

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
 Ernesto Medina
 Leticia Zuno

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

JANUARY 09, 2019 AT 9:00 A.M.

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 DECEMBER 12, 2018 MEETING.			
IV.		<u>ELECTION OF OFFICER(S) 2019</u>			
V.		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 <u>Time Extension #18-0026</u> as submitted by Dana Wood proposing a 15-year extension of Conditional Use Permit #1176-95 for an existing water well. On property legally described as the South ½ of Lot 6, Section 4, Township 16½ South, Range 10 East SBB&M. Assessor's Parcel Number 033-640-020-000, (Supervisory District # 2), [Joe Hernandez, Planner IV at (442) 265-1736 extension 1748 or via email at joehernandez@co.imperial.ca.us . <u>Actions</u> a. Make the finding that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary. b. Approve Time Extension #18-0026 for Conditional Use Permit #1176-95 for a new 15 year term, subject to the existing conditions.			
2.		Consideration of <u>Time Extension #18-0028</u> as submitted by All American Grain Company, LLC requesting Time Extension #18-0028 for Conditional Use Permit #02-0036 for the existing grain facility. Parcel is legally described those Portion of the Southeast ¼ of Section 21 and the Southwest ¼ of Section 22, Township South, Range 14 East SBB&M, Assessor's Parcel Number 024-260-032-000, (Supervisory District # 4) [Joe Hernandez, Planner IV at (442) 265-1736 extension 1748 or via email at joehernandez@co.imperial.ca.us . <u>Actions:</u> a. Make the finding that the Project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; b. Approve Time Extension #18-0028 for Conditional Use Permit #02-0036 for a new 15-year term, subject to the existing conditions.			

PLANNING COMMISSION AGENDA

3.	<p>Consideration of <u>Lot Line Adjustment #00304</u> as submitted by Stephen & Ramona Holtz, proposing to adjust the boundary of two fields with Assessor's Parcel Number (s) 054-250-027-000 to separate the residence and shop from the farmable land. On property legally described as the West ½ of the East ½ of Tract 45, Township 16 South, Range 14 East, SBB&M. Assessor's Parcel Number 054-250-027-000. (104 E. Jasper Rd., Heber, CA), (Supervisory District # 2) [Mariela Moran, Planner I at (442) 265-1736 extension 1747 or via email at marielamoran@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Make the finding that the project is categorically exempt from CEQA under Government Code 15305 and that no further Environmental documentation is necessary; b. Find that Lot Line Adjustment #00304 is consistent with applicable zoning, State Laws, and County Building Ordinances; and to c. Make the findings and approve Lot Line Adjustment #00304, subject to the conditions. 			
4.	<p>Consideration of <u>Conditional Use Permit #18-0028</u> as submitted by Crown Castle, who proposes to renew entitlements for previously approved Conditional Use Permit #02-0014 for an existing 125-foot telecommunications tower with ancillary equipment. The proposed CUP #18-0028 would supersede the previously approved CUP #02-0014 since its 15-year time limit has reached expiration. On property legally described as Parcel 2 of Parcel Map 1514 of Lot 8 Tract 48 Township 16 South, Range 14 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 054-240-022-000 (249 E. Heber Road, Heber CA), (Supervisory District #5), [Mariela Moran, Planner I at (442) 265-1736, extension 1747 or via-email at marielamoran@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #18-0028 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit #18-0028 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			
5.	<p>Consideration of <u>Conditional Use Permit #18-0017</u> as submitted by Verizon Wireless, who proposes to renew entitlements for previously approved Conditional Use Permit #02-0020 for an existing 270-foot telecommunications tower with ancillary equipment. The proposed CUP #18-0017 would supersede the previously approved CUP#02-0020 since its 15-year time limit has reached expiration. On property legally described as Portion of the West 446.85 Feet of Tract 92, Township 13 South, Range 14 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 037-160-036-000 (4890 Highway 111, Brawley CA), (Supervisory District #4), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at isabelpatten@co.imperial.ca.us].</p> <p>Actions:</p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #18-0017 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit #18-0017 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			

PLANNING COMMISSION AGENDA

6.	<p>Consideration of <u>Conditional Use Permit #18-0029</u> as submitted by Jacobs on behalf of Verizon Wireless, who proposes to renew entitlements for previously approved Conditional Use Permit #02-0025 for an existing 255-foot telecommunications tower with ancillary equipment. The proposed CUP #18-0029 would supersede the previously approved CUP #02-0025 since its 15-year time limit has reached expiration. On property legally described as Parcel 1 of Parcel Map 1995 of Tract 38, Township 15 South, Range 14 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 044-460-040-000 (1990 Hwy 111, El Centro, CA 92243), (Supervisorial District #5), [Mariela Moran, Planner I at (442) 265-1736, extension 1747 or via-email at marielamoran@co.imperial.ca.us.</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #18-0029 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit #18-0029 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			
7.	<p>Consideration of <u>Conditional Use Permit #18-0030</u> as submitted by Jacobs on behalf of Verizon Wireless, for the renewal of land use entitlement for previously approved Conditional Use Permit #02-0021 to continue operating the existing 64 foot communication tower, APN 034-170-010-000. Parcel is legally described as Section 9, Township 14 South, Range 11 East, SBB&M (3000 Imler Road, Brawley, CA 92227), (Supervisorial District #3), [Joe Hernandez, Planner IV 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"> a. Make the findings that the project is categorically exempt from CEQA (Class 1 – Existing Facility) and that no further documentation is necessary; and b. Adopt the attached Resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #18-0030 subject to the conditions and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the Permittee. 			
8.	<p>Consideration of <u>Conditional Use Permit #18-0027</u> as submitted by Crown Castle, who proposes to renew entitlements for previously approved Conditional Use Permit #02-0013 for an existing 100-foot telecommunications tower with ancillary equipment. The proposed CUP #18-0027 would supersede the previously approved CUP#02-0013 since its 15-year time limit has reached expiration. On property legally described as Portion of Lot 10 Section 10 & Lot 3 Section 11, Township 16 South, Range 14 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor's Parcel Number 054-080-043-000 (375 Ross Ave., El Centro CA 92243), (Supervisorial District #5), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at isabelpatten@co.imperial.ca.us</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> a. Find that Conditional Use Permit #18-0027 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and b. Approve the Resolution(s), supporting findings and Conditional Use Permit #18-0027 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			

PLANNING COMMISSION AGENDA

9.	<p>Consideration of <u>Conditional Use Permit #18-0011</u> as submitted by Sportsman’s Paradise Inc., who proposes to drill and operate a new water well and restore an existing domestic water well which will supply water to 45 single-family homes. The water wells will extract up to 4 acre foot of water per year. Once the proposed new water well is constructed and operating, the existing (restored) well would then become a stand-by well. On property legally described as Lot 12, Section 9, Township 9 South, Range 22 East, San Bernardino Base & Meridian, filed in the Office of the County Recorder of Imperial. County Assessor’s Parcel Number 006-100-020-000 (1901 Neighbor Blvd., Palo Verde CA), (Supervisory District #5), [Isabel Patten, Planner I at (442) 265-1736, extension 1750 or via-email at isabelpatten@co.imperial.ca.us.</p> <p><u>Actions:</u></p> <ol 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 November 15, 2018; b. Make the De Minimis finding as recommended at the November 15, 2018 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 California Fish and Game Code; c. Adopt the attached resolution and supporting findings, approving Conditional Use Permit #18-0011, subject to all conditions, and authorize the Planning & Development Services Department to sign the conditional use permit upon receipt from the permittee. 			
10.	<p>Consideration of <u>General Plan Amendment #18-0002</u> as submitted by Solana Energy Farms 1, LLC proposing to change the land use designation of an approximately 320 acre parcel from “Agriculture” to “Industrial” for the purpose of cannabis cultivation. On property legally described as Lot 7 of FM 27-8, also being the Southeast ¼ and a Portion of the Northeast ¼ of Section 22, Township 12 South, Range 9 East, in an unincorporated area of the County of Imperial. Assessor’s Parcel Number 018-170-049-000, (Supervisory District #3), [Diana Robinson, Planner III 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"> a. Adopt the “Mitigated Negative Declaration with Mitigations Monitoring and Reporting Program ” by finding that the proposed project with the proposed Mitigation Measures will not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) meeting held on November 15, 2018; b. Make the De Minimis Finding as determined at the November 15, 2018 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 c. Recommend to Board of Supervisors to approve the Resolutions with Findings for General Plan Amendment #18-0002. 			
11.	<p>Consideration of <u>Conditional Zone Change #18-0003</u> as submitted by Solana Energy Farms 1, LLC proposing to conditionally rezone approximately 320 acres from A-2 (General Agriculture) to M-1 (Light Industrial) for cannabis related activities only. On property legally described as Lot 7 of FM 27-8, also being the Southeast ¼ and a Portion of the Northeast ¼ of Section 22, Township 12 South, Range 9 East, in an unincorporated area of the County of Imperial. Assessor’s Parcel Number 018-170-049-000, (Supervisory District #3), [Diana Robinson, Planner III 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"> a. Recommend to Board of Supervisors to approve the Codified Ordinance with Findings for Conditional Zone Change #18-0003 modifying APN 018-170-049- 			

PLANNING COMMISSION AGENDA

		000 to M-1 Zone, and recommend to Board of Supervisors to adopt the Ordinance modifying Division 25, Chapter 70 "Open Space"; and b. Recommend to Board of Supervisors to approve Conditional Zone Change #18-0003, subject to all of the conditions.			
12.		Consideration of Tract Map #00991 as submitted by Solana Energy Farms 1, LLC proposing to subdivide an approximately 320 acre parcel into eight +/-42 acre lots for the purpose of cultivating cannabis on one of the proposed lots. On property legally described as Lot 7 of FM 27-8, also being the Southeast ¼ and a Portion of the Northeast ¼ of Section 22, Township 12 South, Range 9 East, in an unincorporated area of the County of Imperial. Assessor's Parcel Number 018-170-049-000, (Supervisory District #3), [Diana Robinson, Planner III at (442) 265-1736, extension 1751 or via-email at dianarobinson@co.imperial.ca.us Actions: a. Recommend to Board of Supervisors to approve the Resolutions with Findings for Tract Map 991; and to approve Tract Map 0991, subject to all of the conditions.			
13.		Consideration of Conditional Use Permit #18-0016 as submitted by Solana Energy Farms 1, LLC for the cultivation of cannabis, as required per Title 9 Land Use Ordinance, Division 4 Chapter 6. On property legally described as Lot 7 of FM 27-8, also being the Southeast ¼ and a Portion of the Northeast ¼ of Section 22, Township 12 South, Range 9 East, in an unincorporated area of the County of Imperial. Assessor's Parcel Number 018-170-049-000, (Supervisory District #3), [Diana Robinson, Planner III at (442) 265-1736, extension 1751 or via-email at dianarobinson@co.imperial.ca.us Actions: a. Adopt the Findings and Resolution(s), and approving Conditional Use Permits 18-0016 subject to all of the Conditions of Approval and authorize the Planning and Development Services Director to sign the CUP upon receipt from the applicant.			
VI.		Public Comments.			
VII.		Planning Commissioner Comments.			
VIII.		Director Comments.			
IX.		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

MGS\PLANNING CLERICAL\AGENDAS\2019\01 09 19 PC AGENDA.docx