

# 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

**MAY 22, 2019**

**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 <b>MAY 8, 2019</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><u>Lot Line Adjustment #00306</u></b> as submitted by Sharon A. Price, proposing to adjust the boundary of two fields with Assessor's Parcel Number(s) 055-190-077-000 and 055-190-008-000 to separate the existing residence from the farmable land. On property legally described as the East half of the Southeast Quarter of Southeast Quarter, except the West one ROD thereof; and East half of Northeast Quarter of the Southeast Quarter of Section 23; and the West half of the Northeast Quarter of the Southeast Quarter of Section 23, Township 16 South, Range 15 East, San Bernardino Base and Meridian respectively, in an unincorporated area of the County of Imperial, State of California. Assessor's Parcel Number (s) (A) 055-190-077-000 &amp; (B) 055-190-008-000, (1203 Orchard Rd., Holtville, CA.), (Supervisory District #5), [Mariela Moran, Planner I at (442) 265-1736 extension 1747 or via email at <a href="mailto:marielamoran@co.imperial.ca.us">marielamoran@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>a. Find that the project is categorically exempt from CEQA pursuant to Article 19, Section 15305 (a) and that no further environmental documentation is necessary;</li> <li>b. Find that Lot Line Adjustment #00306 is consistent with applicable Zoning, State laws, and County Building Ordinances; and</li> <li>c. Make the findings and Approve Lot Line Adjustment #00306; subject to the conditions.</li> </ol>			

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2.	<p>Consideration of <b><u>Conditional Use Permit #19-0005</u></b> as submitted by Palo Verde County Water District (PVCWD), who is proposing to replace two (2) existing water wells with two (2) new water wells (with all associated appurtenances, including electrical components) within the Palo Verde Water Treatment Plant and Distribution System, which is a public water system that supplies treated groundwater to a small community in Palo Verde. On property legally described as a portion of Section 13, 14, 23 and 24 Township 9 South, Range 13 East; S.B.B.M. Assessor's Parcel Number(s) 006-120-089-000, (572 Ben Hulse Hwy, Palo Verde, CA.), (Supervisory District #5), [Diana Robinson, Planner III at 442-265-1736, extension 1751 or by email at <a href="mailto:dianarobinson@co.imperial.ca.us">dianarobinson@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol 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 by the Environmental Evaluation Committee on April 25, 2019;</li> <li>b. Make the De Minimus Findings, as recommended at the April 25, 2019 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 Code; and</li> <li>c. Approve the Resolution(s), supporting findings, approving Conditional Use Permit #19-0005 (subject to all the conditions), and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.</li> </ol>			
3.	<p>Consideration of <b><u>Parcel Map #02481</u></b> as submitted by Precision Engineering &amp; Surveying on behalf of Gonzalez and Pineda. Applicant is requesting under Parcel Map #02481 a parcel split into two parcels for the existing two residences on property under CUP#04-0002. The existing property totals approximately 5 acres and the proposed division of said property is to create two (2) approximately equal 2.5 acre parcels. On property legally described as the West half of the Southwest quarter of the West half of Tract 188, Township 17 South, Range 15 East, S.B.B.M. Assessor's Parcel Number(s) 059-200-020-000, (1303 B East Highway 98, Calexico CA 9223, Supervisory District #1), [Mariela Moran, Planner I at (442) 265-1736, extension 1747 or by email at <a href="mailto:marielamorán@co.imperial.ca.us">marielamorán@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>a. Adopt the Negative Declaration on the basis of the initial study and any comments received showing no substantial evidence that the project will have a significant effect on the environment as determined by the Environment Evaluation Committee (EEC) on April 25, 2019;</li> <li>b. Make the De Minimis findings as recommended by the April 28, 2019 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 Code; and</li> <li>c. Adopt the Resolution and supporting findings, approving Parcel Map #02481, subject to all the conditions and authorize the Planning &amp; Development Services Department to sign the Parcel Map upon receipt from the Permittee.</li> </ol>			

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4.		<p>Consideration of <b>Addendum #2 to USG Final EIR/EIS</b> as submitted by United States Gypsum Co. who propose to revise (Per Court Order) mitigation measures 3.3-1 and 3.3-2 to reduce potential groundwater impacts to individual wells in the Ocotillo Coyote Wells Groundwater Basin of the U.S. Gypsum Company Expansion/Modernization project approved by Imperial County March 18, 2008. The project consists of 2 parcels #034-360-091 &amp; 034-360-048-000 totaling 320 acres located at COC PM2313 North ½ of the South ½ of Section 8, Township 16 South Range 11 East, (3810 W Evan Hewes Highway, Plaster City, CA), (Supervisory District #2), [Patricia Valenzuela, Planner IV at (442) 265-1736, extension 1749 or by email at <a href="mailto:patriciavalenzuela@co.imperial.ca.us">patriciavalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p style="padding-left: 20px;">a. Recommend to the Board of Supervisors to adopt the Resolutions and supporting findings for Addendum #2 to the Final USG EIR/EIS for the U.S Gypsum Company expansion/modernization project.</p>			
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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