

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Dennis Bergh
 Sergio Cabanas
 Scott Wright
 Max Castillo

Kathryn Dunn
 Russell Roben
 Ernesto Medina
 Lewis Pacheco

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

MARCH 9, 2022 at 9:00 A.M.

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

NOTICE:

Planning Commission Meeting Live Video/Audio Streaming Link
http://imperial.granicus.com/ViewPublisher.php?view_id=2. Through the guidance of our Public Health Officer, California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID-19 virus, we are following these recommendations: 1. You are strongly encouraged to listen to the live audio and video stream of the Planning Commission meetings at the link mentioned above. 2. Should you wish to provide public comment on a specific item on the agenda and/or general public comment, please submit your comment via email to the Planning Commission clerk at icpdscommentletters@co.imperial.ca.us no later than 2:00 p.m. on the Tuesday prior to the Planning Commission meeting. If you are planning to attend the Planning Commission meeting in person you will be required to maintain appropriate social distancing i.e. maintain a six-foot distance between yourself and other individuals. All supporting documentation is available for public review in the office of the Planning & Development Services Department located at 801 Main Street, El Centro, Ca. 92243 during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding holidays. Please remember to shut off all cell phones, 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.		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.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR FEBRUARY 23, 2022 MEETING.			
3.		<p>Continued Item: Consideration of Conditional Use Permit #19-0014/Initial Study #19-0016 as submitted by Lorena Guillen on behalf of Xpress Enterprises, LLC. Applicant proposes to operate two trucking terminal businesses (McKinney Trailer Rentals and Abba International Transportation) from the property and develop 300 new parking spaces with a new guard shack. The property is legally described as a Portion of Tract 122, Township 16 South, Range 14 East, SBBM; Assessor's Parcel Numbers 054-080-038-000, (486 E. Chick Rd., El Centro CA 92243) (Supervisorial District #5), [Mariela Moran, Planner III at (442) 265-1736, extension 1747 or by email at marielamoran@co.imperial.ca.us].</p> <p>Actions:</p> <ul 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 held on January 13, 2022; b. Make the De Minimus findings as recommended at the 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 Resolutions and supporting findings, approving Conditional Use Permit (CUP) #19-0014 subject to all the conditions, and authorize the 			

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		Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.			
4.		<p>Consideration of Lot Line Adjustment #00324 as submitted by Orita Properties, LLC, who is requesting to move the existing property line lying west of Wores Drain to match the north fence of Border Valley Trading and to move the property lying east of Wores Drain to the center of Wores Drain. The intent is to correct an encroachment through the existing stack pads of Border Valley Trading. On properties legally described as Parcel 1 and Parcel 2 of PM 02394 recorded in Bk 13 Pg 1, Township 14 South, Range 14 East, SBM&M. Assessor's Parcel Number 049-250-004 & -005-000 (640 Mead Road, Brawley, CA) (Supervisory District # 5), [Mariela Moran, Planner III at (442) 265-1736, extension 1747 or via-email at marielamoran@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a. Find that the project is exempt from CEQA under Government Code Section 15305, and that no further environmental documentation is necessary; b. Find that Lot Line Adjustment #00324 is consistent with applicable zoning, State laws, and County and building ordinances; c. Make the findings and approve Lot Line Adjustment #00324, subject to the conditions. 			
5.		<p>Consideration of Conditional Use Permit #21-0002 as submitted by Infra Towers, LLC, who proposes a modification of a previously approved 160-foot telecommunication tower. The project site is located at 373 E. Aten Road, Imperial, CA, on property identified as Assessor Parcel Number 044-230-014-000, and is further described as that portion of the north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office, (Supervisory District #5), [Jeanine Ramos, Planner I at (442) 265-1736, extension 1750 or by email at jeanineramos@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> d. Adopt the Resolution(s) and support findings, approving modifications to Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Planning & Development Services Director to sign the Conditional Use Permit agreement upon receipt from the permittee. 			
6.		<p>Consideration of Tract Map (TR) #00992 Miraluz Affordable Housing / Initial Study #22-0002 as submitted by David Davis on behalf of Heber Meadows Land Holdings, LLC. Applicant proposes a major subdivision to create five lots for the purpose of constructing a phased affordable housing project. The project also anticipates improvements to the State Route-86/Pitzer Road intersection. The property is legally described as Lot "D" of the Heber Meadows Tract 956 Unit 1, Portion of Section 27, Township 16 South, Range 14 East, SBBM; Assessor's Parcel Numbers 054-601-016-000, (185 E. Willowbrook Way, in the town of Heber, unincorporated Imperial County, California, Supervisory District #2), [Mariela Moran, Planner III at (442) 265-1736, extension 1747 or by email at marielamoran@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a. Adopt the "Mitigated Negative Declaration, with Mitigations Monitoring and Reporting Program" by finding that the proposed project with the proposed Mitigation Measures will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) meeting held on January 27, 2022; b. Make the De Minimus Finding as determined at the January 27, 2022 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. Recommend to Board of Supervisors to approve the Resolutions with Findings for Tract Map 00992; and to approve Tract Map 00992, subject to all of the conditions. 			

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VI.	Public Comments			
VII.	Planning Commissioner Comments			
VIII.	Director Comments.			
IX.	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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