

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
APRIL 24, 2019**

The Imperial County Planning Commission convened a Meeting on Wednesday, April 24, 2019 at 9:00 a.m in the Board of Supervisors Chambers, El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner IV Patricia Valenzuela, Planner IV Joe Hernandez, Planner I 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, Cabañas, Castillo, Wright, Zendejas, & Roben

**Absent:** Medina & Zuno

**II. Pledge of Allegiance:**

**III. Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for March 27, 2019 meeting as submitted by staff. Motion was made by Commissioner Kalin seconded by Commissioner Cabañas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Zendejas (yes), & Roben (yes).

1. Consideration of **Time Extension #19-0004** as submitted by Aggregate Products, Inc for a 15 year extension of Conditional Use Permit #02-0006 for an existing heliport. On property legally described as Lot 51, Tract 941, Unit #1, Township 17 South, Range 15/16 East, San Bernardino Base & Meridian. Assessor Parcel Number(s) 059-401-001-000, (420 Pan American Road, Calexico, CA), (Supervisorial District #1). The Commission took the following actions;

**Michael Abraham**, 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.

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

**John Corcoran**, Aggregate Products Inc., 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 **Cabañas** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Zendejas (yes), & Roben (yes); to find that Time Extension #19-0004 is categorically exempt from CEQA pursuant to section 15301 of the CEQA guidelines and that no further environmental documentation is necessary; and to Recommend to the Board of Supervisors to approve the resolution and supporting findings for Time Extension #19-0004 to extend Conditional Use Permit #02-0006 for an additional fifteen (15) years.

**Michael Abraham**, Assistant Director, stated there was no appeal for this project.

2. Consideration of **Conditional Use Permit #19-0004** as submitted by Crown Castle, for the continued operation and maintenance of this existing communication facility (under CUP#03-0033) consisting of a 180-foot lattice tower with associated equipment and improvement. On property legally described as Lot 5, Tract 776, according to Map of file in the Office of the County Recorder of Imperial County. Assessor's Parcel Number(s) 033-530-008-000, (941 East Highway 98, Ocotillo, CA.), (Supervisory District #3). The Commission took the following actions;

**Michael Abraham**, 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.

**Mark Linman**, Crown Castle, 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.

- b. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Zendejas (yes), & Roben (yes); to make Make the findings that the project is categorically exempt from CEQA (Class 1-Existing Facility) and no further documentation is necessary; and to adopt the Resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #19-0004 subject to the conditions and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee.

**Michael Abraham**, Assistant 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.

3. Consideration of **Lot Line Adjustment #00305** as submitted by Vulcan/BN Geothermal Power Company, who proposes a lot line adjustment to relocate the west line of Parcel 1 (020-110-042-000) to allow for a new expansion of a cooling tower. The proposed size for Parcel 1 (020-110-042-000) will be 82.34 acres and Parcel 2 (020-110-040-000) will be 40.09 acres. On property (Parcel 1, 020-110-042-000) legally described as Portion of Parcel 1 LLA 00141 of the Southeast ¼ of Section 33 Township 11 South, Range 13 East, San Bernardino Base & Meridian & (Parcel 2, 020-110-040-000) Portion of the West ½ of the Southeast ¼ of Section 33 Township 11 South, Range 13 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial County. Assessor's Parcel Number(s), Parcel 1, 020-110-042-000 (7001 Gentry Road, Calipatria) & Parcel 2, 020-110-040-000, (property abutting to the west on the corner of McKendry Rd. & Boyle Rd, Calipatria), (Supervisorial District #4). The Commission took the following actions;

**Michael Abraham**, gave a brief description of the project, and introduced Isabel Patten, Planner I to read the project into the record.

**Isabel Patten**, Planner I, 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.

**Mark Gran**, CalEnergy , 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.

- c. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Zendejas (yes), & Roben (yes); to find that Lot Line Adjustment #00305 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alternations to Land Use Limitations of CEQA and the no further environmental documentation if necessary; and find that Lot Line Adjustment #00305 is consistent with applicable zoning and building ordinance; and to approve Lot Line Adjustment #00305; subject to the conditions.

Public Comments: NONE

Commissioner Comments: NONE

Director Comments: Administrative Professionals Day!

Adjournment: Meeting adjourned at 9:12 a.m.

*Rudy Schaffner*

Submitted by Rudy Schaffner;  
Chairman of the Planning Commission

Attest:

*for Mike Ah*

Jim Minnick, Director of  
Imperial County Planning Commission

Michelle Garcia PC Recording Clerk

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