

# 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

**OCTOBER 25, 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>OCTOBER 25, 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.		Consideration of <b>Conditional Use Permit #17-0023</b> as submitted by Douglas H. Hanson, to renew entitlements for previously approved Conditional Use Permit #01-0050 for an existing 305 feet above ground level (AGL) communication tower, on property legally described as, a portion of Tract 63, Township 17 South, Range 15 East, SBB&M. Assessor's Parcel Number 059-190-017-000, (1222 Carr Road, Calexico), (Supervisory District #1), [Joe Hernandez, Planner III at 442-265-1736, extension 1748 or by email at <a href="mailto:joehernandez@co.imperial.ca.us">joehernandez@co.imperial.ca.us</a> ]. <b>Actions:</b> <ol style="list-style-type: none"> <li>Find that Conditional Use Permit #17-0023 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further documentation is necessary; and</li> <li>Approve the attached Resolution, Supporting Findings and Conditional Use Permit (CUP) #17-0023 subject to the attached conditions and authorize the Planning &amp; Development Services Director to sign the CUP contract upon receipt from the Permittee.</li> </ol>			
2.		Consideration of <b>Initial Study #17-0019</b> as submitted by the Imperial County Public Works Department. The applicant is proposing to implement the Verde School Road Bridge Replacement project, which would include the demolition of the existing County Bridge (No. 58C-0115) over the East Highline Canal, and the construction of a replacement bridge. The objective is to replace the structurally deficient bridge with a new (115' long x 40' wide) bridge, to be able to provide safe passage for the public. The bridge approaches would be raised approximately 2 to 3 feet. Existing freeboard height would be maintained. (Supervisory District #5), [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> ]. <b>Actions:</b> <ol style="list-style-type: none"> <li>Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as</li> </ol>			

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		<p>recommended at the Environmental Evaluation Committee (EEC) hearing held on September 14, 2017;</p> <p>b. Make the De Minimus findings as recommended at the September 14, 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;</p> <p>c. Adopt the resolution(s) and Mitigated Negative Declaration if Initial Study #17-0019.</p>			
3.		<p>Consideration of <b>Conditional Use Permit #16-0028</b> as submitted by Total Family Properties, applicant proposes a temporary construction yard storage and office trailer site for Caltrans Interstate 8 project, on property legally described as ACCR land Portion of South 1/2 Section 27, Township 16 South, Range 22 East. Assessor's Parcel Number #056-480-011-000, (2299 Winterhaven Drive, Winterhaven), (Supervisory District #1), [Jared Chavez, Planner II at (442) 265-1736, extension 1747 or by email at <a href="mailto:jaredchavez@co.imperial.ca.us">jaredchavez@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>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 by the Environmental Evaluation Committee (EEC) on August 10, 2017,</p> <p>b. Make the De Minimus Findings that the project will not individually or cumulatively have an adverse effect of Fish and Wildlife Resources as defined in Section 711.2 of the Fish and Game Codes; and</p> <p>c. Adopt the Resolutions to approve Conditional Use Permit (CUP) #16-0028 (subject to the conditions of approval) and findings and authorize the Planning &amp; Development Services Department to execute the CUP Agreement.</p>			
4.		<p>Consideration of <b>Conditional Use Permit #17-0013</b> as submitted by Solar Frontier, applicant has submitted a Conditional Use Permit 17-0013 with Addendum for the Cluster I EIR requirements, regarding the height of the fencing and the requirements for slats on the Midway Solar III Solar Farm site. The project site is a nominal 20-megawatt alternating current, solar photovoltaic (PV) energy generation facility on a 162-acre parcel, on property legally described as Northwest ¼ of Section 5, Township 12 South Range 14 East, SBB&amp;M. Assessor's Parcel Number #022-160-008-000, (6986 English Road, Calipatria), (Supervisory District #4), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email at <a href="mailto:davidblack@co.imperial.ca.us">davidblack@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>a. Recommendation to the Board of Supervisors to certify the "Addendum", Resolution, and Findings pursuant to Govt. Code, Section 15164, et. Seq. and the County's "Rules and Regulations to Implement CEQA, as Amended" and that there are no significant effects not previously addressed within the Cluster I Final EIR (SCH#2011071083);</p> <p>b. Recommendation to the Board of Supervisors to adopt the De Minimus findings as recommended at the September 14, 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</p> <p>c. Recommendation to the Board of Supervisors to adopt the Resolution, Findings, Addendum to approval of Conditional Use Permit (CUP17-0013).</p>			

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5.	<p>Consideration of <b><u>Conditional Use Permit #17-0014</u></b> as submitted by Solar Frontier, applicant has submitted a Conditional Use Permit 17-0014 with Addendum for the Cluster I EIR requirements, regarding the height of the fencing and the requirements for slats on the Midway Solar III Solar Farm site. The project site is a nominal 15-20-megawatt alternating current, solar photovoltaic (PV) energy generation facility on a 160-acre parcel, on property legally described as Northwest ¼ of Section 5, Township 12 South Range 14 East, SBB&amp;M. Assessor's Parcel Number 022-160-008-000, (6986 English Road, Calipatria), (Supervisory District #4), [David Black, Planner IV at (442) 265-1736, extension 1746 or by email <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. Recommendation to the Board of Supervisors to certify the "Addendum", Resolution, and Findings pursuant to Govt. Code, Section 15164, et. Seq. and the County's "Rules and Regulations to Implement CEQA, as Amended" and that there are no significant effects not previously addressed within the Cluster I Final EIR (SCH#2011071083),</li> <li>b. Recommendation to the Board of Supervisors to adopt the De Minimus findings as recommended at the September 14, 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. Recommendation to the Board of Supervisors to adopt the Resolution, Findings, Addendum for approval of Conditional Use Permit (CUP 17-0014).</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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