

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

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

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Luis Zendejas  
 Russell Roben  
 Ernesto Medina  
 Leticia Zuno

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

**JULY 24, 2019**

**940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA**

HEARING DATE:  
HEARING LOCATION

### **NOTICE:**

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers 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>JUNE 26, 2019</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.		<p>Consideration of <b>Conditional Use Permit #19-0003</b> as submitted by Crown Castle, who proposes to renew entitlements for previously approved Conditional Use Permit (CUP) #03-0017 for an existing 198-foot telecommunications tower with ancillary equipment. The proposed CUP #19-0003 would supersede the previously approved CUP #03-0017 since its 15-year time limit has reached expiration. On property legally described as Lots 5 &amp; 6, Block C Bombay Beach Tract, Township 9 South, Range 12 East, S.B.B.M. Assessor's Parcel Number(s) 002-202-005 &amp; 006, (2191 2<sup>nd</sup> Street, Bombay Beach CA.), (Supervisorial District #4), [Mariela Moran, Planner I at (442) 265-1736, extension 1747 or via-email at <a href="mailto:marielamorán@co.imperial.ca.us">marielamorán@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Find that Conditional Use Permit #19-0003 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 Resolution(s), supporting findings and Conditional Use Permit #19-0003 (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>			
2.		<p>Consideration of <b>Variance #19-0001</b> as submitted by Salton City Petroleum, Inc. to allow for an increase in height limitation of the C-2 Zone, from 75-feet to 201-feet for the installation of a flagpole, on property legally described as Parcel 3 of LLA #00221 (4.54 Acres), being a Portion of Sections 19 and 30, Township 10 South, Range 10 East. Assessor's Parcel Number(s) 014-178-016-000, (Supervisorial District #4), [Diana Robinson, Planner III 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. Find that Variance #19-0001 is categorically exempt from CEQA per Article 18, Section 15268 (b) and Article 19, Section 15311 Class 11 Accessory</li> </ul>			

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		Structures to Land Use Limitation of CEQA and that no further environmental documentation is necessary;			
		b. Approve the Resolution(s), and the Findings for Variance #19-0001; and			
		c. Grant the Variance to increase the maximum height limit from 75 feet to 201-feet to install a flagpole.			
3.		<p>Consideration of <b>Conditional Use Permit #19-0006</b> as submitted by Imperial County Public Works Department, who proposes to expand/improve the Niland County Sanitation District. The improvements will include the rehabilitation of sections of the existing sewer collection system, critical components of the wastewater treatment plant and the construction of two evaporation ponds. On property legally described as the Lot 8, Alexandria Tract 11-14, 1.25 acres excluding portion in County Road; Lots 9 &amp; 24 Alexandria Tract Township 11 South Range 14 East, S.B.B.M. Assessor's Parcel Number(s) 021-240-001-000 &amp; 021-240-001 and 021-200-005-000, (125 Alcott Road, Niland, CA), (Supervisory District #4), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environment Evaluation Committee on June 13, 2019;</p> <p>b. Make the De Minimis Findings as recommended at June 13, 2019 EEC hearing, that the project is not individually or cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in Section 711.2 of the California Fish and Game Codes; and</p> <p>c. Approve the Resolution(s), supporting findings and Conditional Use Permit #19-0006 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</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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