

# (REVISED) PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

### COMMISSIONERS:

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

Dennis Bergh  
 Sergio Cabanas  
 Scott Wright  
 Max Castillo

Vacant  
 Russell Roben  
 Ernesto Medina  
 Leticia Zuno

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

HEARING DATE:

**JANUARY 27, 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>DECEMBER 17, 2020</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 <b>Conditional Use Permit (CUP) #20-0014</b> as submitted by Anastasia Miki on behalf of Hay Kingdom, Inc., proposing the expand its operation to include an increase in tonnage to 1,100 tons of hay pressed per day, increase the number of presses to 4 presses, increase the annual raw hay processed to 250,000 tons, increase the double trailer truck round trips to site to 100 peak/24 low, increase container trips out to 60, increase employees to 80 and operate the facility 24-hours per day, 7 days a week (when necessary due to equipment maintenance issues). The property is legally described as portion of Tract 114, Township 15 South, Range 14 East, S.B.B.M. Assessor's Parcel Numbers 044-500-079-000, (393 E. Worthington Road, Imperial, CA, Supervisorial District #5), [Mariela Moran, Planner II at (442) 265-1736, extension 1748 or by email at <a href="mailto:marielamorán@co.imperial.ca.us">marielamorán@co.imperial.ca.us</a> ]. <b>Actions:</b> <ol style="list-style-type: none"> <li>a. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on November 19, 2020;</li> <li>b. Make the De Minimis Finding as recommended at the November 19, 2020 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 Fish and Game Codes; and</li> <li>c. Approve the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0014, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ol>			
2.		Consideration of <b>Conditional Use Permit (CUP) #20-0018</b> as submitted by Albert Garzon. Project Applicant is requesting CUP #20-0018 for approval for a new well for a total allocation of 10-acre feet of water yearly, at 6535 Evan Hewes Highway, Winterhaven, CA. The property is described as the West half of the West half of the Southwest Quarter of the Southwest Quarter of Section 36, T 16 S, R 19 E, SBM; Assessor Parcel Numbers 056-210-030-000,(Supervisorial			

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		<p>District #5) [Mariela Moran, Planner II at 442-265-1736, extension 1747 or by 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. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on December 17, 2020;</li> <li>b. Make the De Minimus Finding as recommended at the December 17, 2020 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 Fish and Game Codes; and</li> <li>c. Adopt the Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #20-0018, subject to all the Conditions and authorize the Planning &amp; Development Services Director to sign the CUP upon receipt from the applicant.</li> </ul>		
3.		<p>Consideration of <b>Parcel Map #02488</b> as submitted by Jeffrey M. Carter who is proposing to subdivide the existing parcel which totals approximately 9.4 acres, into four (4) lots being approximately 2.35 acres each, for future residential development. The proposed new lots would all have access to water from the canal and be on septic systems. The proposed access would be from Belford Road. The property legally described as a Lot 35 of Imperial Subdivision No. 1 per Map No. 899 on file in the Office of the County Recorder of Imperial County. Assessor's Parcel Number 063-020-002-000 (653 W. Belford Road, Imperial), (Supervisory District #3), [Diana Robinson, Planner III at (442) 265-1736, extension 1751 or via-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. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on December 17, 2020;</li> <li>b. Make the De Minimus findings as recommended at the December 17, 2020 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 Fish and Game Codes;</li> <li>c. Make the findings; and</li> <li>d. Approve Parcel Map #02488, subject to the conditions.</li> </ul>		
4.		<p>Consideration of <b>Lot Merger #00147 and Initial Study #20-0018</b> as submitted by Imperial County Executive Office and Imperial County Workforce and Economic Development. The project includes the CEQA review of the proposed Seeley Fire Facility and Cooling Center (Initial Study #20-0018) and Lot Merger (MERG#00147) application. The merger was required to join three lots within the parcel to have enough area for the proposed development. The scope of work of the facility includes construction of a 3,725 sq. ft. fire station and an 801 sq. ft. cooling center. It also includes parking, sidewalks, and perimeter fencing in the Townsite of Seeley. The property is legally described as Lots 7 to 12 Block 14 and Lots 5 to 10 Block 19 Amended Map of a part of Crabtree Addition to Seeley. The project site is approximately 8.5 acres. (APN 051-241-006-000), (1862 W. Evan Hewes Highway, Seeley, CA), (Supervisory District #3), [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. Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on November 19, 2020;</li> <li>b. Make the De Minimus Findings as recommended at the November 19, 2020 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 Fish and Game Codes;</li> <li>c. Adopt the resolutions and Mitigated Negative Declaration for Initial Study #20-0018;</li> <li>d. Find that Lot Merger #00147 is consistent with applicable zoning, State laws, and County building ordinances;</li> <li>e. Make the findings; and.</li> <li>f. Approve Lot Merger #00147, subject to the conditions.</li> </ul>		
V.		Public Comments.		
VI.		Planning Commissioner Comments.		

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VII.		Director Comments.			
VIII.		<b>a. Adjournment.</b>			

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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