

PLANNING COMMISSION **REVISED** AGENDA

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:

APRIL 12, 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 MARCH 22, 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>			
1A.		Consideration of Variance #17-0001 as submitted by Roben, LLC., proposing to increase the allowed length to width ratio from 4 to 1 to 6 to 1 per the Imperial County Land Use Ordinance Title 9 Section 903030.02 on property legally described as East 3.14 Acres of Block 37 Imperial Subdivision 1 Township 15 South, Range 13/14 East, SBB&M. Assessor's Parcel Number 063-020-032-000, (674 Murphy Road, Imperial, CA), (Supervisory District #3), [Jared Chavez, Planner II at (442) 265-1736, extension 1747 or by email at jaredchavez@co.imperial.ca.us]. Actions: A. Adopt the Negative Declaration on the basis of the Initial Study and any comments received showing no substantial evidence that the project will have a significant effect on the environment as determined by the Environmental Evaluation Committee (EEC) on February 23, 2017; B. Make the De Minimus findings as recommended by the February 23, 2017. 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 to C. Adopt the resolutions and make the findings D. Approve Variance #17-0001 to allow an increase of length to width ratio from 4 to 1 to 6 to 1.			
1B.		Consideration of Parcel Map #002472 as submitted by Roben, LLC., proposing to divide one parcel into two parcels for selling purposes on property legally described as East 3.14 Acres of Block 37 Imperial Subdivision 1 Township 15 South, Range 13/14 East, SBB&M. Assessor's Parcel Number 063-020-032-000, (674 Murphy Road, Imperial, CA), (Supervisory District #3), [Jared Chavez, Planner II at (442) 265-1736, extension 1747 or by email at jaredchavez@co.imperial.ca.us]. Actions: A. Adopt resolutions and make the findings B. Approve Parcel Map #02472, subject to the conditions			
2.		Consideration of Initial Study #16-0038 as submitted by Jose Valle proposing a domestic water well to use 1 acre foot of water per year for a new residence. The			

PLANNING COMMISSION AGENDA

		<p>property is legally described as the East ½ of the Southwest ¼ and the West ½ of the Southeast ¼ of Section 3, Township 16 South, Range 21 East, SBB&M. Assessor's Parcel Number 056-070-030-000, (1260 Barney Oldfield Road, Winterhaven, CA), (Supervisory District #4), [Jared Chavez, Planner II at (442) 265-1736, extension 1747 or by email at jaredchavez@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> A. . Adopt the Mitigated Negative Declaration by finding that the proposed project will not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on February 23, 2017. B. Make the De Minimus findings as recommended on the February 23, 2017 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 California Fish and Game Codes. C. Approve the Resolution adopting the Mitigated Negative Declaration for Initial Study #16-0038. 			
3.		<p>Consideration of Conditional Use Permit #16-0018 as submitted by LA SMSA DBA Verizon Wireless, proposing the installation of a new 100 foot monopole communications tower and ancillary equipment, on property is legally described as the South West ¼ of the North West ¼ of section 15, Township 11 South, Range 20 East. Assessor's Parcel Number 030-090-001-000, (8651 Old Palo Verde Rd, Palo Verde, CA), (Supervisory District #5), [Jared Chavez, Planner II at (442) 265-1736, extension 1747 or by email at jaredchavez@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> 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 held on the February 23, 2017; B. Make the De Minimus findings as recommended at the February 23, 2017 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, C. Approve the resolutions and supporting findings, approving Conditional Use Permit (CUP) #16-0018 subject to all 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 #17-0002 as submitted by Gary Grant, proposing to install a second dwelling unit on his property, where a garage with 1/2 bath and a shop were originally permitted for back in July 7, 1978, on property legally described as a Portion of the East 300 Ft, Lot 1 Block 12 of Re-Subdivision of the Townsite of Westmorland, Township 13 South, Range 13 East, SBB&M. Assessor Parcel Number 035-232-005-000, (5361 North Forrester Road, Westmorland, CA), Supervisory District #), [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 the project is categorically exempt from CEQA pursuant to Section 15303(a) of the CEQA guidelines and that no further documentation is necessary; B. Find that the Conditional Use Permit #17-0002 is consistent with applicable zoning, State laws, and County building Ordinances; and C. Approve Conditional Use Permit #17-0002 subject to the conditions and authorize the director of Planning & Development Services Department to sign the CUP agreement upon receiving a signed copy from the Permittee 			

PLANNING COMMISSION AGENDA

5.	<p>Consideration of <u>Geothermal Permit #16-0003</u> as submitted by CalEnergy Operating Corporation, proposing to proposing to install within the footprint of the existing J.J. Elmore Geothermal Plant, a new back pressure steam turbine with associated auxiliary equipment to increase production to 49.9 MW's (Net) to include a new lubrication oil system in a sealed, stainless tank located within a concrete secondary containment system; a new steel prefabricated (10' x 30') power distribution control building next to the existing control room; three new steam processing vessels; a new high pressure steam wash system in in parallel with the existing spray wash system; supplemental Non-Condensable Gas removal system next to the existing NCG removal system; and high pressure/standard pressure interconnecting piping along with a replacement generating step-up transformer to be installed; located on the existing 20-acre parcel, Northwest of Calipatria, Township 11 South, Range 13 East, SBB&M. Assessor Parcel Number 020-100-039-000. (786A West Sinclair Road, Calipatria, California), (Supervisory District #4), [Richard Cabanilla, Planner IV at 442-265-1736 extension 1750 or via-email at richardcabanilla@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ul style="list-style-type: none"> A. Approve the resolution to adopt the Negative Declaration by finding that the proposed project will not have a significant effect on the environment, as recommended at the Environmental Evaluation Committee (EEC) hearing held on February 9, 2017; B. Make the De Minimus 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 #16-0003 (subject to all the conditions of approval) and findings and authorize the Director of Planning & Development Services Department to execute the Geothermal 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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