

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

FEBRUARY 26, 2020 at 9:00 A.M.

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 | | |
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| I. | 9:00 a.m. | CALL TO ORDER & ROLL CALL | | | |
| II. | | PLEDGE OF ALLEGIANCE | | | |
| III. | | APPROVAL OF MINUTES FOR DECEMBER 11, 2019 MEETING. | | | |
| IV. | | <u>ELECTION OF OFFICER(S) 2020</u> | | | |
| V. | | 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 <u>Time Extension #19-0023</u> for the Brookfield 101 Ranch Development Agreement as submitted by Alphabet Farms, LLC. Applicant requested to extend the time to commence development of the property for an additional two (2) years, up to and including March 13, 2022. On property legally described as Tracts 93, 94 & 100 and portions of Tracts 99, 101,190, 191, Township 14 South, Range 14 East, San Bernardino Base & Meridian. County Assessor's Parcel Numbers 040-190-004, 005, 006 & 040-200-001 (<u>Lavender, Carey, Hwy 86 & Dogwood Roads</u>), (Supervisory District #5) [Mariela Moran, Planner II, at (442) 265-1736, extension 1747 or via-email at marielamoran@co.imperial.ca.us.</p> <p><u>Actions:</u></p> <p>a. Find that the Final EIR (SCH #2008041039) for the Brookfield 101 Ranch project was certified by the Board of Supervisors on March 13, 2012 and that no further environmental documentation is necessary for the Second Amendment to the Imperial County Development Agreement concerning Brookfield 101 Ranch Project; and</p> <p>b. Approved Resolution recommending that the Board of Supervisors adopt Ordinance #_____ for the Second Amendment to the Imperial County Development Agreement concerning Brookfield 101 Ranch, LLC.</p> | | | |
| 2. | | <p>Consideration of <u>Conditional Use Permit #19-0029</u> as submitted by SBA Structures, LLC, who proposes to renew entitlements for previously, approved Conditional Use Permit (CUP) #00-0017 for an existing 190-foot telecommunications tower with ancillary equipment. The proposed CUP #19-0029 would supersede the previously approved CUP since its 15-year time limit will reach expiration. On property legally described as the west half of the southwest quarter of Section 22, Township 16 South, Range 21 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 056-460-027-000 (612 Sidewinder Rd., Winterhaven, CA 92283), (Supervisory District #1), [Mariela Moran,</p> | | | |

PLANNING COMMISSION AGENDA

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| | | <p>Planner II at (442) 265-1736, extension 1747 or via-email at marielamorán@co.imperial.ca.us.</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #19-0029 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 #19-0029 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. | | |
| 3. | | <p>Consideration of Conditional Use Permit #19-0030 as Virtual Site Walk on behalf of SBA Structures, LLC submitted Conditional Use Permit #19-0030 for the renewal of land use entitlements to continue operating the existing 150-foot communication tower. The new Conditional Use Permit #19-0030 supersedes CUP#00-0021, and allow the applicant to continue operations for an additional ten (10) year period with a 5-year extension option. On property legally described as Parcel B of Lot Line Adjustment #00265. Assessor's Parcel Number(s) 045-340-029-000, (251 Walnut Avenue, Holtville, CA), (Supervisorial District # 5), [Joe Hernandez, Planner IV at (442) 265-1736 extension 1748 or via email at joeherandez@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #19-0030 is categorically exempt from CEQA Pursuant to Section 15301 existing facilities and that no further documentation is necessary; and b. Approve the Resolution, supporting findings and Conditional Use Permit (CUP) #19-0030 subject to the Conditions, and authorize the Planning & Development Services Director to sign the cup contract upon receipt from the permittee. | | |
| 4. | | <p>Consideration of Conditional Use Permit #19-0031 as Virtual Site Walk on behalf of SBA Structures, LLC submitted Conditional Use Permit #19-0031 for the renewal of land use entitlements to continue operating the existing 100-foot communication tower. The new Conditional Use Permit #19-0031 supersedes CUP#00-0023, and allow the applicant to continue operations for an additional ten (10) year period with a 5-year extension option. On property legally described as a Portion of Section 15, Township 17 South, Range 14 East, SBB&M in an unincorporated area of the County of Imperial. Assessor's Parcel Number(s) 058-180-004-000, (45 East Highway 98, Calexico, CA), (Supervisorial District # 1), [Joe Hernandez, Planner IV at (442) 265-1736 extension 1748 or via email at joeherandez@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #19-0031 is categorically exempt from CEQA pursuant to Section 15301 existing facilities and that no further documentation is necessary; and b. Approve the Resolution, supporting findings and Conditional Use Permit (CUP) #19-0031 subject to the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee. | | |
| 5. | | <p>Consideration of Zone Change #19-0005 and Variance #19-0002 as submitted by Cattle Equipment and Land, LLC and Moiola Brothers Cattle Feeders, LTD. The project proposes a zone change from A2 (General Agriculture) to A3 (Heavy Agriculture) on the North side of Assessor Parcel Numbers 041-020-019-000 and 041-020-029-000. Currently the North side of these two parcels are zoned A2 and the zone</p> | | |

PLANNING COMMISSION AGENDA

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| | | <p>change will change them to A3. The Variance is to allow for the existing structure (cattle pens) previously construction within the setbacks. The project site is located within a Portion of Tract 147, Township 14 South Range 15 East, SBB&M (1594 Gonder Road, Brawley, CA), (Supervisorial District #5), [Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us.</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Recommend to the Board of Supervisors, to adopt the Negative Declaration as recommended by the Environmental Evaluation Committee (EEC) on December 12, 2019; b. 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; c. Recommend to the Board of Supervisors the approval of Zone Change #19-0005 and the Adoption of the Zone Change Ordinance No. 92535. (Zone Map #35); and d. Recommend to the Board of Supervisors, to approve the resolution and supporting documents, approving Variance #19-0002. | | | |
| VI. | | Public Comments. | | | |
| VII. | | Planning Commissioner Comments. | | | |
| VIII. | | Director Comments. | | | |
| IX. | | 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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