

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:

APRIL 26, 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 APRIL 12, 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>Lot Line Adjustment #00296</u> as submitted by Betty J. Sprinkle, etal, proposing to adjust parcels to match the physical location of one parcel each located north and south of State Route 78; on property legally described as a portion of Tract 37, Township 13 South, Range 18 East, SBB&M. APN 039-310-026-000 (Parcel 1), APN 039-310-027-000 (Parcel 2) & APN 039-310-022, etal, (Parcel 3), (5379 Highway 78, Brawley, CA), (Supervisory District #5), [Joe Hernandez, Planner III at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us].</p> <p><u>Actions</u></p> <ol style="list-style-type: none"> Make the Finding that the project is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) of CEQA and that no further environmental analysis is necessary; and Make the Findings that Lot Line Adjustment #00296 is consistent with applicable Zoning and Building Ordinances; and Approve Lot Line Adjustment #00296, subject to the conditions. 			
2.		<p>Consideration of <u>Lot Line Adjustment #00297</u> as submitted by Valeo Alpha Inc. & City of El Centro, proposing a Lot Line Adjustment to adjust the existing property lines between APN(s) 044-230-010 (Parcel A) 044-230-009 (Parcel B) & 044-230-008 (Parcel C) to include land for the Cruickshank illegal dumpsite cleanup; on property legally described as South ½ of the South ½ and Northwest ¼ South ½ of Tract 68, Township 15 South, Range 14 East, SBB&M. Assessor's Parcel Numbers 044-230-008; 009; 010-000 (298 Cruickshank Road, Imperial 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><u>Actions</u></p> <ol style="list-style-type: none"> Find that Lot Line Adjustment #00297 is categorically exempt from CEQA pursuant to Article 19, Section 15305 (a), Class 5 (minor alterations to land use limitations) and no further environmental documentation is necessary; and Find that Lot Line Adjustment #00297 is consistent with applicable Zoning and Building Ordinances; and to 			

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		c. Approve Lot Line Adjustment #00297, subject to the conditions.			
3		<p>Consideration of <u>Conditional Use Permit #16-0018</u> as submitted by LA SMSA LP 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 SBB&M 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><u>Actions</u></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; and 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 to 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 <u>Conditional Use Permit #16-0041</u> as submitted by Central Valley Cemetery District, proposing the expansion of the existing Terrace Park Cemetery, which has been in operation since the 1930's. The new portion will add 1,275 grave sites. Additionally, the Central Valley Cemetery District proposes a water reservoir that will be used for irrigation; on property described as Lot 17 and 29, Section 27 in Township 15 South, Range 15 East, SBB&M. Assessor's Parcel Number 045-560-011-001, (1550 ½ Zenos Road, Holtville, CA), (Supervisory District #5), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at patriciavalenzuela@co.imperial.ca.us].</p> <p><u>Actions</u></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 by the Environmental Evaluation Committee on March 23, 2017; and b. Make the De Minimis Findings as recommended at the March 23, 2017 EEC hearing, that the project will not individually and cumulatively have an adverse effect on Fish and Wildlife Resources, as defined in the Section 711.2 of the California Fish and Game Code; and to c. Approve Resolution and supporting findings, approving Conditional Use Permit #16-0041, subject to all the conditions, and authorize the Planning & Development Services Department to sign the Conditional Use Permit upon receipt from the Permittee.. 			
5.		<p>Consideration of <u>Conditional Use Permit #16-0027</u> as submitted by Coffman Specialties on behalf of Caltrans District 11, proposing the temporary use (two years) of two water wells. One is located 200 feet South of I-8 and the second water well is 50 feet north of I-8. Total demand is 35 acre feet of water per well per year. Water is to be used for dust suppression and for the concrete batch plant, which is being used for the reconstruction of I-8, commencing at .27 miles west of Brock Research Center Road and ending at .73 miles east of Brock Research Center Road. Depth of each water well is 400 feet; on property legally described as Section 4, Tract 17 South, Range 19 East. Assessor's Parcel Number 059-320-009-000, (5801 A & B W. Hwy</p>			

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		<p>80, Winterhaven, CA), (Supervisory District #5), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at patriciavalenzuela@co.imperial.ca.us</p> <p><u>Actions</u></p> <ul style="list-style-type: none"> a. Adopt a Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on March 9, 2017; and . b. Make the De Minimus Findings as recommended at the March 9, 2017 EEC hearing, that the project will not individually or cumulatively have an adverse effect on Fish & Wildlife Resources, as defined in Section 711.2 of the California Fish & Game Codes; and to c. Approve the Resolution and supporting findings, approving Conditional Use Permit #16-0027 subject to all the conditions, and authorize the Planning & Development Services Department to sign the Conditional Use Permit upon the receipt from the Permittee. 			
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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