

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
 Lewis Pacheco

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: SEPTEMBER 8, 2021 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.		APPROVAL OF MINUTES FOR JUNE 9, 2021 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.		Consideration of <u>Time Extension #21-0024/Conditional Use Permit #992-91(a)</u> as submitted by William Hard proposing a new 15-year term under the previously approved Conditional Use Permit #992-91 for an existing water well. The permit allowed the applicant to drill and operate a water well for domestic purposes of up to one (1) acre feet of groundwater per year. The project site is located on property identified as Assessor Parcel Number 018-230-042-000, legally described as the Southwest ¼ of Southeast ¼ of Section 17, Township 12 South, Range 9 East, SBB&M., (2299 A. West Highway 78, Borrego Springs, CA.), (Supervisorial District #3), [Diana Robinson, Planner III at (442) 265-1736, Extension 1751 or by email at dianarobinson@co.imperial.ca.us]. <u>Actions:</u> <ol style="list-style-type: none"> a. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; b. Find that Time Extension #21-0024 for Conditional Use Permit #992-91(a) is consistent with applicable zoning and building ordinances; and c. Approve Time Extension #21-0024 for Conditional Use Permit #992-91(a) for a new 15-year term, subject to the existing conditions. 			

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2.	<p>Consideration of <u>Conditional Use Permit #21-0004</u> as submitted by MMI Titan Inc. on behalf of Crown Castle, proposing to renew entitlements for the previously approved Conditional Use Permit (CUP) #05-0047, since its time limit has reached expiration. The CUP is for an existing 196-foot telecommunications tower with ancillary equipment, which is located on property legally described as a Portion of Section 23, Township 10 South, Range 22 East, S.B.B. & M., filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 006-190-032-000 (87 Mitchell's Camp Road, Palo Verde, CA 92266), (Supervisorial District #5), [Jeanine Ramos, Planner I at (442) 265-1736, extension 1751, or by via-email at jeanineramos@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #21-0004 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 #21-0004 (subject to all the conditions), and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
3.	<p>Consideration of <u>Conditional Use Permit #21-0007/Initial Study #21-0006</u> as submitted by Abraham Gutierrez, Jr. proposing to build a new water well for residential uses to pump up to one acre-foot of groundwater per year. The project site is located on property identified as Assessor Parcel Number 056-470-029-000, and is further described as Parcel 1 of Parcel Map 891 of the Northeast Quarter of Section 21, Township 16 South, Range 21 East, S.B.B.M., (771 Sidewinder Road, Winterhaven, CA.), (Supervisorial District #5), [Mariela Moran, Planner II at 442-265-1736, extension 1747 or email at marielamorán@co.imperial.ca.us].</p> <p><u>Actions:</u></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 July 15, 2021; b. Make the De Minimus findings as recommended at the July 15, 2021 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) #21-0007 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
4.	<p>Consideration of <u>Conditional Use Permit #20-0015</u> as submitted by Kyle Vestermark proposing to construct and operate a wastewater treatment system. The project site is located on property identified as Assessor Parcel Number 039-120-027-000, further described as a Portion of Southwest ¼ of Section 33, Township 13 South, Range 16 East of Imperial County, S.B.B.M., (2496 E. Hwy. 78., Brawley, CA.), (Supervisorial District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749, or by email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Actions</u></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 April 15, 2021; b. Make the De Minimus findings as recommended at the April 15, 2021 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) #20-0015 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			

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5.		<p>Consideration of Conditional Use Permit #20-0026 as submitted by Grace & Clyde Edgar Bended Tree, LLC proposing to develop a portion of their home site into a Special Event Center. The project site is located, on property identified as Assessor Parcel Number 037-130-021-000, further described as Tract Map 99 Township 13 South Range 14 East of Imperial County, S.B.B.M., (4895 Hovley Road, Brawley, CA.), (Supervisorial 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. 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 April 29, 2021; b. Make the De Minimus findings as recommended at the July 29, 2021 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) #20-0026 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
6a.		<p>Consideration of Conditional Use Permit #21-0002 as submitted by InSite Towers Development 2, LLC, proposing to build and maintain a 160-foot telecommunication tower. The project is identified as Assessor Parcel Number 044-230-014-000, and is further described as that portion of the North ½ of Tract 69, Township 15 South, Range 14 East, S.B.B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office. (373 E. Aten Road, Imperial, CA.), (Supervisorial 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. 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 the May 27, 2021; b. Make the de minimus findings as recommended at the May 27, 2021 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; c. Adopt Resolutions and supporting findings, approving Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee; and, d. Adopt the Resolution to approve Variance #21-0001 and Findings. 			
6b.		<p>Consideration of Variance #21-0001 as submitted by InSite Towers Development 2, LLC, proposing to build and maintain a 160-foot telecommunication tower. The project is identified as Assessor Parcel Number 044-230-014-000, and is further described as that portion of the North ½ of Tract 69, Township 15 South, Range 14 East, S.B.B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office. (373 E. Aten Road, Imperial, CA.), (Supervisorial 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. 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 the May 27, 2021; b. Make the de minimus findings as recommended at the May 27, 2021 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; 			

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		<p>c. Adopt the resolutions and supporting findings, approving Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee; and,</p> <p>d. Adopt the Resolution to approve Variance #21-0001 and Findings.</p>			
7.		<p>Consideration of Conditional Use Permit #19-0023/Initial Study #19-0027 as submitted by Bertha E. Ponce, proposing to build and operate a trucking terminal for two trucks. The project site is located on property identified as Assessor Parcel Number 059-020-017-000. Further described as Parcel 2 of Parcel Map 2067, recorded in Book 9, Page 97 of Parcel Maps of Imperial County, Township 17 South, Range 14 East, S.B.B.M., (660 Kloke Rd., Calexico CA,), (Supervisory District #1), [Mariela Moran, Planner II at (442) 265-1736, extension 1747, or by email at marielamoran@co.imperial.ca.us].</p> <p>Actions:</p> <p>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 July 29, 2021;</p> <p>b. Make the De Minimus findings as recommended at the July 29, 2021 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. Adopt Resolutions and supporting findings, approving Conditional Use Permit (CUP) #19-0023 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee.</p>			
8.		<p>Consideration of Zone Change #18-0001 and Parcel Map #02476 as submitted by Martin Coyne; proposing a zone change from A2 (General Agriculture lot size 15 acres) to A2 (General Agriculture Lot size 2.5 acres) Assessor Parcel Number: 052-570-009-000. The parcel is currently 14.03 acres vacant agriculture land. The zone change and parcel map will be for residential development on four (4) parcels. The project site is located on PAR 1 PM 1817 OF S 22 ACRES OF N 40 ACRES Tract 116, Township 16 South, Range 13 East. (1823 Forrester Road, El Centro, CA), (Supervisory District #3), [David Black, Planner IV at 442-265-1736, extension 1746 or by email at davidblack@co.imperial.ca.us]</p> <p>Actions:</p> <p>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 July 29, 2021;</p> <p>b. Make the De Minimus findings as recommended at the July 29, 2021 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;</p> <p>c. Recommend to the Board of Supervisors the approval of Zone Change #18-0001 and the Adoption of the Zone Change Ordinance No. 92510. (Zone Map #10);</p> <p>d. Recommend to the Board of Supervisors, to approve the Resolution and supporting documents, approving Parcel Map #2476 with conditions.</p>			
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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