

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
MARCH 13, 2019**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HOLBROOK, MCDADE, AND LUCAS**

**COMMISSIONERS ABSENT: HAUGH**

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA  
AND CITY CLERK JACKSON**

CHAIRMAN LUCAS called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

There were no public appearances made.

**C.  
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for February 13, 2019 and February 27, 2019.

Motion by HOLBROOK, seconded by MCDADE to approve the Consent Agenda as presented.

AYES: GUILLEN, HOLBROOK, MCDADE AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

**NEW BUSINESS:**

- D-1. SUBJECT: PUBLIC HEARING: CONDITIONAL USE PERMIT (19-04), TO ALLOW FOR THE USE OF A "HEMP EXTRACTION FACILITY" LOCATED AT 520 WEST ATEN ROAD, IMPERIAL, CA 92251.**

Staff Report by PLANNER TYLENDIA. This project if approved will allow for the manufacturing of Cannabinoid Oil from hemp biomass. By way of background, as of December 20, 2018 the Hemp Farming Act of 2018 became law. This law removed Hemp from the "Schedule I Controlled Substances" list and re-categorized it as an ordinary agricultural commodity and its provisions have been incorporated into the 2018 United States Farm Bill.

Badlands Provisions has applied to allow the use of a Hemp Biomass Extraction facility in an I-I (General Industrial) zone. The extraction process will consist of a cyro-ethanol loop extraction method, which is a method of Chromatography that involves subzero temperatures which result in food grade product materials.

Ms. Tylenda provided the findings that must be made for the granting of a CUP.

The Public Hearing was opened at 6:32 P.M.

Mr. Kuhlen, Imperial resident addressed the Commission regarding existing truck traffic and the potential for increased traffic. One of the existing businesses has trucks coming in as early as 4:00 am. Feels that an agricultural related product will bring in numerous additional trucks. Feels that these businesses are too close to housing and that there is a lack of noise control. He expressed a concern for the potential of explosion or major fire. Not in favor of the business in the proposed location.

Commission discussion was held and questions asked in regards to impacts to Aten Road traffic, comments and concerns from police and fire departments, what is potential peak capacity of business and number of trips per day by trucks, hours of operation, compliance with noise element, access by police department, fire protection, and the placement of time limit on CUP to bring back for review.

Applicant John Currier, Badlands Provisions addressed questions and responded that they will grow about 200 acres of hemp this summer that will amount to approximately 11 truck loads per year. This will generate very little traffic impact. In the future they may plan to bring in hemp from other growers in addition to their own growth. The business is planned for the far north end of the property and will have security guard on premises as required. Mr. Currier stated they will comply with fire department requirements and that ethanol storage will be separate from the building. Mr. Currier informed the Commission the biomass is ground in field and trucked to the processing site in tote bags. The bulk of the biomass will be stored in Brawley and brought in as needed for extraction of oil. Mr. Currier requested the ability to run two shifts if needed for processing. Plans are to start at 6:00 a.m. and run to 8:00 p.m. if needed. Delivery will stop at 5:00 p.m.

Community Development Director Mora informed the Commission that the business will be required to comply with all building and fire codes and with the conditions of approval as imposed.

Mr. Kuhlen commented that there are three businesses in this location that have delivery trucks running in and out of the facilities with the first one coming in at 4:00 a.m. and the other two at 5:00 a.m. He expressed concerns with the constant truck traffic.

The Public Hearing was closed at 7:05 P.M. and the following action taken:

1. Resolution No. PC 2019-07, Granting a Conditional Use Permit and Conditions of Approval to allow for the use of a “Hemp Extraction Facility” in an I-1 (General Industrial) Zone.

Motion by HOLBROOK, seconded by MCDADE to approve Resolution No. PC2019-07, amending the conditions of approval to include a review in two years for compliance of CUP; impose stricter noise element set for residential area for this business; hours of operation 6:00 a.m. to 6:00 p.m. and up to 9:00 p.m. if needed; 24 hour security guard/security/surveillance measures with access by law enforcement as is imposed on the cannabis dispensary.

AYES: GUILLEN, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

**D-2. SUBJECT: PUBLIC HEARING; CONDITIONAL USE PERMIT (19-05) TO ALLOW FOR THE USE OF A “HEMP EXTRACTION FACILITY” LOCATED AT 601 E. BARIONE BLVD., IMPERIAL, CA 92251.**

PLANNER TYLENDIA presented the staff report. Commission was informed that the request is for the manufacturing of Cannabinoid Oil from Hemp Biomass within I-2 (Rail Served Industrial) Zone located at 613 Barioni Blvd. The applicant will use an extraction process that consists of a Carbon Dioxide extraction method to be contained within a Trailer Extraction Facility.

The Public Hearing was opened at 7:07 P.M.

There were not any comments from members of the audience.

Commissioner’s discussion addressed similar concerns as with the previous project. Suggested imposing same conditions with the exception of hours of operation based on the location and zoning of the project and the noise element requirement standards found within the city’s noise element.

Applicants Kevin Weeks and Glen Cadriz was both present to answer questions and they informed the Commission that they plan to operate from 6:00 a.m. to 6:00 p.m. with the potential to operate 24 hours in the future.

COMMUNITY DEVELOPMENT DIRECTOR MORA informed the Commissioners of plans to do a lot split of the property.

The Public Hearing was closed at 7:13 P.M. and the following action taken:

1. Resolution No. PC 2019-08 Granting a Conditional Use Permit and Conditions of Approval to allow for the use of a “Hemp Extraction Facility” in and I-2 (Rail Served Industrial) Zone.

Motion by HOLBROOK, seconded by GUILLEN to approve Resolution No. PC2019-08 with the same modifications for Resolution PC 2019-07 without changes to #4 noise or restrict the hours of operation and that the CUP will be maintained for both lots when the lot split is completed.

AYES: GUILLEN, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

**E. REPORTS:**

**E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

None at this time.

**E-2. DIRECTOR'S REPORT**

MORA invited the Commissioners to attend the ribbon cutting for the Transit Park on April 2, 2019 at 9:00 a.m.

Planning Commission meeting adjourned at 7:14 P.M.

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
APRIL 10, 2019**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: HAUGH, HOLBROOK, MCDADE, AND LUCAS**

**COMMISSIONERS ABSENT: GUILLEN**

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,  
PLANNER TYLEND A AND CITY CLERK JACKSON**

CHAIRMAN LUCAS called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

There were no Public Appearances made.

**C.  
NEW BUSINESS:**

**C-1. SUBJECT: PUBLIC HEARING: REVIEW PROPOSED AMENDMENTS TO  
EXISTING CONDITIONLS OF APPROVAL FOR THE  
TENTATIVE MAYFIELD UNIT 3C SUBDIVISION**

PLANNER TYLEND A presented the background of the project, informing the Commission that the Conditions of Approval for the "Doyle Ranch Subdivision" was approved in July 2004. The project is now known as the Mayfield Subdivision. The subdivision was owned by one developer and after the housing market crash, the project became a failed subdivision. Since then, the parcels have been sold to different developers. The Conditions of Approval are outdated and are not tailored to existing conditions nor to the actual "phases" in which the subdivision has been developed since the crash.

The existing Conditions of Approval are tied to the entire subdivision as a whole. There are not any trigger areas in place for the required improvements, nor reimbursement agreements at the moment. Best practice is to treat every development in this subdivision as though nothing will ever be built out. In that scenario we require the developer to comply with all the conditions of approval.

The proposed condition modification/amendments were reviewed. Applicant has requested that the city issue a will serve letter (#'s 10-11-12), that the small park be eliminated in favor of the

developer paying park fees with the funds going towards a large regional park (#14); change wording from creating an HOA to adding Unit 3C to the CFD services annual fee as being charged on units 1 and 2. (#17); remove condition #20; change #21 to reflect no HOA and that it will be built out as a standard single family subdivision; eliminate conditions 22, 23 & 24; and provide direction from staff of where and what location of installing an east boundary wall (#29).

The Public Hearing was opened at 6:31 PM

Marty Coyne, project developer was present to answer questions.

There being no comments by members of the audience, the Public Hearing closed at 6:38 PM.

1. Resolution No. PC2019-09, granting the amendments to the following conditions of approval: numbers 10, 11, 12, 14, 17, 20, 21, 22, 23, 24, and 29 for the proposed Mayfield Unit 3C Subdivision.

Motion by HOLBROOK, seconded by HAUGH to approve Resolution No. PC2019-09, A Resolution of the Planning Commission of the City of Imperial Approving the Amendment to the Doyle Ranch/Mayfield Subdivision for Unit 3C Located at Assessor Parcel Number 044-200-099.

AYES: HAUGH, HOLBROOK, MCDADE, AND LUCAS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: GUILLEN MOTION CARRIED 4-0

**C-2. SUBJECT: TIME EXTENSION REQUEST FOR CONDITIONAL USE PERMIT (18-03) AM/PM CAR WASH.**

Staff report was presented by PLANNER TYLEND. The Conditional Use Permit (CUP18-03) was approved on March 24, 2018. Since the permit approval, the applicant has submitted applications for building and grading permits. Due to financing constraints, the applicant has not been able to obtain their building permits. The applicant is now financially able to proceed, but first must obtain the time extension from the Planning Commission. The applicant is requesting a one (1) time extension for the CUP.

Motion by HAUGH, seconded by MCDADE to approve Resolution No. PC2019-10, A Resolution of the Planning Commission of the City of Imperial Approving a Time Extension of One Year for Conditional Use Permit (CUP 138-03) for the Operation of a Car Wash at 205 East 15<sup>th</sup> Street, Imperial, CA.

AYES: HAUGH, HOLBROOK, MCDADE, AND LUCAS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: GUILLEN MOTION CARRIED 4-0

**D. REPORTS:**

**D-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

None.

**E-2. DIRECTOR'S REPORT**

Mora reported on the opening of the Transit Park.

Planning Commission meeting adjourned at 6:43 P.M.

**MINUTES  
CITY OF IMPERIAL  
PLANNING COMMISSION  
JUNE 26, 2019**

**A.  
ROLL CALL**

**COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, AND MCDADE**

**COMMISSIONERS ABSENT: NONE**

**OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA,  
PLANNER TYLENDIA AND ADMINISTRATIVE ANALYST  
ALVAREZ**

VICE-CHAIRMAN HOLBROOK called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.  
PUBLIC APPEARANCES:**

None.

**C.  
CONSENT CALENDAR:**

None at this time.

**D.  
NEW BUSINESS:**

**D-1. SUBJECT: PUBLIC HEARING: DISCUSSION/ACTION: VARIANCE (19-02)  
TO ALLOW FROM THE DEVIATION OF THE ORDAINED  
“SIDE AND REAR YARD SETBACKS” REQUIREMENTS FOR  
AN EXISTING WOOD STORAGE SHED LOCATED AT 199  
SYLVIA COURT, IMPERIAL, CA**

The Public Hearing was opened at 6:31 PM

Staff informed the Commission that the applicant has requested the Public Hearing be continued as they are not able to attend the meeting due to their work schedule.

1. Resolution No. PC2019-11, A Resolution of the Planning Commission of the City of Imperial Granting a Variance Permit and Conditions of Approval Outlined to Ismael Angulo for the deviation from the ordained “side and rear



yard setback from 5 feet to 2 feet for a storage shed for the residence located at 199 Sylvia Ct., Imperial, CA

Motion by HAUGH, seconded by MCDADE to continue the hearing to July 10, 2019.

AYES: GUILLEN, HAUGH, MCDADE, AND HOLBROOK

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 4-0

**E. REPORTS:**

**E-1 CHAIRMAN AND COMMISSIONERS' REPORTS**

HAUGH reported that he will be travelling in July and not available to attend meetings during that time.

**E-2. DIRECTOR'S REPORT**

MORA reported that mobilization, excavation & pouring of concrete are taking place on the Aten Sidewalk Phase 2 project.

Planning Commission meeting adjourned at 6:35 P.M.