

# REVISED PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

**COMMISSIONERS:**

<b>Chairman:</b> Rudy Schaffner	Russell Roben	Ernesto Medina
<b>Vice Chairman:</b> Carson Kalin	Max Castillo	Scott Wright
	Sergio Cabanas	Lewis Pacheco
	Dennis Bergh	Kathryn Dunn

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

**HEARING DATE: APRIL 13, 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](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](mailto: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 MARCH 9, 2022 MEETING.			
3.		Consideration of <b><u>Time Extension #21-0007/Conditional Use Permit #06-0010</u></b> as submitted by Pyramid Construction who is requesting a new 15-year term under the previously approved Conditional Use Permit #06-0010 for an existing water well. The permit allowed the applicant to drill and operate a water well for domestic purposes of up to one (8) acre feet of groundwater per year. The project site is located at 1799 Shell Canyon Road, Ocotillo, CA, on property identified as Assessor Parcel Number 033-220-021-000; West half of the Southwest-Quarter, Section 15, Township 16 South, Range 9 East, SBB&M., (Supervisorial District #3), [Patricia Valenzuela, Planner IV at (442) 265-1736, Extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a> ].  <b><u>Actions:</u></b> 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 Time Extension #21-0007 for Conditional Use Permit #06-0010 is consistent with applicable zoning and building ordinances; and c. Approve Time Extension #21-0007 for Conditional Use Permit #06-0010 for a new 15-year term, subject to the existing conditions.			

## PLANNING COMMISSION AGENDA

4A.		<p>Consideration of <b><u>Time Extension #21-0021/Conditional Use Permit #02-0030</u></b> as submitted by Ocotillo RV Resort, aka <u>Blu-In RV Park, LLC</u>, who is requesting a new 15-year term under the previously approved Conditional Use Permit #02-0030 for an existing recreational vehicle park. The permit allowed the applicant to construct a 188 space recreational vehicle park. The project site is located at 2189 Highway 78, Borrego Spring, CA, on property identified as Assessor Parcel Number 018-230-055-000 and 018-230-056-000; in a SW portion of Section 16, Township 12 South, Range 9 East, SBB&amp;M., (Supervisorial District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, Extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>a. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary;</li> <li>b. Find that Time Extension #21-0021 for Conditional Use Permit #02-0030 is consistent with applicable zoning and building ordinances; and</li> <li>c. Approve Time Extension #21-0021 for Conditional Use Permit #02-0030 for a new 15-year term, subject to the existing conditions.</li> </ol>			
4B.		<p>Consideration of <b><u>Time Extension #21-0022/Conditional Use Permit #06-0024</u></b> as submitted by Ocotillo RV Resort, aka <u>Blu-In RV Park, LLC</u>, who is requesting a new 15-year term under the previously approved Conditional Use Permit #06-0024 for existing water wells. The permit allowed for an additional a water well; one for 10 acre feet per year and another for 2 acre feet per year. The project site is located at 2189 Highway 78, Borrego Spring, CA, on property identified as Assessor Parcel Number 018-230-055-000 and 018-230-056-000; in a SW portion of Section 16, Township 12 South, Range 9 East, SBB&amp;M., (Supervisorial District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, Extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>a. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary;</li> <li>b. Find that Time Extension #21-0022 for Conditional Use Permit #06-0024 is consistent with applicable zoning and building ordinances; and</li> <li>c. Approve Time Extension #21-0022 for Conditional Use Permit #02-0024 for a new 15-year term, subject to the existing conditions.</li> </ol>			
5.		<p>Consideration of <b><u>Time Extension #21-0027/Conditional Use Permit #04-0032</u></b> as submitted by the Riverfront Mutual Water Company, who is requesting a new 15-year term under the previously approved Conditional Use Permit #04-0032 for two existing water wells. The permit allowed the applicant to convert two (2) test wells to water supply wells for up to 20-acre feet per year. The project site is located at 562 Rio Vista Way, Palo Verde, CA 92266, on property identified as Assessor Parcel Number 030-250-019-000 and 030-240-020-000; further described as Lot 19, of Tract 947 and Lot 20, of Tract 946, Township 11 South, Range 22 East, SBB&amp;M., (Supervisorial District #5), [Patricia Valenzuela, Planner IV at (442) 265-1736, Extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>]</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>a. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary;</li> <li>b. Find that Time Extension #21-0027 for Conditional Use Permit #04-0032 is consistent with applicable zoning and building ordinances; and</li> </ol>			

## PLANNING COMMISSION AGENDA

		c. Approve Time Extension #21-0027 for Conditional Use Permit #04-0032 for a new 15-year term, subject to the existing conditions.			
6.		<p>Consideration of <b><u>Time Extension #22-0008/Tract Map #00944</u></b> as submitted by HWP Heber, LLC (applicant) requesting the sixth and final one-year time extension for Tract Map #00944, as allowed by the Subdivision Map Act. The Board of Supervisors approved Tract Map #00944 (Major Subdivision) subject to conditions, on February 17, 1998. The sixth and final time extension would cover from May 14, 2022 to May 14, 2023 (end of map life). The property is legally described as the North Half, of Tract 49, Township 16 South, Range 14 East, SBB&amp;M, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Number (S) 054-654-017 and 054-471-001 (NW Corner of Hwy 86 and Dogwood Rd, Heber, CA), (Supervisory District #2), [Jim Minnick, Director at (442) 265-1736 or via email at <a href="mailto:jimminnick@co.imperial.ca.us">jimminnick@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <p>a. Approve Time Extension (EXT #22-0008) for Tract Map (TR #00944) for the sixth and final one-year time extension, subject to the conditions listed under said Tract Map.</p>			
7.		<p><b><u>Continued Item:</u></b> Consideration of <b><u>Tract Map (TR) #00992</u></b> 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, Supervisorial District #2), [Mariela Moran, Planner III at (442) 265-1736, extension 1747 or by email at <a href="mailto:marielamorán@co.imperial.ca.us">marielamorán@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <p>a. Recommend to Board of Supervisors to 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;</p> <p>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</p> <p>c. Recommend to Board of Supervisors to approve the Resolutions with Findings for Tract Map 00992, subject to all of the conditions.</p>			
IV		Public Comments			
V		Planning Commissioner Comments			
VI		Director Comments.			
VII		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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