

# 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:

**JUNE 14, 2017 AT 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>APRIL 26, 2017 &amp; MAY 24, 2017 MEETING.</b>			
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>Conditional Use Permit #17-0005</u></b> submitted by SBA Towers II, LLC, proposing to approve an existing 162- foot above ground "AGL" wireless telecommunication facility including an equipment shelter located at 1550 ½ Zenos Road, Holtville, CA; project cell tower is currently located on a A-2 General Agricultural zone within the Holtville Urban Area Plan; an Notice of Exemption (NOE) was prepared for the facility; on project legally described as lots 17 and 29, Section 27, Township 15 South, Range 15 East, SBBM. Assessor's Parcel Number 045-560-011-000, (Supervisory District # 5) [David Black, Planner IV, at (442) 265-1736, extension 1746 or via email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a>].</p> <p><b><u>Actions</u></b></p> <ul style="list-style-type: none"> <li>a. Find Conditional Use Permit #17-0005 is Exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further documentation is necessary; and to</li> <li>b. Approve Resolutions, Supporting Findings and Conditional Use Permit (CUP) #17-0005, subject to all the conditions of CUP.</li> </ul>			
2.		<p>Consideration of <b><u>Initial Study #17-0009</u></b> as submitted by the Imperial County Community &amp; Economic Development Department, for the Imperial County Winterhaven Public Safety Facility, proposing to construct an approximate 9,603 square-foot, pre-engineered metal building, at 518 Railroad Avenue in the Winterhaven Colonia to co-house the Imperial County Fire/OES Department and the Imperial County Sheriff's Office Substation, within the existing C-2 (General Commercial) Zone within the Winterhaven Urban Area Plan and designated as "General Commercial"; on property legally described as Lot B, Block 10, portion of Section 27, Township 16 South, Range 22 East, SBB&amp;M. Assessors Parcel Number 056-285-001-000, (518 Railroad Avenue, Winterhaven), (Supervisory District #1), [Richard Cabanilla, Planner IV at (442) 265-1736, extension 1750 or via email at <a href="mailto:richardcabanilla@co.imperial.ca.us">richardcabanilla@co.imperial.ca.us</a>].</p> <p><b><u>Actions</u></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 with implementation of the mitigation measures as adopted at the Environmental Evaluation Committee held on April 27, 2017; and</li> </ul>			

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		<ul style="list-style-type: none"> <li>b. Make the De Minimus findings as recommended at the April 27, 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</li> <li>c. Approve the Resolution adopting the Mitigated Negative Declaration for Initial Study #17-0009.</li> </ul>			
3A.		<p>Consideration of the <b><u>"Addendum" to the Programmatic Final EIR</u></b> (SCH #2014071062) for the Renewable Energy &amp; Transmission Element, that included the Geothermal Overlay Zone and the exploratory well project area as submitted by Controlled Thermal Resources dba Hell's Kitchen Geothermal LLC, located Northwest of the City of Calipatria and within 28 acres out of the 1,881 acres leased from the Imperial Irrigation District; on property legally described as within portions of Sections 3, 10 and 11, West of Davis Road, East of Mullet Island, between Pound Road and Noffsinger Road, Township 11 South, Range 14 East, SBB&amp;M, (7903 Davis Road, Calipatria), (Supervisory District #4), [Richard Cabanilla, Planner IV at (442) 265-1736, extension 1750 or via email at <a href="mailto:richardcabanilla@co.imperial.ca.us">richardcabanilla@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Certify the Addendum, Resolution, and Findings pursuant to Govt. Code, Section 15164, et. seq. and the County's "Guidelines to Implement CEQA, as Amended" and that there are no significant effects not previously addressed within the Programmatic Final EIR (SCH#2014071062); and</li> <li>b. Make the De Minimus finding as recommended at the April 27, 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, other than the conditions within the attached Mitigation Monitoring and Reporting Program; and to</li> <li>c. Approve the Findings in the Resolutions.</li> </ul>			
3B.		<p>Consideration of <b><u>Geothermal Permit #16-0001</u></b> as submitted by Controlled Thermal Resources dba Hell's Kitchen Geothermal LLC, proposing to construct up to four (4) well pads and drilling of up to six (6) geothermal exploratory wells, on property legally described as within 28 acres out of the 1,881, acres leased from the Imperial Irrigation District, within Portions of Sections 3, 10 and 11, West of Davis Road, East of Mullet Island, Between pound Road and Noffsinger Road, Township 11 South, Range 14 East, SBB&amp;M. APN020-010-012-001. (7903 Davis Road, Calipatria), (Supervisory District #4), [Richard Cabanilla, Planner IV at (442) 265-1736, extension 1750 or via-email at <a href="mailto:richardcabanilla@co.imperial.ca.us">richardcabanilla@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>a. 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</li> <li>b. Approve the Findings in the Resolutions; and to</li> <li>c. Approve Geothermal Permit #16-0001 (Subject to all the conditions), and authorize the Planning &amp; Development Director to sign the CUP contract upon the receipt from the Permittee.</li> </ul>			
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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