

REVISED 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

SEPTEMBER 13, 2017 AT 9:00 AM

940 MAIN STREET, BOARD ROOM, EL CENTRO, CALIFORNIA

HEARING DATE:

HEARING LOCATION

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 JULY 26, 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><u>Consideration of Notice of Violation #01034 as submitted by the County of Imperial for Raul & 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&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, (1632 Gateway Road, Calexico), (Supervisory District #1), [Richard Cabanilla, Planner IV at (442) 265-1736, extension 1750 or via-email at richardcabanilla@co.imperial.ca.us].</u></p> <p>Actions:</p> <ol style="list-style-type: none"> Adopt the proposed findings and the decisions after hearing; 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; Direct the property owners to abate the conditions within the specified forty five (45) days after Planning Commission Decision; Should the property owner fail to abate the conditions within the 45 day time period, grant permission to the Enforcement Officer to have the conditions abated at the property owner's expense, in accordance with Government Code Section 25845 and County Land Use Ordinance, Title 9, Sections 91302.01 et seq.; Should the property owner fail to abate the conditions within the designated time period and fail to pay the County the costs associated with abating the conditions, grant permission to the Enforcement Officer, and/or other applicable County department(s) to place a lien on the property for costs incurred by the County in abating the conditions, in accordance with Government Code, Section 25845 and County Land Use Ordinance, Title 9, Sections 91302.01 et seq.; and/or <p>Should the property owner fail to abate the conditions with the 45 day time period, hold another hearing to consider the possible revocation of the existing CUP# 07-0010.</p>			

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2.		<p>Consideration of <u>Variance #17-0002</u> as submitted by Juan F. Terriquez, proposing a setback Variance for a backyard patio open on three sides and attached to a single family dwelling. On property legally described as Lot 75 of Heber Meadows Tract 956 Unit 2 Township 16 South, Range 14 East, SBB&M Assessor's Parcel Numbers 054-605-036-000 (140 Meridian Street, Heber), (Supervisory District # 2), [Jared Chavez, Planner II at (442) 265- 1736, extension 1747 or via email at jaredchavez@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> Find that Variance #17-0002 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alterations to Land Use Limitation, and Approve the Resolution and the Findings for Variance #17-0002. 		
3.		<p>Consideration of <u>Lot Line Adjustment #00298</u> as submitted by Edward I. McGrew and Patricia S. McGrew, proposing to adjust parcels to correct existing building and encroachments. On property legally described as a portion Section 8, Township 15 South, Range 15 East, SBB&M. Assessor's Parcel Number(s) 055-110-052-000 (Parcel 1) & APN 055-220-053-000 (Parcel 2), (1755 Meloland Road, Holtville), (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; Make the findings that Lot Line Adjustment #00298 is consistent with applicable Zoning and Building Ordinances; and Approve Lot Line Adjustment #00298, subject to the conditions. 		
4.		<p>Consideration of <u>Parcel Map #02473</u> as submitted by Foster Family Partners, proposing to subdivide the project site (which totals approximately 571 acres), into three parcels, to distribute amongst individual family members. According to the applicant, no future development plans are being anticipated after the proposed subdivision, and the property owners intend continue with the existing uses of the parcels (agricultural and composting). On property legally described as a Portion of Parcel 3, per Certificate of Compliance also being Tract 64 and Tract 84, except the west 348.80 feet, Township 14 South, Range 15 East. The south parcel is legally described as that Portion of Parcel 3, per Certificate of Compliance also being Tract 59, except the west 15 rods and the south 40 acres in Tract 64 and Tract 65, except the east 1030 feet, and Tract 60, except the east 1030 feet, Township 14 South, Range 15 East, filed in the Office of the County Recorder of Imperial County. Assessor's Parcel Number 041-190-027-000 & 041-250-022-000, (1291 Cooper Road, Brawley), (Supervisory District #5), [Diana Robinson, Planner I at (442) 265-1736, extension 1751 or via-email at dianarobinson@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> Adopt the Negative Declaration on the basis of the Initial Study #17-0007 showing no substantial evidence that the project will have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on July 13, 2017; Make the De Minimus findings as recommended at the July 13, 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; Make the findings for Parcel Map #02473; and Approve Parcel Map #02473, subject to the attached conditions. 		
5.		<p>Consideration of <u>Parcel Map #02474</u> as submitted by Development Design & Engineering on behalf of Alice M. Johnson Trust, proposing to subdivide a parcel into two (2), separating the exiting home stead, leaving a 166.85 acre solar farm. On property legally described as Northeast ¼ of Section 12, Township 17 South, Range 13 East, S.B.M., excepting therefrom the North 30 feet, the West 20 feet and the East 30 feet thereof, conveyed to the County of Imperial. Assessor's Parcel Number 052-180-043-000, (605 Kubler and 595 Ferrell Road, Calexico), (Supervisory District #2), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at patriciavalezuella@co.imperial.ca.us].</p> <p><u>Actions:</u></p>		

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		<ul style="list-style-type: none"> a. Adopt the Negative Declaration on the basis of the Initial Study #17-0008 showing no substantial evidence that the project will have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on June 15, 2017; 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; c. Make the findings for Parcel Map #02474; and d. Approve Parcel Map #02474, subject to the conditions. 			
6.		<p>Consideration of Conditional Use Permit #17-0010 as submitted by Patrick Robinson on behalf of Alice M. Johnson Trust, proposing to bring into compliance the existing residences on site. On property legally described as Northeast ¼ of Section 12, Township 17 South, Range 13 East, S.B.M., excepting therefrom the North 30 feet, the West 20 feet and the East 30 feet thereof, conveyed to the County of Imperial. Assessor's Parcel Number 052-180-043-000, (605 Kubler and 595 Ferrell Road, Calexico), (Supervisory District #2), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at patriciavalezuella@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Adopt the Negative Declaration on the basis of the Initial Study #17-0008 showing no substantial evidence that the project will have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on June 15, 2017; 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; c. Make the findings for Conditional Use Permit #17-0010; and d. Approve Conditional Use Permit #17-0010, subject to the conditions 			
7.		<p>Consideration of Revisions to the Land Use Element and Title 9, Land Use Ordinance as submitted by the Imperial County Planning & Development Services Department. The applicant has prepared revisions to the Land Use Element and to Title 9, Land Use Ordinance of the Imperial County Codified Ordinance. The purpose of this latest change to the Land Use Element and the Title 9 update is to be consistent with recent changes in State law and to include revisions made in the 2015 "Renewable Energy & Transmission Element." The specific revisions in Title 9 resulted in changes to Divisions 4, 5, 14, 17, 23, 24 & 27. (These revisions will affect all unincorporated areas of the County of Imperial), [Richard Cabanilla, Planner IV at (442) 265-2736, extension 1750, or by email at richardcabanilla@co.imperial.ca.us].</p> <p>Actions:</p> <ul style="list-style-type: none"> a. Adopt the Resolution that recommends to the Board of Supervisors (Board) the adoption of the Negative Declaration for the 2017 Land Use Element revision and the 2017 Title 9 Update as recommended by the Environmental Evaluation Committee on July 13, 2017; and b. Adoption of the Resolution that recommends to the Board to make the findings that the 2017 Land Use Element revision and Title 9 Update are consistent with the applicable General Plan and Codified Ordinances and to adopt the revisions of the Land Use Element and changes to the Title 9, Land Use Ordinance. 			
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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