

# 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:  
HEARING LOCATION

**JULY 26, 2017 AT 9:00 AM**  
**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>JULY 12, 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>Initial Study #17-0004</b> as submitted by Earthrise Nutritionals, LLC, proposing the construction of (1) lined evaporation pond (737'x150') for the discharge of unused waste water at an existing aquaculture (algae) harvesting facility for spirulina. The excavated quantity from the proposed pond, that would be four (4) feet deep, would be used to backfill an existing pond at the site. On property legally described as Parcel 1 of Certificate of Compliance for Lot Merger #00109, being also the Southeast 1/4 of Section 33 and the Southwest 1/4 of Section 34, lying west of the west line of SPRR tracks, Township 11 South, Range 14 East, SBB&amp;M. Assessor's Parcel Number 022-140-015-000, (113 East Hooper Road, Calipatria), (Supervisory District #4), [Diana Robinson, Planner I at (442) 265-1736, extension 1751 or via-email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a></p> <p><b>Actions:</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 held on June 15, 2017</li> <li>b. Make the De Minimis findings as recommended at the June 15, 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</li> <li>c. Adopt the resolution(s) and Negative Declaration for Initial Study #17-0004.</li> </ul>			

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2.		<p>Consideration of <b><u>Initial Study #17-0005</u></b> as submitted by the Imperial County Public Works Department, proposing the replacement of the existing Dogwood Road bridge (No. 58C-0042) crossing over the Central Main Canal, since the bridge freeboard clearance has been almost completely eliminated due to land surface subsidence and floating debris, which restrict the flow beneath the bridge. This caused the need of the replacement, and the intention is to increase the freeboard on the new bridge, to an acceptable level of two (2) feet. The new bridge would be 39' wide by 91' long, and other improvements such as raised vertical alignments, reconfigured drain pipes and culvert replacements would be required as part of the proposed project, (between Dogwood and Willoughby Roads, Heber), (Supervisory District #2), [Diana Robinson, Planner I at (442) 265-1736, extension 1751 or via-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. 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 (EEC) hearing held on June 15, 2017</li> <li>b. Make the De Minimus findings as recommended at the June 15, 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</li> <li>c. Adopt the resolution(s) and Mitigated Negative Declaration for Initial Study #17-0005.</li> </ul>		
3.		<p>Consideration of <b><u>Lot Line Adjustment #00265</u></b> as submitted by Mary &amp; Alan Bornt, proposing a Lot Line Adjustment between two legal parcels to correct parcel location, access and jurisdiction location. One parcel will be located entirely in the City of Holtville and the other parcel will be located entirely in the County jurisdiction. On property legally described as Portions of Parcel LM 116 also being portions of Lots 7 &amp; 11 Section 36 of Tract 66, &amp; Portions of Parcel Map 1822 Blocks 141 142 &amp; 143 of the Town site of Holtville, SBB&amp;M Assessor's Parcel Numbers 045-330-071-000, 045-330-073-000, 045-340-025-000 &amp; 045-340-029-000, (7190 Weist Road, Holtville), (Supervisory District # 5), [ Jared Chavez, Planner II at (442) 265- 1736, extension 1747 or via email at <a href="mailto:jaredchavez@co.imperial.ca.us">jaredchavez@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ul style="list-style-type: none"> <li>a. 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 documentation is necessary; and</li> <li>b. Make the finding that lot line adjustment #00265 is consistent with applicable zoning and building ordinances; and</li> <li>c. Approve Lot Line Adjustment #00265, subject to the conditions.</li> </ul>		
4.		<p>Consideration of <b><u>Notice of Violation #01033</u></b> as submitted by the County of Imperial for Eric D. Rice &amp; Frances M. Rice, for use of property without a Conditional Use Permit, Design Review and no Grading Permit. On property legally described as Parcel B, Block 6, Tract 942, Township 17 South, Range 15 East, SBB&amp;M, located at the northeast corner of Maggio Road and Rice Road in the Gateway Specific Plan area. Assessor's Parcel Number 059-372-001-000, (350 Nina Lee Road, Calexico), (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 proposed Findings and decision after hearing;</li> <li>b. Declare the conditions on the property to be in violation of the County GSP Sections;</li> </ul>		

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		<ul style="list-style-type: none"> <li>c. Direct the property owners to abate the conditions on the property within forty-five (45) days of the Planning Commission's decision; and</li> <li>d. If the property owners fail to abate the condition within the forty five (45) days after the Planning Commission's decision, grant permission to the Enforcement Officer to have conditions abated, place a lien on the property for costs incurred if property owners fail to pay said costs, pursuant to Government Code, Sections 54988 &amp; 25845 and County Land Use Ordinance, Title 9, Section 91302.01</li> </ul>			
5.		<p>Consideration of <b>Notice of Violation #01034</b> as submitted by the County of Imperial for Raul &amp; Carlos De Anda, for violations of the existing Conditional Use Permit (CUP) #07-0010. On property legally described as Lot 2, Block 6, Tract 942, Township 17 South, Range 15 East, SBB&amp;M, located at the intersection of Meadow Lark Road and Gateway Road, by expanding into the adjacent lot not permitted by the current CUP, without the required Grading Permit, surfacing of adjacent lot and parking vehicles without prior approval, and expansion without CEQA environmental review. Assessor's Parcel Number 059-372-002-000, (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>Actions:</b></p> <ul style="list-style-type: none"> <li>a. Adopt the proposed findings and the decisions after hearing;</li> <li>b. Declare the Conditions on the property to be in violation of the County Land Use Ordinance Title 9, above Code Sections, and a violation of the Conditions of CUP# 07-0010;</li> <li>c. Direct the property owners to abate the conditions within the specified forty five (45) days after Planning Commission Decision, grant permission to the Enforcement Officer to have conditions abated, place a lien on the property for costs incurred if property owners fail to pay said costs, pursuant to Government Code, Sections 54988 &amp; 25845 and County Land Use Ordinance, Title 9, Section 91302.01 and/or return for a possible revocation of the existing CUP# 07-0010</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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