

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Dennis Bergh
 Sergio Cabanas
 Scott Wright
 Max Castillo

Vacant
 Russell Roben
 Ernesto Medina
 Leticia Zuno

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

SEPTEMBER 23, 2020 at 9:00 A.M.

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, 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 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 | | |
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| I. | 9:00 a.m. | CALL TO ORDER & ROLL CALL | | | |
| II. | | PLEDGE OF ALLEGIANCE | | | |
| III. | | APPROVAL OF MINUTES FOR JUNE 24, 2020 & JULY 22, 2020 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 Initial Study #20-0009 as submitted by Imperial County Public Works Department. The proposed project includes final closure of the Imperial Solid Waste Site (ISWS) landfill pursuant to Title 27 CCR Section 21110. The closure will include waste relocation, cover soil import, engineered fill replacement and compaction, and installation of stormwater management features. On property Parcel is legally described as Parcel A per Lot Line Adjustment #132, Township 15 South, Range 12 East, SBB&M, Assessor Parcel Numbers 034-320-050-000, (1705 W. Worthington Road, Imperial, CA), (Supervisorial District #3), [Diana Robinson, Planner III at 442-265-1736, extension 1751 or by email at dianarobinson@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> a. 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 July 23, 2020; b. Make the De Minimus Findings as recommended at the July 23, 2020 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 Codes; and c. Adopt the Resolution(s) and Mitigated Negative Declaration for Initial Study #20-0009. | | | |
| 2. | | <p>Consideration of Initial Study #20-0008 as submitted by Imperial County Public Works Department. The proposed project includes final closure of the Hot Spa Solid Waste Site (HSSWS) landfill pursuant to Title 27 CCR Section 21110. The closure will include waste relocation, borrow soil excavation and placement as cover soil, fill placement and compaction, and installation of storm water management features. On a property legally described as the Southwest ¼ of the Southeast ¼ of Section 12, Township 9 South, Range 12 East, SBB&M, Assessor Parcel Numbers 002-040-078-000, (10466 Spa Rd., Niland, CA), (Supervisorial District #4), [Jeanine Ramos, Planner I at 442-265-1736, extension 1750 or by email at jeanineramos@co.imperial.ca.us]</p> <p>Actions:</p> | | | |

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| | | <ul style="list-style-type: none"> a. 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 July 23, 2020; b. Make the De Minimus Findings as recommended at the July 23, 2020 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 Codes; and c. Adopt the Resolution(s) and Mitigated Negative Declaration for Initial Study #20-0008. | | | |
| 3. | | <p>Consideration of <u>Extension #20-0022</u> as submitted by Bill Coram, who proposes to renew entitlements for the previously approved Conditional Use Permit (CUP) #02-0018, since its time limit has reached expiration. The CUP is for an existing water well, which is located on a property legally described as a Portion of the West 396 feet of the Southwest ¼ of the Southwest ¼ of Section 23, Township 9 South, Range 21 East, SB&M, Assessor Parcel Number 006-120-071-000, (800 Stallard Rd., Palo Verde, CA), (Supervisory District #5) [Jeanine Ramos, Planner I at 442-265-1736, extension 1750 or by email at jeanineramos@co.imperial.ca.us]</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #02-0018 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit #02-0018 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. | | | |
| 4. | | <p>Consideration of <u>Conditional Use Permit #19-0033</u> as submitted by Ian Dibelka is requesting Conditionals Use Permit#19-0033 for a residential water well to pump up to one (1) acre foot of water per year for his existing residence. On property legally identified as a Portion of the South ½ of the Southwest ¼, Northerly of Highway 98, Tract 70, Township 9 South, Range 21 East, in the County of Imperial. Also identified by Assessor's Parcel Number (APN) 033-360-038-000, (132 West Highway 98, Ocotillo, CA.), (Supervisory District #4), [Patricia Valenzuela, Planner IV at 442-265-1736 extension 1749 or by email at patriciavalenzuela@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Approve the resolution to adopt the negative declaration by finding that the proposed project, with the proposed Mitigation Measures, will not have a significant effect on the environment, as recommended by the Environmental Evaluation Committee (EEC) on the June 25, 2020; b. Make the De Minimus findings 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 Codes; and c. Adopt the Resolution(s) to approve Conditional Use Permit (CUP) #19-0033 (subject to the conditions of approval) and findings and authorize the Planning & Development Services Department's Director to execute the (CUP) agreement #19-0033. | | | |
| 5. | | <p>Consideration of <u>Conditional Use Permit #20-0003</u> as submitted by William Kane on behalf of Mitchell's Camp Family Association. Applicant is proposing to drill and operate a water well to serve as the primary well for Mitchell's Camp and maintain the existing well as a backup well. The proposed water well could be asked to produce the 14 acre-foot of water a year allotted by the City of Needles under subcontract No. 16. The property is legally described as a Portion of Section 23, Township 23, Township 10 South, Range 21 East, SBB&M; Assessor's Parcel Numbers 006-190-032-000, (87 Mitchell Camp Rd., Palo Verde CA 92266), (Supervisory District #5), [Mariela Moran,</p> | | | |

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| | <p>Planner II at (442) 265-1736, extension 1747 or by email at marielamorán@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> a. 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 09, 2020; b. Make the De Minimus Finding as recommended at the July 09, 2020 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 Codes; and c. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0003, subject to all the Conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant. | | |
| 6. | <p>Consideration of Conditional Use Permit #20-0004 (Valencia 3) for a recommendation to the Board of Supervisors, as submitted by applicant IGS, LLC. The applicant is requesting a Conditional Use Permit #20-0004 proposing to develop the Valencia 3 Solar Project & (1.5) mile transmission line. When completed, Project will be a nominal 3-megawatt alternating current (MW_{AC}) solar photovoltaic (PV) energy generation facility on a portion (19 acres) of a forty (40) acre property in Imperial County. The Valencia 3 solar project was previously approved under CUP #19-0018 and currently the project is finishing up construction, however, a change requiring the construction & upgrade of transmissions line along Harris Road is needed. The property is legally described as Tract 265, Township 14 South, Range 14 East. Assessor's Parcel Number 040-360-034-000, (20 W. Harris Road, Imperial). (Supervisorial District #5) [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Adopt the Resolution that recommends approval of the Mitigated Negative Declaration MND and Mitigation Monitoring & Reporting Program with findings—as recommended by the EEC, and b. Adopt the Resolution that recommends to the Board of Supervisors an approval of Conditional Use Permit #20-0004 with findings. | | |
| 7. | <p>Consideration of Similarity of Use as submitted by Diamond Environmental Services proposing an equipment rental business, which include renting portable restrooms (various types), shower trailers, fencing, barricades, and temporary power. On property identified as Assessor Parcel Number(s) 051-420-101 & 0102-000, this proposed site is zoned M-1 (Light Industrial) (1702 W. Evan Hewes Highway, Seeley, CA). (Supervisorial District #1), [Joe Hernandez, Planner IV at 442-265-1736 or by email at joehernandez@co.imperial.ca.us]</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Make the Finding that this “Similarity of Use” Determination is Statutorily Exempt from CEQA per Article 18, Section 15268 (a) and (c), Ministerial Projects, of CEQA and Section 90203.10 (F.) of the Imperial County Land Use Ordinance, Title 9, and that no further environmental documentation is necessary; and b. Approve of the Resolution and make the attached Findings to allow the requested use; and c. Determine that Equipment – (Small Rental Facility) associated with a portable restrooms and shower trailer are a similar use for the Light Industrial (M-1) Zone (Uses Permitted). | | |
| 8. | <p>Consideration of Conditional Use Permit #20-0001 as submitted by Agess, Inc., project applicant proposes the development of a three (3) phased new cannabis Industrial Facility for on-site cultivation, harvesting, curing, packaging and sale. Property is identified as Lot 11, Block 6, Tract 570, of Final Map Book 5, Page 24;</p> | | |

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| | <p>Assessor Parcel Number 014-014-005-000 (2263 Pasadena Avenue, Salton City, CA), (Supervisory District #4) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p>Action:</p> <ol style="list-style-type: none"> a. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on August 13, 2020; b. Make the De Minimus findings as recommended at the August 13, 2020 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 c. Approve Conditional Use Permit #20-0001, subject to all the conditions and authorize the Planning & Development Services Director to sign the CUP Agreement upon receipt from the Applicant. | | | |
| 9. | <p>Consideration of Conditional Use Permit #19-0012 as submitted by Tectonic Engineering for Eco-Site, project applicant, proposing the installation of a new 90-foot telecommunication tower and unmanned equipment, on property described as Lot 1, Block 14, Tract 712 as shown on Map on file in Book 9, Page 25 of Final Maps, Assessor Parcel Number 007-620-002-000. (2761 Gram Drive, Thermal, CA), (Supervisory District #4) [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. 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 held on July 23, 2020; b. Make the De Minimus Findings as recommended at the July 23, 2020 EEC Hearing that the project will not individually or cumulatively have any adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes; c. Approve the Resolution and supporting findings, approving Conditional Use Permit #19-0012, subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. | | | |
| 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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