

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
 Tony Gallegos
 Sergio Cabanas
 Dennis Bergh

Ernesto Medina
 Scott Wright
 Lewis Pacheco
 Kathryn Dunn

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: October 12, 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: (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.)			
1.		Consideration of Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2.		APPROVAL OF MINUTES FOR September 14, 2022 MEETING.			
3.		<p>Consideration of General Plan Amendment GPA #21-0004 as submitted by Imperial County Planning and Development Services (ICPDS) Department. Under the requirements of state law, every city and county in California must prepare a General Plan, which addresses several topics, one of which is public health and safety. The Imperial County Seismic and Public Safety Element addresses this topic in accordance with state requirements, which are laid out in California law, particularly in Section 65302(g) of the California Government Code. Upon adoption, the proposed 2021 Seismic and Public Safety Element will replace the existing 1997 Seismic and Public Safety Element as Imperial County's guiding policy document on safety and resilience. The Seismic and Public Safety Element is one of eleven Elements of the County's General Plan. The project is countywide. David Black, Project Planner 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"> 1) Recommend the Board of Supervisors adopt the Negative Declaration (IS #21-0022) for General Plan Amendment GPA #21-0004 – Seismic and Public Safety Element, as recommended by the Environmental Evaluation Committee (EEC) hearing held on July 28, 2022; and, 2) Recommends to the Board of Supervisors to make findings that General Plan Amendment GPA #21-0004 – Seismic and Public Safety, is consistent with applicable General Plan and Codified Ordinances; and, 3) Recommend the Board of Supervisors approve the Resolution for General Plan Amendment GPA #21-0004 – Seismic and Public Safety Element update. 			

PLANNING COMMISSION AGENDA

4.		<p>Consideration of <u>Zone Change #21-0004</u> as submitted by Salton Group, LLC is proposing to change the zoning of a 50.64-acre parcel from A-2-U (General Agricultural Zone in an Urban Area) to M-1-U (Light Industrial Zone) for a future industrial hemp-processing facility. The property is legally described as a portion of the East Half, of the Northwest Quarter of Section 11, T17S, R14 East, S.B.B.M. in an Unincorporated Area of the County of Imperial, State of California, Assessor's Parcel Numbers 058-010-052-000, (551 Pruett Rd, Calexico, CA 92231, and; Supervisorial District #1) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1) Recommend to the Board of Supervisors, to adopt the Negative Declaration as recommended by the Environmental Evaluation Committee (EEC) on July 28, 2022; 2) Recommend to the Board of Supervisors, to make the findings as recommended by the EEC that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources as defined in Section 711 of the California Fish and Game Code; 3) Recommend to the Board of Supervisors to adopt the attached Ordinance with Findings for Zone Change #21-0004 			
5.		<p>Consideration of <u>Conditional Use Permit #22-0007</u> as submitted by Alan Bornt to develop a portion of his home site into a Special Event Center for up to 50 events per year. The events (weddings, fundraisers, birthdays, bridal and baby showers, chamber mixers, etc.) will be for no more than 200 guests, at various times, for no later than 11:00pm. The project site is located at 2060 E. Highway 115, Holtville, CA 92250. The parcel is identified as Assessor's Parcel Number (APN) 045-520-009-000 and is legally described as the West 17 acres of the SE1/4 of Tract 40, 15-16, a portion of Section 30 T15S, R16E, SBBM, in the unincorporated area of the County of Imperial (Supervisorial District #5) [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at dereknewland@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1) 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 25, 2022; 2) Make the de minimus findings as recommended at the August 25, 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; 3) Adopt the resolution and findings, approving Conditional Use Permit (CUP) #22-0007, subject to all the conditions of approval and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			
6a.		<p>Consideration of <u>Conditional Use Permit #21-0022</u>: Applicant: TowerCo IV Holding, LLC. The applicant has applied for Conditional Use Permit #21-0022 for the installation of a new 100-foot wireless communication facility. The applicant has also applied for Variance #22-0002 to exceed the height limitation in an area zoned Gateway Industrial (GI) by 40 feet. The current height limitation for a GI zone is 60 feet. The project site is located at 1812 Pan American Street, Calexico, CA, on property identified as Assessor Parcel Number 059-512-002-000, and is further described as Lot 64 of Tract 941-Unit #2, Township 17 South, Range 16 East, S.B.B.M., Latitude 32° 40' 36.998"N – Longitude 115° 22' 38.824"W. [Gerardo A. Quero, Planner I (442) 265-1736 extension 1748 or by email at gerardoquero@co.imperial.ca.us]</p>			

PLANNING COMMISSION AGENDA

		<p>Actions:</p> <ol style="list-style-type: none"> 1) 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 28, 2022; 2) Make the De Minimus findings as recommended at the July 28, 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 3) Adopt the attached Resolutions and supporting findings, approving Conditional Use Permit (CUP) #22-0010 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. 			
6b.		<p>Consideration of Variance #22-0002: Applicant: TowerCo IV Holding, LLC. The applicant has applied for Conditional Use Permit #21-0022 for the installation of a new 100-foot wireless communication facility. The applicant has also applied for Variance #22-0002 to exceed the height limitation in an area zoned Gateway Industrial (GI) by 40 feet. The current height limitation for a GI zone is 60 feet. The project site is located at 1812 Pan American Street, Calexico, CA, on property identified as Assessor Parcel Number 059-512-002-000, and is further described as Lot 64 of Tract 941-Unit #2, Township 17 South, Range 16 East, S.B.B.M., Latitude 32° 40' 36.998"N – Longitude 115° 22' 38.824"W. [Gerardo A. Quero, Planner I (442) 265-1736, extension 1748 or by email at gerardoquero@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1) Adopt the Resolution to approve Variance #22-0002 and Findings. 			
7.		<p>Consideration of Conditional Use Permit #22-0016, as submitted by ATC Sequoia, LLC. The applicant has submitted a re-entitlement application for previously approved Conditional Use Permit (CUP) #06-0032 allowing the continued operation and maintenance of one 65-foot faux palm monopole, co-locatable, un-staffed telecommunication tower, with twelve panel (12) antennas separated into three (3) sectors with four (4) antennas per sector. The property is located on APN #059-220-009 and legally described as Parcel A of Certificate of Compliance, Lot Line Adjustment 74, Portion of Lot 1 of Section 14 and Lot 2 of Section 13, Township 17 South, Range 15 East, SBBM, (1577 Carr Rd, Calexico CA 92231) (Supervisory District #1), [Victoria Escalante at (442) 265-1736, extension 1750 or by email at victoriaescalante@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> 1) Find that Conditional Use Permit #22-0016 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and 2) Approve the attached Resolution(s), supporting findings and Conditional Use Permit #22-0016 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			
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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