

# 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

**DECEMBER 11, 2019 at 10:00 A.M. SPECIAL TIME**

**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>NOVEMBER 21, 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>Time Extension #19-0020</b> as submitted by Rafael and Linda Serrano proposing a 15-year extension of Conditional Use Permit #856-89 for an additional Dwelling Unit for a family member. Parcel is legally described as Portion of Lot 4, Section 18, Township 16 South, Range 16 East, San Bernardino Base &amp; Meridian. Assessor's Parcel Number 055-340-029-000 (1504 Townland Rd., Holtville, CA 92250) (Supervisory District # 5) [Mariela Moran, Planner II 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> <ol style="list-style-type: none"> <li>1. Make the finding that the Project is categorically exempt from CEQA under Government Code Section 15301, Class 1, Existing facilities and that no further environmental documentation is necessary, and</li> <li>2. Approve Time Extension #19-0020 for Conditional Use Permit #856-89 for a new 15-year term, subject to the existing conditions.</li> </ol>			
2.		<p>Consideration of <b>Variance (V#19-0004)</b> as submitted by HIRJ Holdings, LLC, requesting a variance to allow for minimum lot/frontage and an encroachment (1.5 feet) onto side yard setback to provide two residential paved parking spaces for a single family dwelling. On property legally described as Lot 9 of Block 61 Amended Townsite of Heber OM 3-70, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 054-182-020-000 (1126 Heber Ave., Heber CA), (Supervisory District #2), [Mariela Moran, Planner II 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> <ol style="list-style-type: none"> <li>1. Find that Variance #19-0004 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alterations to Land Use Limitation of CEQA and that no further environmental documentation is necessary, and;</li> <li>2. Approve the Resolution and the Findings for Variance #19-0004.</li> </ol>			

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3.	<p>Consideration of <b><u>Conditional Use Permit (CUP#19-0020)</u></b> as submitted by American Towers LLC, who proposes to renew entitlements for previously approved Conditional Use Permit (CUP) #01-0046 for an existing 175-foot telecommunications tower with ancillary equipment. The proposed CUP #19-0020 would supersede the previously approved CUP since its 15-year time limit has reached expiration. On property legally described as that Portion of Tract 53, Township 13 South, Range 14 East, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 048-020-030-000 (239 W. Highway 86, Brawley, CA 92227), (Supervisory District #4), [Mariela Moran, Planner II at (442) 265-1736, extension 1747 or via-email at <a href="mailto:marielamoran@co.imperial.ca.us">marielamoran@co.imperial.ca.us</a>.</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that Conditional Use Permit #19-0020 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and</li> <li>2. Approve the attached Resolution(s), supporting findings and Conditional Use Permit #19-0020 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ol>			
4.	<p>Consideration of <b><u>Conditional Use Permit (CUP#19-0010)</u></b> as submitted by Ocotillo Mutual Water Company, whom proposes to drill and operate two new water wells to replace the two existing water wells. Each water well is being propose for 16.25 acre-foot of water a year, for a total of 32.50 acre-foot of water a year. Applicant intends to continue supplying 133 water connections. On property legally described as Lot 42 Ocotillo Townsite Unit 1, OM 6-11, Township 16 South, Range 9 East, San Bernardino Base &amp; Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 033-303-006-000 (75 Palo Verde Avenue, Ocotillo CA), (Supervisory District #2), [Mariela Moran, Planner II at (442) 265-1736, extension 1747 or via-email at <a href="mailto:marielamoran@co.imperial.ca.us">marielamoran@co.imperial.ca.us</a></p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>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 on October 24, 2019;</li> <li>2. Make the De Minimis findings as recommended at the October 24, 2019 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 California Fish and Game Code;</li> <li>3. Adopt the attached Resolution and supporting findings, approving Conditional Use Permit #19-0010, subject to all the conditions and authorize the Planning &amp; Development Services Department to sign the Conditional Use Permit upon receipt from the Permittee.</li> </ol>			
5.	<p>Consideration of <b><u>Conditional Use Permit (CUP#18-0038)</u></b>: Applicant: Orni 5, owner/leasee of parcels, proposes to drill and test up to six (6) geothermal exploration wells on private and State lands, and four (4) geothermal exploration wells on public land managed by the U.S. Bureau of Land Management (BLM) in the Truckhaven Geothermal Exploration Area, located South/Southwest of Salton City in Western Imperial County, California. Assessor Parcel Number(s) for wells sites include: 017-970-011 (209.40 acres) &amp; 012 (50 acres), 017-010-053 (520 acres), 017-340-003 (213.60 acres), 017-970-001 (649.51 acres), &amp; 017-340-014 (640 acres). Vibration monitoring would also be conducted over parts of the Truckhaven Geothermal Exploration Area, prior to the drilling activities. Specifically, vibration monitoring services will be conducted to collect peak particle velocity (PPV) measurements while</p>			

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		<p>a Vibroseis truck vibrates the ground surface (referred to as a “sweep”). The project areas are currently vacant, unirrigated, desert land that is sparsely vegetated and primarily flat (Supervisory District #4), [Michael Abraham, Assistant Planning Director 442-265-1736 or by email at <a href="mailto:planninginfo@co.imperial.ca.us">planninginfo@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Approve the Resolution to adopt the Mitigated Negative Declaration by finding that the proposed project, with the mitigation measures, will not have a significant effect on the environment, as recommended at the Environmental Evaluation Committee (EEC) hearing held on October 24, 2019.</li> <li>2. Make the De Minimus findings 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</li> <li>3. Adopt the Resolution to approve Conditional Use Permit #18-0038, subject to all the conditions of approval and findings and authorize the Planning &amp; Development Services Department’s Director to execute the agreement</li> </ol>			
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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