

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
 Leticia Zuno
 Ernesto Medina

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE:

FEBRUARY 22, 2017 9:00 AM

HEARING LOCATION

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

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 JANUARY 25, 2017 & FEBRAURY 08, 2017 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 <u>Time Extension #16-0016</u> as submitted by Seeley Apostolic Mission, proposing a new term as listed under Condition G-7 (Time Limit) for Conditional Use Permit #01-0036. On property legally described as that Portion of Lot 1, Section 36, and a portion of the South half of the South East quarter of Section 25, all in Township 16 South, Range 15 East, SBB&M. Assessor's Parcel Number 051-212-031-000 (formerly 051-212-020-000 & 051-212-002-000). (1774 West Evan Hewes Highway, Seeley), (Supervisory District #3), [Diana Robinson, Planner I at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a. Find that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA guidelines and that no further documentation is necessary b. Find that Time Extension #16-0016 for Conditional Use Permit #01-0036 is consistent with applicable Zoning, State Laws, and County Building Ordinances; and c. Approve Time Extension #16-0016 for Conditional Use Permit #01-0036 for a new 15-year term subject to the existing conditions. 			
2.		<p>Consideration of <u>Conditional Use Permit #16-0038</u> as submitted by SBA Towers II, LLC, proposing to renew entitlements for previously approved Conditional Use Permit #01-0037 for existing 196 foot tower with equipment structures. On property legally described as that Portion of Lot 1, Section 36, and a portion of the South half of the South East quarter of Section 25, all in Township 16 South, Range 15 East, SBB&M. Assessor's Parcel Number 055-380-041-000. (999 Keffer Road, Holtville), (Supervisory District #5), [Diana Robinson, Planner I at 442-265-1736 extension 1751 or email at dianarobinson@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #16-0038 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and 			

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		<p>b. Approve the attached Resolution(s), supporting findings and Conditional Use Permit #16-0038 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the Permittee.</p>			
3.		<p>Consideration Conditional Use Permit #16-0042 as submitted by SBA Towers II, LLC, proposing to renew entitlements for previously approved Conditional Use Permit #01-0009 for existing 75 foot AGL tower as is, including security fencing and equipment shelters, no changes to the site are proposed. On property legally described as Lots B and C, in Block 23 and Lots A and B, in Block 25, Township 16 South, Range 12 East, SBB&M. Assessor's Parcel Number 051-250-011-000. (1841 West Evan Hewes Highway, Seeley), (Supervisory District #3), [Diana Robinson, Planner I at 442-265-1736 extension 1751 or by email at dianarobinson@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #16-0042 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 attached Resolution(s), supporting findings and Conditional Use Permit #16-0042 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the Permittee. 			
4.		<p>Consideration of Conditional Use Permit #16-0040 as submitted by SBA Towers II, LLC, proposing to continue using existing tower facility originally permitted under Conditional Use Permit #01-0031. On property legally described as the South 306 feet of the North ½ of the Northeast ¼ of Section 33, Township 13 South, Range 16 East, SBB&M. Assessor's Parcel Number 039-130-006-000. (4560 Green Road, Brawley), (Supervisory District #4), [Joe Hernandez, Planner III at 442-265-1736 extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Find that Conditional Use Permit #16-0040 is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further documentation is necessary; and b. Approve the attached resolution(s), supporting findings and Conditional Use Permit (CUP) #16-0040 (subject to all the conditions) and authorize the Planning & Development Services Director to sign the CUP contract upon the receipt from the Permittee. 			
5.		<p>Consideration of Conditional Use Permit #16-0029 as submitted by Calvary Chapel of Imperial Valley Inc, requesting that their private Christian School and Bible College be allowed at the existing church facility and related facility. On property legally described as a Parcel 3 of Parcel Map Number M-1971, of the South three quarters of Tract 72, Tract 16 South, Range 13 East SBB&M. Assessor's Parcel Number 052-580-058-000. (1923 Austin Road. El Centro), (Supervisory District #3), [Joe Hernandez, Planner III at 442-265-1736 extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> 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 January 26, 2017; b. Make the De Minimus Finding as recommended at the January 26, 2017 EEC hearing that the project will not individually or cumulatively have an adverse 			

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		<p>effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and</p> <p>c. Approve the attached Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #16-0029, subject to all the Conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant.</p>			
6.		<p>Consideration of Conditional Use Permit #16-0001 as submitted by Solano Energy Farms I, LLC, proposing a project for reactivation of 3 existing groundwater wells, the water wells will be allowed to pump to a maximum of 3,200 acre feet of water for the irrigation of agriculture crops. On property legally described as Lot 7 of Final Map 27-8 and the South East ¼ portion of section 22, Lot 6 of Final Map 27-8 and that portion of the South ½ of section 15, Lot 1 of Final Map 27-8 and the North East ¼ of section 27, Lot 2 of Final Map 27-8 and the North ½ of Section 26, Lot 3 of Final Map and that portion of the North East ¼ of section 26. Assessor's Parcel Number 018-010-043-000, 018-170-044-000, 018-170-045-000, 018-170-046-000 & 018-170-049-000. (2085 West Highway 78, County of Imperial), (Supervisory District #3), [David Black, Planner IV at 442-265-1736 extension 1746 or email at davidblack@co.imperial.ca.us].</p> <p>Actions:</p> <p>a. Adopt the mitigated negative declaration by finding that the proposed project would not have a significant effect on the environment as proposed at the December 15, 2016 hearing; and</p> <p>b. Make the De Minimus findings as recommended at the December 15, 2016 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</p> <p>c. Approve the attached resolution(s) and supporting findings, approving conditional use permit (cup) #16-0001, subject to all the conditions, and authorize the Planning & Development services director to sign the cup and 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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