

**MINUTES OF THE
PLANNING COMMISSION MEETING
March 11, 2020**

The Imperial County Planning Commission convened a Meeting on Wednesday, March 11, 2020 at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Assistant Director Michael Abraham, Planner IV Patricia Valenzuela, Planner I, Jeanine Ramos, Clerk Maria Scoville/Kimberly Noriega and GIS Tech Derek Newland.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. **Roll Call: Commissioners present:** Schaffner, Kalin, Bergh, Cabañas, Castillo, Wright, Medina, Zendejas and Zuno.

Absent: Roben

II. **Pledge of Allegiance:**

III. **Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for February 26, 2020 meeting as submitted by staff. Motion was made by Commissioner Kalin seconded by Commissioner Cabanas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes) and Zuno (yes).

1. Consideration of **Lot Merger #00142** as submitted by Mark and Carroll Pickrell, proposing to merge three (3) individual lots into one (1) lot to allow room to build an RV garage and yard, on a property legally described as Assessor's Parcel Number 007-751-006 and is legally described as Lot 6, Block 15, Tract 749, FM 10-18. Parcel 2 is located at 1327 Johnson Ave, Thermal, further identified as Assessor's Parcel Number 007-751-007 and is legally described as Lot 7, Block 15, Tract 749, FM 10-18. Parcel 3 is located at 1337 Johnson Ave, Thermal, further identifies as Assessor's Parcel Number 007-751-005 and is legally described as Lot 5, Block 15, Tract 749, FM 10-18, with all lots being a Portion of Section 30, Township 10 South, Range 10 East, SBB&M, filed in the Office of the County Recorder of Imperial County. (1329 Johnson Ave, Thermal, CA.), (Supervisory District #4). The Commission took the following actions:

Michael Abraham gave a brief description of the project, and introduced Patricia Valenzuela, Planner IV to read the project into the record.

Patricia Valenzuela, Planner IV, read the project into the record and was there to answer any questions from the Commission.

Chairman Schaffner asked if there were representatives for this project to come forward to the podium, state their name, and address for the record.

Mark & Carroll Pickrell, applicant introduced themselves and agreed with staff's recommendations. In addition, his only comment was to thank all the staff that worked on his project.

Chairman Schaffner opened the public portion of the meeting;

Belinda Stauff, Thermal Resident and stated that she lives right across from the applicant, and has lived there for 15 years. Ms. Belinda stated that when she opens her door she sees mostly nothing but mountains, horizon and the sky. She did get the public notice and she contacted Ms. Patricia Valenzuela regarding the project. This is why she is opposing the project and drafted a letter for Patricia Valenzuela and had no response when she spoke to Ms. Valenzuela she stated that she was not opposed of the project, but the intendent use.

Patricia Valenzuela, stated that she contacted the Salton City Community Services they have rules and it is allowed for a two story building.

Ms. Stauff, stated if an RV is 5 feet in height, the structure is allowed 14 feet; she stated that it is a total obstruction to her property.

Michael Abraham stated that they are talking about two different things CC&R and the County's. The County Land Use Ordinance. The Ordinance allows the storage at the site they are proposing, now the CC&R is something that the Salton Community Service District they might be enforcing that but the County does not.

Commissioner Castillo, it is not our responsibility to be sure that all conditions are met. **Mr. Abraham** then stated that when we do receive permits, the Salton Community Service District have to approvetthem, so we do work with the SCSD but we don't enforce CC&R.

Commissioner Kalin asked the applicant where they are proposing the placing of the RV Storage on the other side.

Ms. Belinda stated that would satisfy her. Kalin stated that they need to get together with the applicant and discuss moving storage to the other side.

Chairman Schaffner then closed the public comment portion of the meeting and then turned it over to the commission for any questions, comments and/or entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow; Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes) and Zuno (yes) to find that Lot Merger #00142 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and find that Lot Merger #00142 is consistent with applicable Zoning and Building Ordinances; and, approve Lot Merger #00142, subject to the conditions.

Michael Abraham Assistant Director stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department

2. Consideration of **Initial Study #19-0024**, as submitted by the Imperial County Public Works Department (ICPWD) Niland Public Safety Facility Project (ICFD/ICSD), proposing a project which consists of the demolishing, clearing and grading, and construction of a safety facility that will be shared by Imperial County Fire Department and Imperial County Sheriff's Department and also used for a cooling facility and emergency shelter for the residents of Niland. The property is legally described as being lots 43 to 46 including block 16, Townsite of Niland, S.B.B.M. in an

unincorporated area of the County of Imperial. (8071 Luxor Avenue, Niland, CA), (Supervisory District #4). The Commission took the following actions;

Michael Abraham gave a brief description of the project, and introduced Patricia Valenzuela, Planner IV to read the project into the record.

Patricia Valenzuela, Planner IV gave a brief presentation on this project and was there to answer any questions from the PC Commission.

Chairman Schaffner asked if there were representatives for this project to come forward to the podium, state their name, and address for the record.

Applicant for the Niland Public Safety Facility were not present nor the Imperial County Public Works Department on behalf of the project. (Ms. Jenell Guerrero attended from the Imperial County Public Works, but did not speak on this item).

Chairman Schaffner, opened/closed the public portion of the meeting, there were no public comment and then turned it over to the commission for any questions or comments and entertained a motion.

- A. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas**, on the affirmative vote by the Commissioners present as follow; Schaffner (yes), Kalin (yes), Bergh (yes), Cabanas (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes) and Zuno (yes), to adopt the Negative Declaration by finding that the proposed project (s) would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on January 9, 2020, make the De Minimus finding as recommended at the January 9, 2020 (EEC) Hearing that the project(s) 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 Adopt the Resolution and Findings to approve IS#19-0024.

Michael Abraham, Assistant Director, stated that this project stands approved and adopted by the Planning Commission. If any interested party or member of the public wishing to appeal this decision to the Board of Supervisors, may do so within 10 days from today's hearing and submit the appropriate fee of \$650.00 to the Planning & Development Services Department.

VI. Public Comments, NONE

VII. Commissioner Comments, NONE

VIII. Director Comments, NONE

IX. Adjournment: Meeting adjourned at 9:22 a.m.


Submitted by Rudy Schaffner;
Chairman of the Planning Commission

Attest: 

Jim Minnick, Director of
Imperial County Planning Commission
Maria Scoville/Kimberly Noriega PC Recording Clerk