 and 059-210-063-000, and further described as Lots 6 and 12 of Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Unit No. 1, respectively, Township 17 South, Range 15 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>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that the project is except 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. Adopt the attached Resolutions and Supporting Findings for Variance #24-0006; and,</li> <li>3. Consider the approval of Variance #24-0006 subject to the attached 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**

MTS:\Clerical\AGENDAS\2024\PC\10 09 24 PC Agenda REG .docx