

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

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

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Luis Zendejas  
 Russell Roben  
 Ernesto Medina  
 Leticia Zuno

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

**MAY 8, 2019**

**940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA**

HEARING DATE:

HEARING LOCATION

### 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 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>APRIL 24, 2019</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.		<p>Consideration of <b>Lot Merger #00139</b> as submitted by David and Karen Marsh, who propose to merge existing Parcel 1 (7511.37 SF) and Parcel 2 (7501.17 SF) into one parcel (approximately 15,012.53 SF). On property legally described as (Parcel 1) as Lot 9, Block 5, Tract 783, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 001-994-009-000 (221 Indo Ave., Salton Sea) and on property legally described (Parcel 2) as Lot 10, Block 5, Tract 783, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number(s) 001-994-010-000 (223 Indio Ave., Salton Sea CA), (Supervisorial District #4), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at <a href="mailto:isabelpattenicpds@gmail.com">isabelpattenicpds@gmail.com</a></p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>a. Find that Lot Merger #00139 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and</li> <li>b. Find that Lot Merger #00139 is consistent with applicable Zoning and Building Ordinances; and to</li> <li>c. Approve Lot Merger #00139, subject to all the conditions.</li> </ol>			
2.		<p>Consideration of <b>Conditional Use Permit #18-0039</b> as submitted by Chapel L Transporters, LLC, for the expansion of an existing truck and auto facility currently operating under Conditional Use Permit (CUP) #06-0005. This CUP is to supersede existing CUP #06-0005 under Assessor's Parcel Number 059-513-015-000) to include Assessor's Parcel Number 059-513-004. On property legally described as being Lot 54 of Tract 941-Unit 2, in the unincorporated area of the County of Imperial. Assessor Parcel Number(s) 059-513-004-000 &amp; 059-513-015-000, (363 Nina Lee Road, Calexico, CA), (Supervisorial District #1), [Joe Hernandez Planner IV at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandezicpds@gmail.com">joehernandezicpds@gmail.com</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 will not have a significant effect on the environment as recommended at the</li> </ol>			

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		<p>Environmental Evaluation Committee (EEC) meeting held on April 11, 2019; and</p> <p>b. Make the De Minimus Findings, as recommended at the April 11, 2019 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 Code; and to</p> <p>c. Approve the Resolution(s), supporting findings and Conditional Use Permit #18-0039 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</p>			
3.		<p>Consideration of <b><u>Parcel Map #02482</u></b> as submitted by Thomas Moiola, who proposes to subdivide one (1) existing agricultural parcel into two (2) individual agricultural parcels down the centerline of Noland Road to simplify the management of the two parcels. On property legally described as Portion of Tract 120, Township 14 South, Range 15 East, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County. Assessor's Parcel Number(s) 041-080-026-000, (west of Highway 115, between Gonder Road and Hart Road, Brawley CA), (Supervisory District #5), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at <a href="mailto:isabelpatten@co.imperial.ca.us">isabelpatten@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <p>a. Adopt the Negative Declaration 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 as determined by the Environmental Evaluation Committee (EEC) on April 11, 2019; and</p> <p>b. Make the De Minimis findings as recommended by the April 11, 2019 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 Code; and to</p> <p>c. Adopt the Resolution and supporting findings, approving Parcel Map #02482, subject to all the conditions and authorize the Planning &amp; Development Services Department to sign the Parcel Map upon receipt from the Permittee.</p>			
4A.		<p>Consideration of <b><u>Conditional Use Permit #18-0031</u></b> as submitted by Imperial Gold, LLC. to construct and operate a Cannabis Distribution Facility. On property legally described as a Portion of Lot C of Lot Line Adjustment #00291, also being the North Portion of Tract 82 &amp; a Portion of Parcel 1 of Parcel Map #1586, Township 14 South, Range 13 East, San Bernardino Base &amp; Meridian. Assessor's Parcel Number(s) 040-180-045-000, (3974 Austin Road, Suite E, Brawley, CA), (Supervisory District #3 &amp; 4), [Patricia Valenzuela, Planner IV at 442-265-1736, extension 1749 or by email at <a href="mailto:patriciav.icpds@gmail.com">patriciav.icpds@gmail.com</a>].</p> <p><b><u>Actions:</u></b></p> <p>a. Approve the Resolution to Adopt the Negative Declaration by finding that the proposed Project will not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on March 14, 2019; and</p> <p>b. Make the De Minimus Findings that the project will not individually or cumulatively have an adverse effect on the Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and to</p> <p>c. Adopt the Resolution to Approve Conditional Use Permit #18-0031 (subject to the Conditions of Approval) and findings and authorize the Planning &amp; Development Services Department Director to execute the CUP Agreement.</p>			

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<b>4B.</b>		<p>Consideration of <b><u>Conditional Use Permit #18-0032</u></b> as submitted by Imperial Gold, LLC to construct and operate a Cannabis Cultivation Facility. On property legally described as a Portion of Lot C, LLA #00291, also being the North Portion of Tract 82 &amp; a Portion of Parcel 1, PM #1586, Township 14 South, Range 13 East, San Bernardino Base &amp; Meridian. Assessor's Parcel Number(s) 040-180-045-000, (3971 Austin Road, Suite A, Brawley, CA), (Supervisory District #3 &amp; 4), [Patricia Valenzuela, Planner IV at 442-265-1736, extension 1749 or by email at <a href="mailto:patriciav.icpds@gmail.com">patriciav.icpds@gmail.com</a>].</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution to Approve Conditional Use Permit #18-0032 (subject to the Conditions of Approval) and findings and authorize the Planning &amp; Development Services Department Director to execute the CUP Agreement.</li> </ul>			
<b>4C.</b>		<p>Consideration of <b><u>Conditional Use Permit #18-0033</u></b> as submitted by Paragon West, LLC to construct and operate a Cannabis Virtual Retail Facility. On property legally described as a Portion of Lot C, LLA #00291, also being the North Portion of Tract 82 &amp; a Portion of Parcel 1, PM #1586, Township 14 South, Range 13 East, San Bernardino Base &amp; Meridian. Assessor's Parcel Number(s) 040-180-045-000, (3971 Austin Road, Suite B, Brawley, CA), (Supervisory District #3 &amp; 4), [Patricia Valenzuela, Planner IV at 442-265-1736, extension 1749 or by email at <a href="mailto:patriciav.icpds@gmail.com">patriciav.icpds@gmail.com</a>].</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution to Approve Conditional Use Permit #18-0033 (subject to the Conditions of Approval and findings and authorize the Planning &amp; Development Services Department Director to execute the CUP Agreement.</li> </ul>			
<b>4D.</b>		<p>Consideration of <b><u>Conditional Use Permit #18-0034</u></b> as submitted by Imperial Gold, LLC to construct and operate a Cannabis Manufacturing Facility. On property legally described as a Portion of Lot C, LLA #00291, also being the North Portion of Tract 82 &amp; a Portion of Parcel 1, PM #1586, Township 14 South, Range 13 East, San Bernardino Base &amp; Meridian. Assessor's Parcel Number(s) 040-180-045-000, (3971 Austin Road, Suite D, Brawley, CA), (Supervisory District #3 &amp; 4), [Patricia Valenzuela, Planner IV at 442-265-1736, extension 1749 or by email at <a href="mailto:patriciav.icpds@gmail.com">patriciav.icpds@gmail.com</a>].</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Adopt the Resolution to Approve Conditional Use Permit #18-0034 (subject to the Conditions of Approval and findings and authorize the Planning &amp; Development Services Department Director to execute the CUP Agreement.</li> </ul>			

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5.	<p>Consideration of <b><u>Appeal #19-0001</u></b> of the Environmental Evaluation Committee (EEC)'s February 14, 2019 determination of a Mitigated Negative Declaration for the Revised Initial Study #17-0026 with regards to Zone Change #17-0006. On property legally described as the East half of Tract 122 Township 14 South Range 15 East (south parcel), in an unincorporated area of the County of Imperial. Assessor's Parcel Number 041-090-004-000, (1594 Gonder Road, Brawley, CA), (Supervisorial District #5), [Diana Robinson, Planner III at (442)265-1736 extension 1751 or by email at <a href="mailto:dianarobinson.icpds@gmail.com">dianarobinson.icpds@gmail.com</a>].</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Approve Appeal #19-0001, and find that the EEC's February 14, 2019 determination of a Mitigated Negative Declaration for the Revised IS #17-0026 is not appropriate, and that an Environmental Impact Report (EIR) needs to be prepared; or</li> <li>b. Deny Appeal #19-0001, and find that the EEC's February 14, 2019 determination of a Mitigated Negative Declaration is appropriate.</li> </ul>			
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.

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

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