

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Katheryn Dunn  
 Russell Roben  
 Ernesto Medina  
 Lewis Pacheco

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

HEARING DATE:

**DECEMBER 16, 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](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.		APPROVAL OF MINUTES FOR <b>NOVEMBER 18, 2021</b> 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 Brown Act Resolution to "Adopt resolution authorizing remote teleconference meetings in accordance with Assembly Bill 361."			
2a.		<p><b>Continued Item:</b> Consideration of <b>Water Supply Assessment</b> as submitted by CalEnergy (Applicant) proposing a Water Supply Assessment as part of the Desert Valley Company Monofill (Cell 4) expansion project. This Water Supply Assessment has determined that IID has adequate policies, programs and project in place to provide water to agricultural, commercial, industrial and municipal users in the Imperial Unit. Adequate supply is currently available during normal water years. Conservation plans and measures are available to reduce the probability of Supply Demand Imbalance ("SDI") from occurring. Adequate agreements, plans and policies are in place that enable the Imperial Unit water supply to be considered reliable for 40 years. The foreseeable planned demands for the sources of water for the Project have been noted in this Water Supply Assessment. The proposed project is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b>Actions:</b></p> <p>a. Recommend to the Board of Supervisors to approve the Resolution with Findings for the Water Supply Assessment Resolutions (WSA);</p>			
2b.		<p><b>Continued Item:</b> Consideration of <b>Final Environmental Impact Report (SCH #2019120605)</b> and Findings, as submitted by CalEnergy (Applicant). The applicant is requesting an amendment to CUP #05-0020 (CUP Amendment #18-0025), a General Plan Amendment (GPA #18-0004), and a Zone Change (ZC #18-0005) to facilitate expansion of the existing Desert Valley Company Monofill (DVCM) Facility for the development of a new waste storage cell (Cell 4) and associated facilities. They are also seeking to obtain a Water Well (CUP #21-0002) for a new on-site water well. The</p>			

## PLANNING COMMISSION AGENDA

		<p>proposed Project would expand the existing facility by approximately 80 acres and would provide an additional 1.3 million cubic yards of disposal capacity. The project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Resolution with Findings for Final Environmental Impact Report (SCH #2019120605); and</li> <li>b. Recommend to the Board of Supervisors to approve the Findings of Fact for (SCH #2019120605).</li> </ul>			
2c.		<p><b><u>Continued Item:</u></b> Consideration of <b><u>Mitigation Monitoring and Reporting Program</u></b> (MMRP), as submitted by CalEnergy (Applicant). A mitigation monitoring and reporting program for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment (CCR §15097). The program will be designed to ensure that these measures are carried out during project construction and operation. The proposed project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Resolution with Findings for adoption of the Mitigation Monitoring and Reporting Program (MMRP).</li> </ul>			
2d.		<p><b><u>Continued Item:</u></b> Consideration of <b><u>General Plan Amendment #18-0004</u></b> as submitted by CalEnergy (Applicant), who is requesting a General Plan Amendment (GPA #18-0004) as part of the Desert Valley Company Monofill Cell 4 expansion project. The intent is to change the General Plan land use designation from Recreation and Open Space to Special Purpose Facility to match the adjacent land use with the existing landfill facility and be able to expand. The project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Resolution with Findings for General Plan Amendment #18-0004 to change the land use designation to Special Purpose Facility.</li> </ul>			
2e.		<p><b><u>Continued Item:</u></b> Consideration of <b><u>Zone Change #18-0005</u></b> as submitted by CalEnergy (Applicant), who is requesting a zone change as part of the Desert Valley Company Monofill Cell 4 expansion project. The intent is to change the zone from S-2 (Open Space/Preservation) to M-2 (Medium Industrial) to match the adjacent zoning with the existing landfill facility and be able to expand. The project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Codified Ordinance with Findings for Zone Change #18-0005 modifying APN 019-100-004-004 to "M-2 (Medium Industrial)"; and</li> <li>b. Recommend to the Board of Supervisors to adopt the Ordinance modifying Division 25, Chapter 70.</li> </ul>			

## PLANNING COMMISSION AGENDA

2f.		<p><b>Continued Item:</b> Consideration of <b>Conditional Use Permit #18-0025</b> as submitted by CalEnergy (Applicant), who is requesting to amend Conditional Use Permit (CUP) as part of the Desert Valley Company Monofill Cell 4 expansion project. The current facility is permitted under CUP #05-0020 and the applicant intends to amend the CUP to include the addition of a new waste storage (Cell 4) and associated facilities. The project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Conditional Use Permit #18-0025, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit; and</li> <li>b. Recommend to the Board of Supervisors to approve the Resolution with Findings for Conditional Use Permit #18-0025.</li> </ul>			
2g.		<p><b>Continued Item:</b> Consideration of <b>Conditional Use Permit #21-0001</b> as submitted by CalEnergy (Applicant), who is requesting a Conditional Use Permit (CUP) for a water well as part of the Desert Valley Company Monofill Cell 4 expansion project. A new water well would be required to provide groundwater for use during construction and operation of the expansion and closure of existing Cell 3. The project site is located at Assessor's Parcel Number 019-100-004-000, and is further described as Section 33 Township 12 South, Range 11 East (3301 W. Highway 86, Brawley, CA) (Supervisory District #3), [Diana Robinson, Planning Division Manager at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>.]</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Recommend to the Board of Supervisors to approve the Conditional Use Permit #21-0001, subject to all the conditions of approval and authorize the Planning and Development Services Department to sign the CUP and record the Conditional Use Permit; and</li> <li>b. Recommend to the Board of Supervisors to approve the Resolution with Findings for Conditional Use Permit #21-0001.</li> </ul>			
3.		<p>Consideration of <b>Conditional Use Permit #21-0015</b> as submitted by SBA Steel II, LLC, who proposes to renew entitlements for the previously approved Conditional Use Permit (CUP) #05-0030, since its time limit has reached expiration. The CUP is for an existing 39-foot mono-palm telecommunication tower with ancillary equipment, which is located on property legally described as a Portion of Tract 44, Township 15 South, Range 13 East, S.B.B. &amp; M., filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 064-450-031-000 (2351 Austin Rd., El Centro, CA 92251), (Supervisory District #3), [Jeanine Ramos, Planner I at (442) 265-1736, extension 1750 or via-email at <a href="mailto:jeanineramos@co.imperial.ca.us">jeanineramos@co.imperial.ca.us</a>.]</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Find that Conditional Use Permit #21-0015 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and</li> <li>b. Approve the attached Resolution(s), supporting findings and Conditional Use Permit #21-0015 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ul>			
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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