

# 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:

**MARCH 8, 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 <b>FEBRAURY 22, 2017</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><u>Time Extension#16-0022</u></b> as submitted by William Hard, requesting a new 15 year term under the previously approved Conditional Use Permit #992-91, which was for two projects: (a), for a Domestic Water Well and (b), for a temporary Travel Trailer. The requested Time Extension is only for section (a) of the previously mentioned CUP; on property legally described as Southwest ¼ of Southeast ¼ of Section 17, Township 12 South, Range 9 East, SBB&amp;M. Assessor's Parcel Number 018-230-042-000, (2299 A West Highway 78, Borrego Springs), (Supervisory District #3), [Diana Robinson, Planner I 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><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary;</li> <li>b. Find that Time Extension #16-0022 for Conditional Use Permit #992-91(a) is consistent with applicable zoning and building ordinances; and</li> <li>c. Approve Time Extension #16-0022 for Conditional Use Permit #992-91(a) for a new 15-year term, subject to the existing conditions.</li> </ul>			
2.		<p>Consideration of <b><u>Conditional Use Permit #16-0037</u></b> as submitted by Patrick Dockstader, proposing to develop an agricultural related trucking facility (hauling primarily agricultural product); on property the West ½ of the Northwest ¼ of West ½ Tract 77, Township 13 South, Range 13 East. Assessor's Parcel Number 036-150-002-000, (691 Boarts Road, Westmorland, CA), (Supervisory District #4), [Joe Hernandez, Planner III at (442) 265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></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 January 26, 2017</li> <li>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</li> </ul>			

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		effect on Fish and Wildlife Resources, as defined in Section 711.2 of the Fish and Game Codes; and c. Approve the attached Resolution(s) and Supporting Findings, and Conditional Use Permit (CUP) #16-0037, subject to all the Conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant.			
3.		Consideration of <b>Geothermal Permit #16-0002</b> as submitted by Ormat Nevada Inc., proposing to drill one (1) geothermal exploratory well on a 2.8-acre well pad (out of the 164.37-acre parcel) on existing farmland, South of Young Road, East of Kornbloom Road, North of Bowles Road, and West of the City of Calipatria, to determine the viability of the geothermal resource for a possible future geothermal power plant; on property legally described as a Portion of Lot 4, Section 18, Township 12 South, Range 13 East, SBB&M. Assessor's Parcel Number 020-130-024-000, (6504 Kornbloom Road, Calipatria, CA), (Supervisory District #4), [Richard Cabanilla, Planner IV at (442) 265-1736, extension 1750 or by email at <a href="mailto:richardcabanilla@co.imperial.ca.us">richardcabanilla@co.imperial.ca.us</a> ].  <b>Actions:</b> a. 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 January 12, 2017; b. Make the De Minimis 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 c. Adopt the Resolution to approve Geothermal Permit #16-0002 (subject to all the conditions of approval) and findings and authorize the Planning & Development Services Department's Director to execute the agreement.			
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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