



PLANNING COMMISSION

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Andie Guillen, Commissioner
Kris Haugh, Commissioner
Robert McDade, Commissioner

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
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AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, MARCH 28, 2018
6:30PM

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

A. PLANNING COMMISSION CALL TO ORDER:

6:30 PM
ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for February 14, 2018 and March 14, 2018.

D. NEW BUSINESS: PUBLIC HEARING (DISCUSSION/ACTION –APPROVE/DENY)

D-1. Discussion/Action: Variance (VAR18-01) to allow for the deviation of the ordained 6 foot fence height and requirements regarding fences at Imperial Irrigation District facility in Imperial.

- 1. Staff Report.
- 2. Open Public Hearing.
- 3. Close Public Hearing.
- 2. Commission Discussion.
- 3. Recommended Action: **Approve/Deny RESO No. PC 2018-04** a Resolution of the Planning Commission of the City of Imperial granting a Variance Permit and Conditions of Approval Outlined in Resolution No. PC 2018-04 for the proposed fence replacement height variance at 333 E. Barioni Blvd.; Imperial, CA 92251 more formally known as Imperial Irrigation District Facility in Imperial, CA; more specifically known as APNs': 063-130-005 & 063-130-001.

E. REPORTS:

- E-1. Commissioners Report
- E-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission
From: Lisa Tylanda, Planner
Date: March 20, 2018
Subject: Variance#-VAR(18-01)

Summary:

Applicant:	Imperial Irrigation District
Project Location:	Perimeter around 333 Barioni Blvd., Imperial CA (Imperial Irrigation District Facility)
Zoning:	APN#: 063-130-001 is C-1 (Commercial Neighborhood) and APN#: 063-130-005 is I-2 (Rail Served Industrial)
Environmental:	Initial Study Prepared and project found to be Categorically Exempt.
General Plan:	C-1 (Commercial Neighborhood) & I-2 (Rail Served Industrial).
Recommendation:	Review Variance application with attached Conditions of Approval. Planning Commission to Approve or Deny.

Background

The Imperial Irrigation District contacted the City of Imperial regarding a proposed fence replacement project that was in beginning stages. The IID (Imperial Irrigation District) was informed, that per City Code they had to replace the fence at the ordained height of 6ft. around the perimeter they seek to replace and secure. Imperial Irrigation District requested the ability to increase the fence height. Staff informed IID that the only potential option would be obtaining a variance and they would have to present their project to the Planning Commission. Please find the Imperial Irrigation District Project Description and Project Height Justification letter attached.

Section 24.19.400 et seq. of the Imperial Zoning Ordinance allows for variances from development standards “only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.”

(Please see attached applicant summary to the commission, location maps and proposed fence designs.)

Recommendation

Staff recommends that the Planning Commission conduct a public hearing as required by Section 24.19.425 of the Imperial Zoning Ordinance. Staff recommends that the Planning Commission make the following findings:

- A. That granting the Variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.
- B. The granting of this Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
- C. The granting of this Variance does not allow a use or activity which not otherwise expressly authorized by the zoning regulation governing the parcel of property.
- D. That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.

Staff recommends that this variance be approved due to the nature and function of this facility. The Imperial Irrigation District is categorized as an “Essential Service Facility” per the California Health and Safety Building code which means that in 1986, the California Legislature determined that buildings providing essential services should be capable of providing those services to the public after a disaster. Due to the categorization of this facility, staff recommends that the variance be granted. Staff believes that every measure be taken to increase the level of safety at this site.

Staff also suggests that if the variance is approved, for aesthetic purposes the fence be slated (facing North) on the following areas: HWY 86 fence perimeter (west side of the property) on 15th Street perimeter (north side of the property) and the K Street perimeter (also west side of the property).

Attachments:

- o CEQA Initial Study- Categorical Exemption
- o IID Project Justification Letter
- o IID Project specifications
- O **Pictures of proposed fence replacement.**



City of Imperial

Initial Study/ Environmental Checklist

1. **Project Title:** Imperial Irrigation District Fence Height Variance (VAR18-01)
2. **Lead Agency:** **City of Imperial**
Name, Address and Phone Number
420 South Imperial Avenue
Imperial, CA 92251
Contact: Lisa Tylanda, Planner
(760) 355-3326
3. **Project Sponsor:** **Imperial Irrigation District**
Name, Address and Phone Number
333 Barioni Blvd.
Imperial, CA 92251
760-427-1767
4. **Project Location:** APN#s: 063-130-001 & 063-130-005
5. **Project Description:** IID will be replacing approximately 6,200 linear feet of existing chain-link perimeter fencing at district headquarters located at 333 East Barioni Blvd., Imperial, CA. The new chain-link fence will provide fence height consistency and a more secure environment throughout the perimeter property. IID is requesting proposals from highly qualified contractors to provide all labor, material, equipment and transportation necessary to properly remove, dispose, and install a new chain-link fence; including posts, concrete foundations and gates.
6. **General Plan Designation:** **Existing:** C-1 (Neighborhood commercial) & I-2 (Rail Served Industrial)

- | | | |
|----|---|---|
| 7. | Zoning: | Existing: C-1 (Commercial Neighborhood) & I-2 (Rail Served Industrial) |
| 8. | Surrounding Land Uses and Setting: | <p>North: I-2 (IID Facility);</p> <p>South: C-1 (Commercial Neighborhood);</p> <p>East: C-1 (Commercial Neighborhood); and</p> <p>West: C-1 (Commercial Neighborhood) & R-1 (Single Family Residential) existing homes.</p> |
| 9. | Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement) | |
| | a) None | |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use and Planning
	Mineral Resources		Noise		Population and Housing
	Public Resources		Recreation		Transportation/Traffic
	Utilities and Service Systems		Mandatory Findings of Significance		Tribal Cultural Resources

ENVIRONMENTAL ASSESSMENT COMMITTEE DETERMINATION:

On the basis of the attached Initial Study, the City of Imperial Environmental Review Committee finds that:

Categorically Exempt under section of the California Environmental Quality Act.	X
The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
The proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
The proposed project MAY have a significant effect(s) on the environment and an ENVIRONMENTAL IMPACT REPORT is required	
The proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated.” A FOCUSED ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. No further action is required.	

Othon Mora
Community Development Director

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
 - 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 - 3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
 - 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
 - 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the follow:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

1. AESTHETICS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantially adverse affect on a scenic vista or scenic highway?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Background

The proposed project is replacement of an existing fence.

Impact Discussion

- a) **No Impact.** The project site is not located within a scenic vista or a scenic highway.
- b) **No Impact.** There are no scenic resources within the vicinity of the project site.
- c) **No Impact.**
- d) **No Impact.**

2. AGRICULTURAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of State-wide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Background

The proposed project is replacement of an existing fence.

Impact Discussion

- a) **No Impact**
- b) **No Impact**
- c) **No Impact**

3. AIR QUALITY – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Background

The proposed project is replacement of an existing fence.

Impact Discussion

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**

4. BIOLOGICAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Background

The proposed project consists only of the replacement of an existing fence.

Biological Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**

- f) **No Impact.**

V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Background

The proposed project consists only of the replacement of an existing fence.

Cultural Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**

VI. GEOLOGY AND SOILS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
2) Strong seismic ground shaking?				X
3) Seismic-related ground failure, including liquefaction?				
4) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined of the latest Uniform Building Code, creating substantial risk to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

- c) **No Impact.**

Background

The proposed project consists only of the replacement of an existing fence.

Geology and Soils Impact Discussion:

- a)
 - 1) **No Impact.**
 - 2) **No Impact.**
 - 3) **No Impact.**
 - 4) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
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Background

The proposed project consists only of the replacement of an existing fence.

Hazards and Hazardous Materials Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**
- g) **No Impact.**
- h) **No Impact.**

VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?				X
) Substantially alter the existing drainage pattern of the site, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X

g)	Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h)	Place within a 100-year flood area structures which would impede or redirect the flood flows?				X
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j)	Inundation by seiche, tsunami, or mudflow?				X

Background

The proposed project consists only of the replacement of an existing fence.

Hydrology and Water Quality Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**
- g) **No Impact.**
- h) **No Impact.**
- i) **No Impact.**
- j) **No Impact.**

IX. LAND USE AND PLANNING – Would the proposal:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Background

The proposed project consists only of the replacement of an existing fence.

Land Use and Planning Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**

X. MINERAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Background

The proposed project consists only of the replacement of an existing fence.

Mineral Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**

XI. NOISE – Would the project result in:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e)	For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Background

The proposed project consists only of the replacement of an existing fence.

Noise Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**

XII. POPULATION AND HOUSING – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Background

The proposed project consists only of the replacement of an existing fence.

Population and Housing Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**

XIII. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
				X
				X
				X
				X
				X

Background

The proposed project consists only of the replacement of an existing fence.

Discussion for Impact to Public Services:

a):

- 1) **No Impact.**
- 2) **No Impact.**
- 3) **No Impact.**
- 4) **No Impact.**
- 5) **No Impact.**

XIV. RECREATION:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?				X

Background

The proposed project consists only of the replacement of an existing fence.

Recreation Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**

XV. TRANSPORTATION AND TRAFFIC – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (<i>i.e.</i> , result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (<i>e.g.</i> , sharp curves or dangerous intersections) or incompatible uses (<i>e.g.</i> , farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in insufficient parking capacity?				X
g) Conflicts with adopted policies, plans, programs, supporting alternative transportation (<i>e.g.</i> , bus turnouts, bicycle racks)?				X

Background

The proposed project consists only of the replacement of an existing fence.

Transportation and Traffic Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**
- g) **No Impact.**

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new storm water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Background

The proposed project consists only of the replacement of an existing fence.

Utilities and Service Systems Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**
- g) **No Impact.**

XVII. TRIBAL CULTURAL RESOURCES

XVII. TRIBAL CULTURAL RESOURCES– Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X

Background

The proposed project consists only of the replacement of an existing fence.

Mandatory Findings of Significance Discussion

The proposed project consists only of the replacement of an existing fence.

SOURCE REFERENCES

The following documents were used as sources of factual data and are hereby incorporated as part of this Environmental Checklist. Because of the voluminous nature of the documents, copies of the following documents are not distributed with this document but may be obtained from the City of Imperial.

A	City of Imperial Zoning Ordinance
B	City of Imperial General Plan
C	City of Imperial Service Area Plan
D	Air Pollution Control District CEQA Air Quality Handbook
E	County of Imperial Airport Land Use Compatibility Plan



Imperial Irrigation District • P.O. Box 937 • Imperial, CA 92251

Imperial Irrigation District Headquarters Yard Perimeter Fence Line Replacement Project

Project Description:

IID will be replacing approximately 6,200 linear feet of existing chain-link perimeter fencing at district headquarters located at 333 East Barioni Blvd., Imperial, CA. The new chain-link fence will provide fence height consistency and a more secure environment throughout the perimeter property.

IID is requesting proposals from highly qualified contractors to provide all labor, material, equipment and transportation necessary to properly remove, dispose, and install a new chain-link fence; including posts, concrete foundations and gates.

Project Location:

See attachment for project location and details.

Height Justification:

IID is requesting a variance from the City of Imperial's 6' maximum height requirement.

Currently the existing chain-link fence height varies from 6' to 8' at various locations throughout the IID perimeter property. Although there is a mixture of heights, the majority of existing fence has a height between 7' and 8'. IID needs the ability to replace fence structures at these two specific heights for continuity and security purposes.

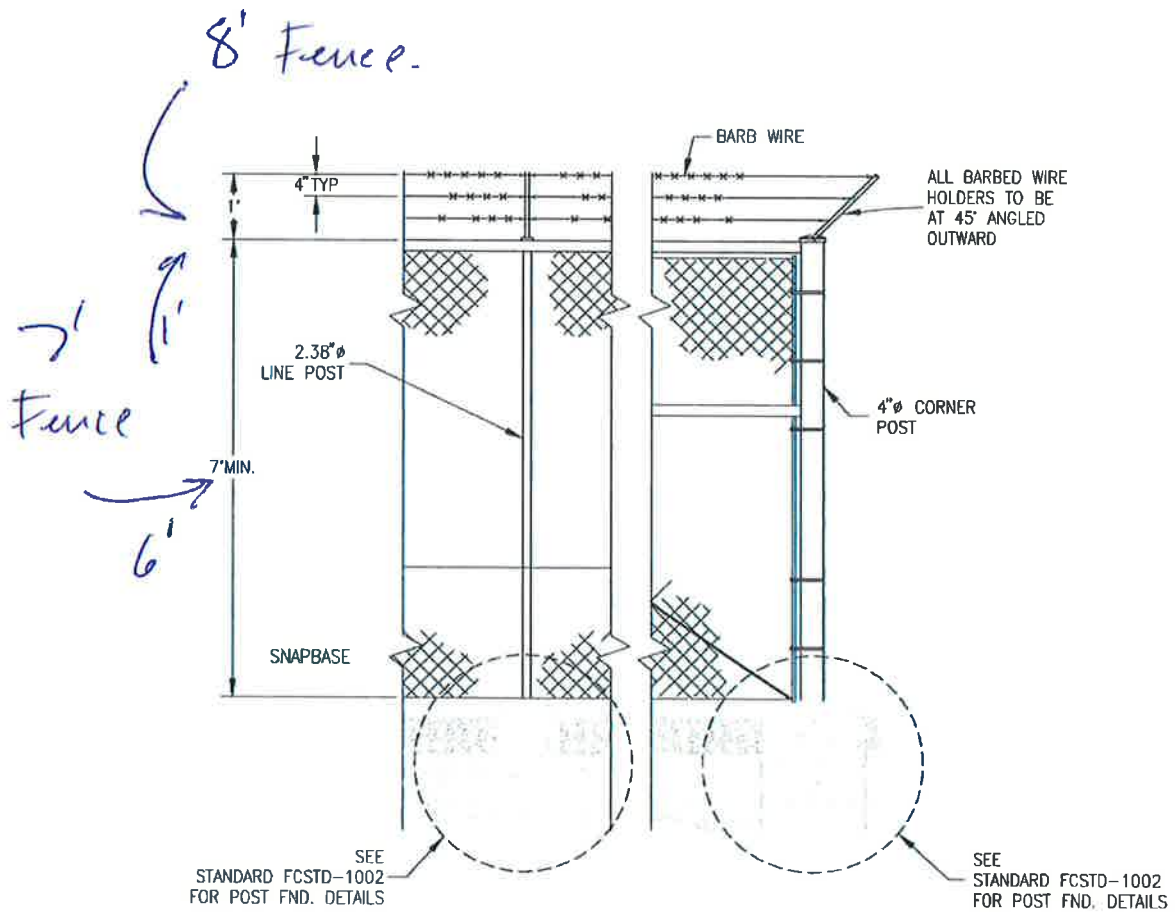
The 8' fence will deter trespassing along "M" Street, 15th Street and along Highway 86. For the fence sections along "K" Street and Barioni Blvd., IID would utilize 7' fencing and gates. The existing fence in these locations is currently a mixture as well, but predominantly 7'. The last 8' section would be between the IID and City of Imperial properties; this area currently is comprised of both 7' and 8' sections.

Fence Specifications:

See attachment for chain link fence specifications.

IID is requesting both 7' and 8' heights.

DWG: J:\projects\engineering\sub-phy\WORKING BINDERS\SUBSTATION STANDARDS\FCSTD\FCSTD-1005.dwg
DATE: Jul 02, 2013 4:43pm
USER: cevelozquez



NOTES

1. SEE SPEC. FOR FENCE CONSTRUCTION REQUIREMENTS. (SECTION 02831, SUBSTATION FENCES REVISION NO. 3C).
2. ALL FENCE SHALL HAVE VERTICAL BARB WIRE HANGERS (3 STRANDS) ANGLED OUTWARD.
3. ALL DIMENSIONS ARE ROUNDED TO INCHES.



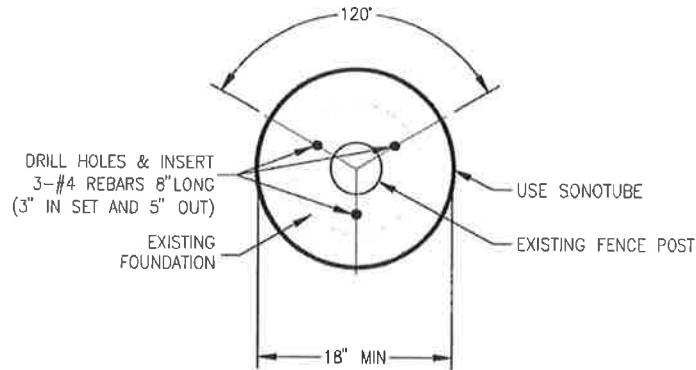
DETAIL A WAS REMOVED AND MADE STANDARD FCSTD-1002

IID SUBSTATION STANDARDS

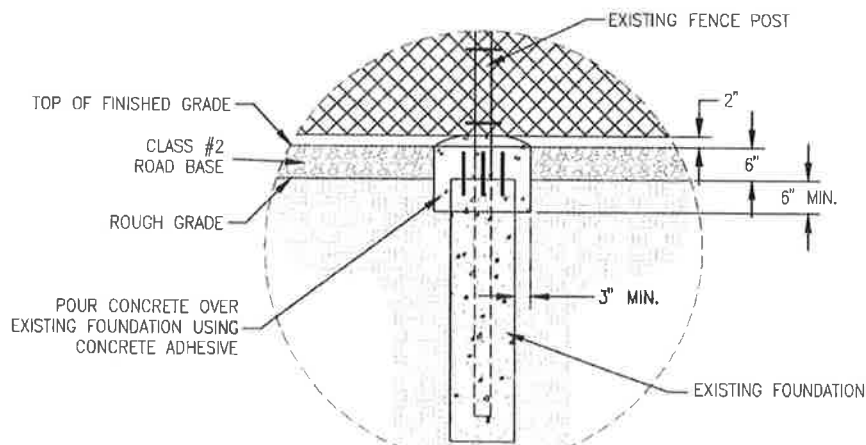
FENCE AND CORNER DETAILS

3/8"=1'-0"	9/24/07	4	4/01/08	AHA	FENCE	JL/AV	FCSTD-1005
SCALE	INITIATION DATE	REVISION NUMBER	REVISION DATE	CK/ENGR	STANDARDS	DRAWN BY	STD.





TOP VIEW DETAIL



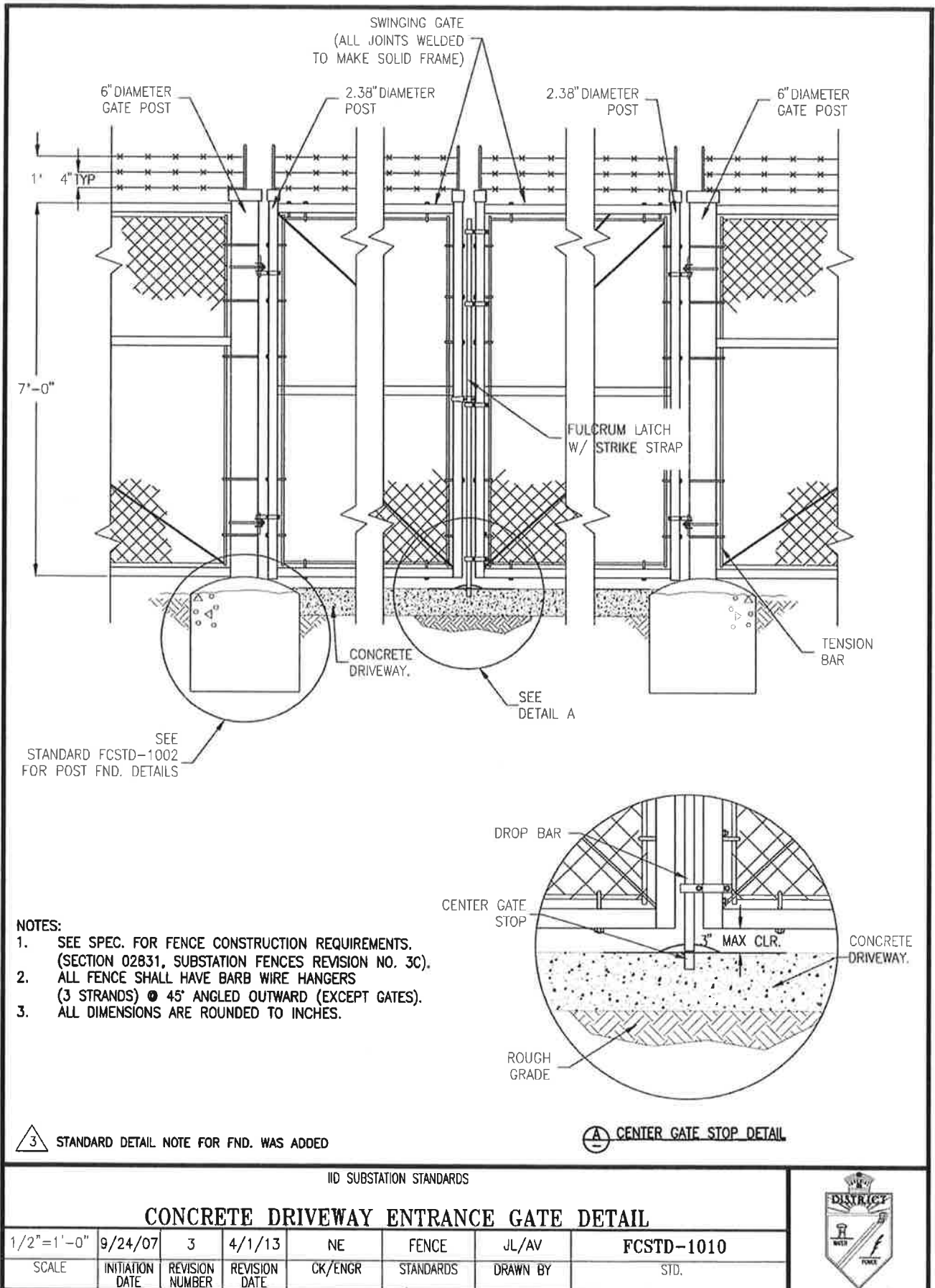
(A) FINISHED FOUNDATION DETAIL

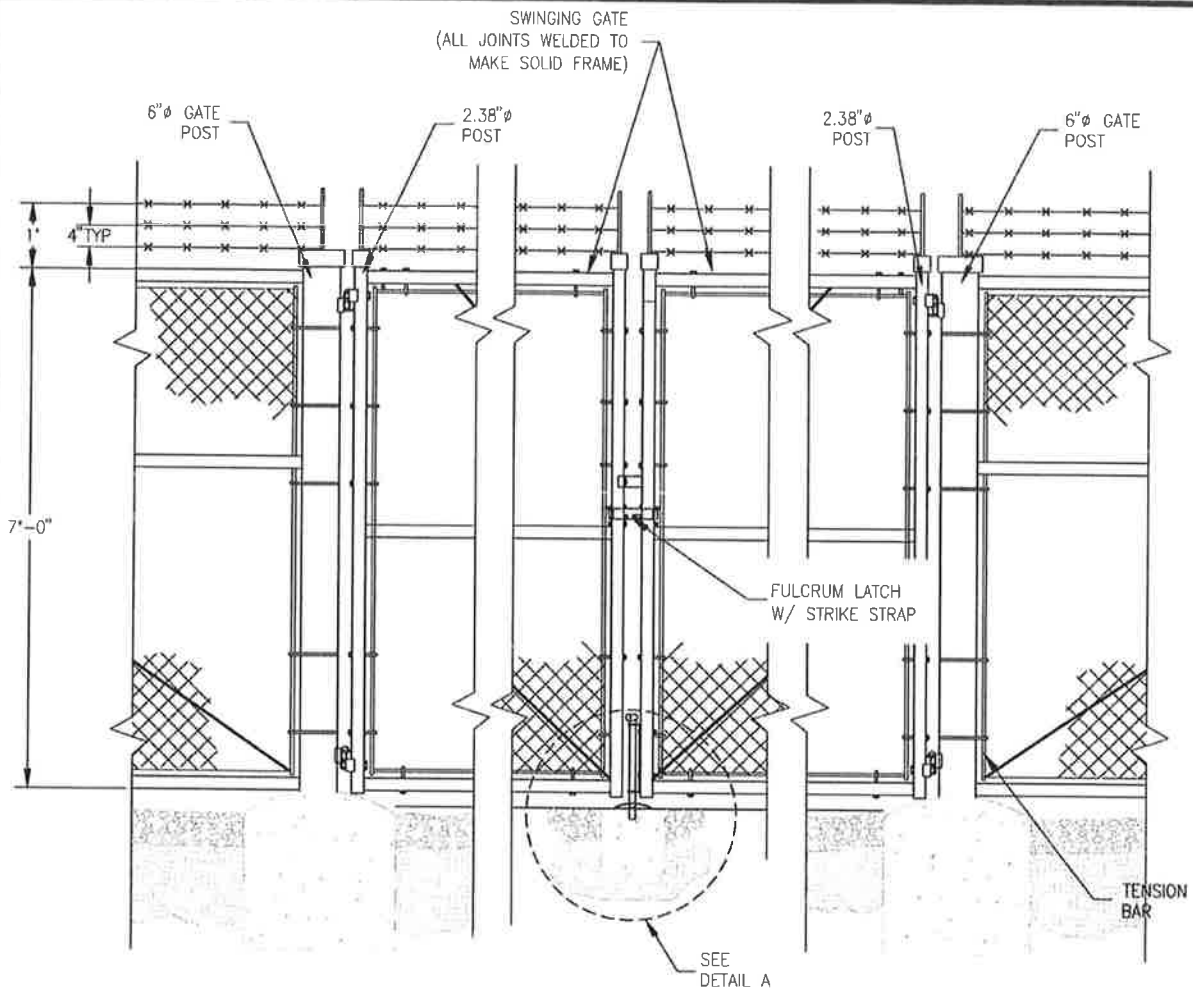
IID SUBSTATION STANDARDS

CONCRETE ADDITION TO EXISTING FENCE POST FOUNDATION

AS NOTED	2/7/12			EN	FENCE	AV	FCSTD-1008
SCALE	INITIATION DATE	REVISION NUMBER	REVISION DATE	CK/ENGR	STANDARDS	DRAWN BY	STD.





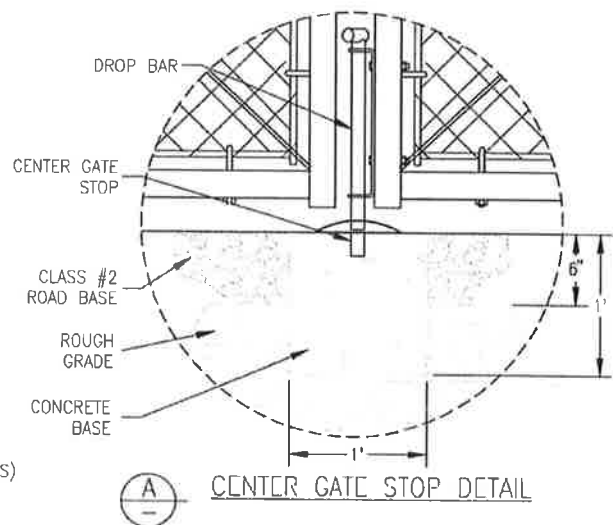


NOTES

1. SEE SPEC. FOR FENCE CONSTRUCTION REQUIREMENTS. (SECTION 02831, SUBSTATION FENCES REVISION NO. 3C).
2. ALL FENCE SHALL HAVE VERTICAL BARB WIRE HANGERS (3 STRANDS) @ 45° ANGLED OUTWARD.
3. ALL GATES SHALL HAVE VERTICAL BARB WIRE HANGERS (3 STRANDS)
4. ALL DIMENSIONS ARE ROUNDED TO INCHES.



ITEM #2 AND #3 IN THE NOTES WERE MODIFIED
AND POST LEADERS REARRANGED.



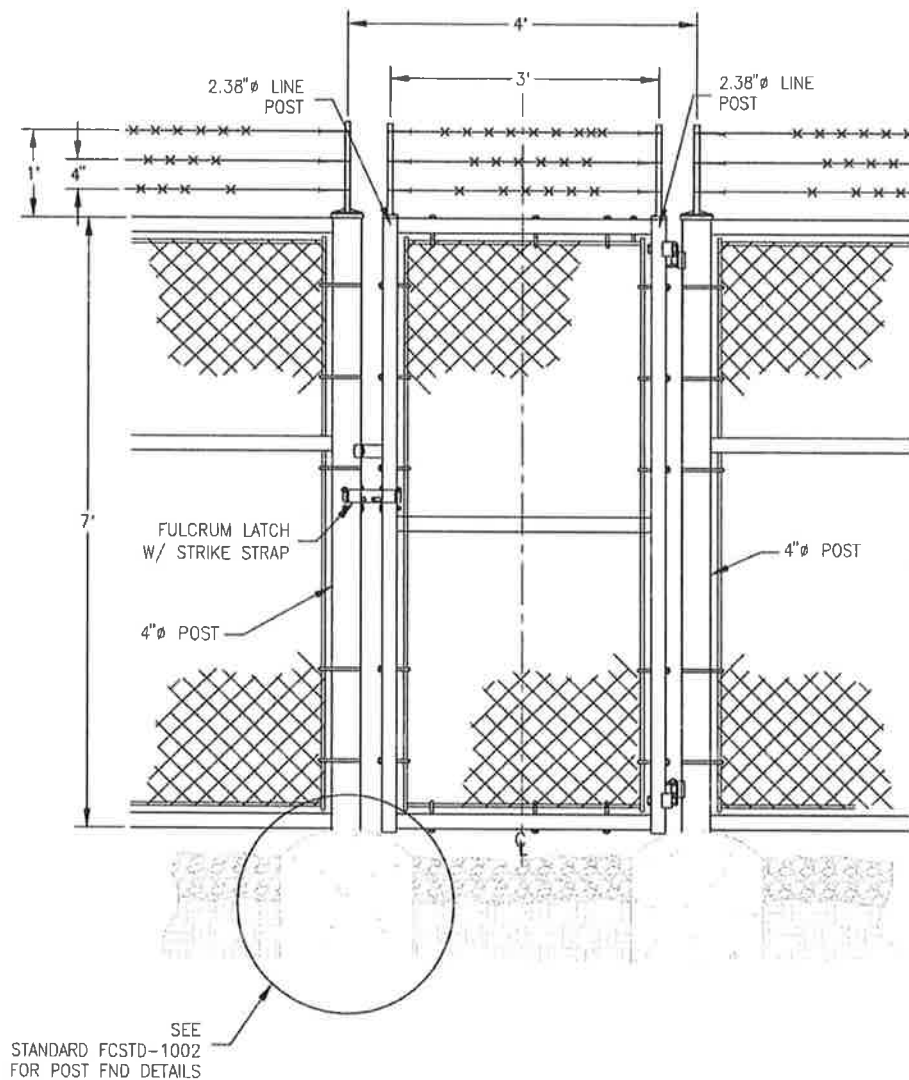
IID SUBSTATION STANDARDS

ENTRANCE GATE DETAIL

1/2"=1'-0"	9/24/07	1	1/9/08	NE	FENCE	JL	FCSTD-1011
SCALE	INITIATION DATE	REVISION NUMBER	REVISION DATE	CK/ENGR	STANDARDS	DRAWN BY	STD.



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DATE: JUN 02 2013 4:49pm
USER: devecque2
XREFS



NOTES

1. SEE SPEC. FOR FENCE CONSTRUCTION REQUIREMENTS. (SECTION 02831, SUBSTATION FENCES REVISION NO. 3C).
2. ALL GATES SHALL HAVE VERTICAL BARB WIRE HANGERS (3 STRANDS)
3. ALL DIMENSIONS ARE ROUNDED TO INCHES.

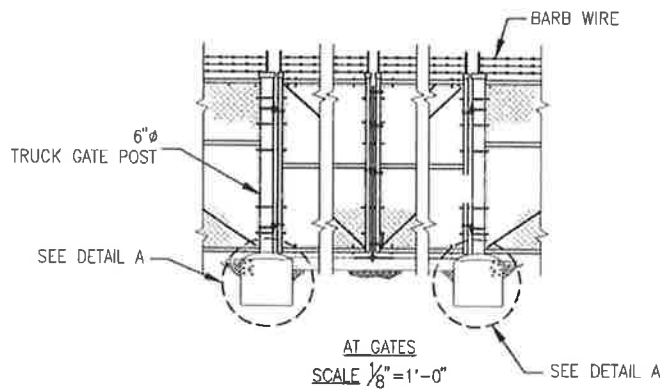
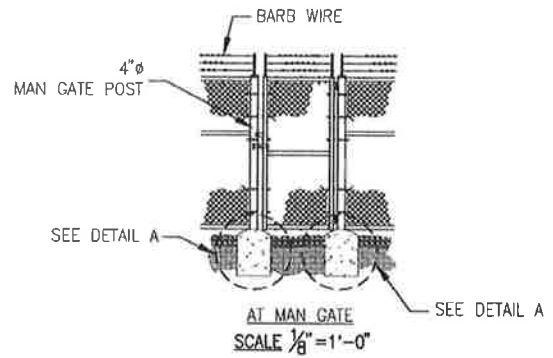
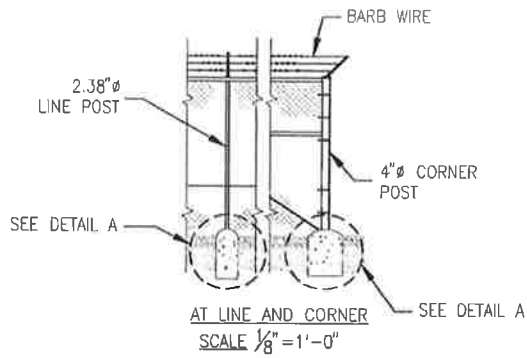
2. ADDED STANDARD FCSTD-1002 REFERENCE NOTE

IID SUBSTATION STANDARDS

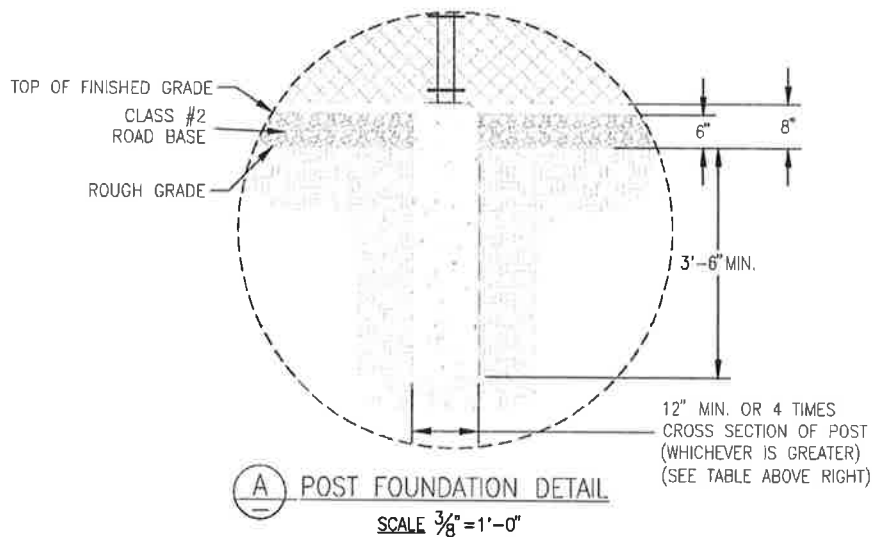
PERSONNEL GATE DETAILS

1/2"=1'-0"	6/7/07	2	4/1/13	NE	FENCE	JL/AV	FCSTD-1015
SCALE	INITIATION DATE	REVISION NUMBER	REVISION DATE	CK/ENGR	STANDARDS	DRAWN BY	STD.





POST TYPE	POST ϕ	MINIMUM FOUNDATION ϕ	STANDARD
LINE	2.38"	12"	FCSTD-1005
CORNER	4"	16"	FCSTD-1005
MAN GATE	4"	16"	FCSTD-1015
TRUCK GATE	6"	24"	FCSTD-1011



NOTES

1. SEE SPEC. FOR FENCE CONSTRUCTION REQUIREMENTS. (SECTION 02831, SUBSTATION FENCES REVISION NO. 3C).
2. ALL FENCE SHALL HAVE VERTICAL BARB WIRE HANGERS (3 STRANDS) ANGLED OUTWARD.
3. ALL DIMENSIONS ARE ROUNDED TO INCHES.

IID SUBSTATION STANDARDS

TYP. FOUNDATION DETAILS AT FENCE POSTS

AS NOTED	4/1/13	0		AHA	FENCE	A. VELAZQUEZ	FCSTD-1002
SCALE	INITIATION DATE	REVISION NUMBER	REVISION DATE	CK/ENGR	STANDARDS	DRAWN BY	STD.



GENERAL SPECIFICATION

CHAIN-LINK FENCE

I. PRODUCTS

1. MATERIALS:

- A.** Framing (Steel): ASTM A120; Schedule 40 steel pipe, standard weight.
- B.** Fabric Wire (Steel): ASTM A392 zinc coated wire fabric.
- C.** Barbed Wire: ASTM A121 galvanized.
- D.** Concrete: ASTM C94; Sulfate Resisting Portland Cement 5, 0.45 maximum water cement ratio and 4500 psi strength at 28 days, 3 inch slump; ¼ inch to #4 inch according to ASTM C136 nominal sized coarse aggregate.

2. COMPONENTS:

- A.** Line Posts: 2.38-inch diameter.
- B.** Corner and Terminal Posts: 4-inch diameter.
- C.** Gate Posts: 6-inch diameter.
- D.** Brace Rail: 1.66-inch diameter, plain end, and sleeve coupled.
- E.** Top rail is not required.
- F.** Gate Frame: 2-inch diameter for welded fabrication.
- G.** Fabric: 2-inch diamond mesh interwoven wire, 9 gauge thick, top salvage twisted tight, bottom salvage knuckle end closed.
- H.** Tension Wire: 7 gauge thick steel, single strand.
- I.** Tie Wire: Aluminum alloy steel wire.

- J. Barbed Wire: Hot-dipped galvanized, and shall be 4-point with No. 12 ½ gauge main strands.

3. ACCESSORIES:

- A. Caps: Malleable iron galvanized sized to post diameter, set screw retainer.
- B. Fittings: Sleeves, bands, clips, rail ends, tension bars, fasteners and fittings; steel.
- C. Extension Arms: Line posts, gate, end, corner and angle post, heavy malleable iron, to accommodate 3 strands of barbed wire, single arm, sloped to 45 degrees, including end and gatepost extension arms. Top most barbed wire to be 12 inches above the fabric. The barbed wires on the gates to align with corresponding barbed wires on the arms.
- D. Gate Hardware includes but is not limited to:
 - 1.) Slotted center Gate Stopper and plunger bar type Mechanical keepers
 - 2.) Hardware for padlock accessible from both front and back of gate
 - 3.) Two (2) 180 degree gate hinges per leaf (where applicable)
 - 4.) Gate Catch
 - 5.) Sliding gate to be recommended by Contractor (where applicable)
- E. Plastic Slats: Slats to be made of polyethylene plastic (beige color privacy master with 95% privacy factor) when required.
 - 1.) See attached drawings per each site for slat coverage.

4. FINISHES

- A. Components and Fabric: Galvanized to ANSI/ASTM A123: 1.8 oz/sq. ft. coating, including posts and gate frame.
- B. Accessories: Galvanized to ASTM A123: 1.2 oz/sq. ft., including remainder of all components and all accessories.

II. EXECUTION

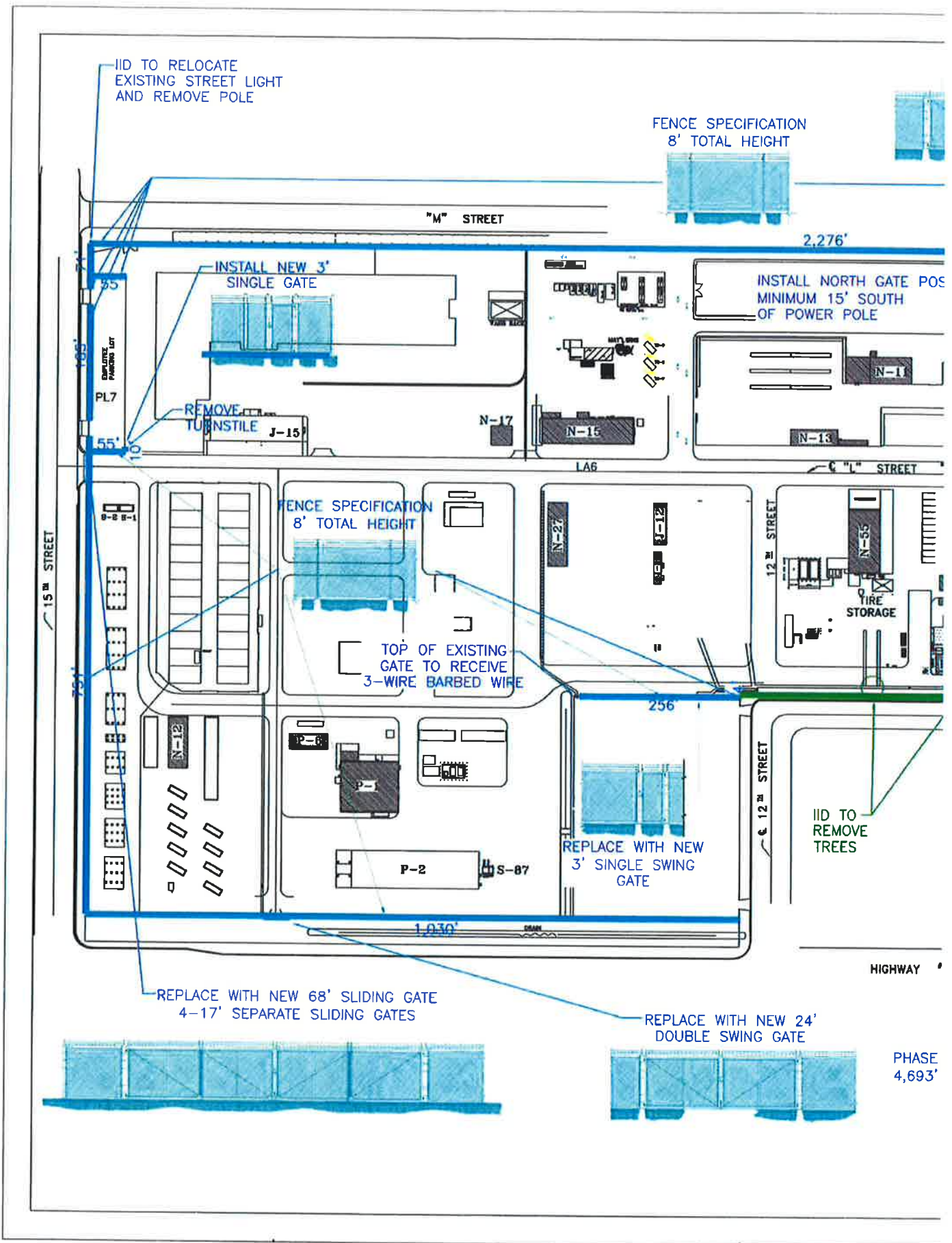
1. INSTALLATION:

- A. Install framework, fabric, accessories and gates in accordance with ANSI/ASTM F567.
- B. Use transit to set all posts plumb with post-top 7'-9" above rough grade (per attached drawings per each site) and centered on concrete footing.
- C. Footing depth below rough grade: ANSI/ASTM F567 3.5 feet, with minimum 3 inches below post bottom, for all posts.
- D. All concrete footings to have smooth finish, conical with edge 6" and center 8" above rough grade (per attached drawings per each site) to prevent water from standing on the place where post enters the concrete. Sona-tube will be required.

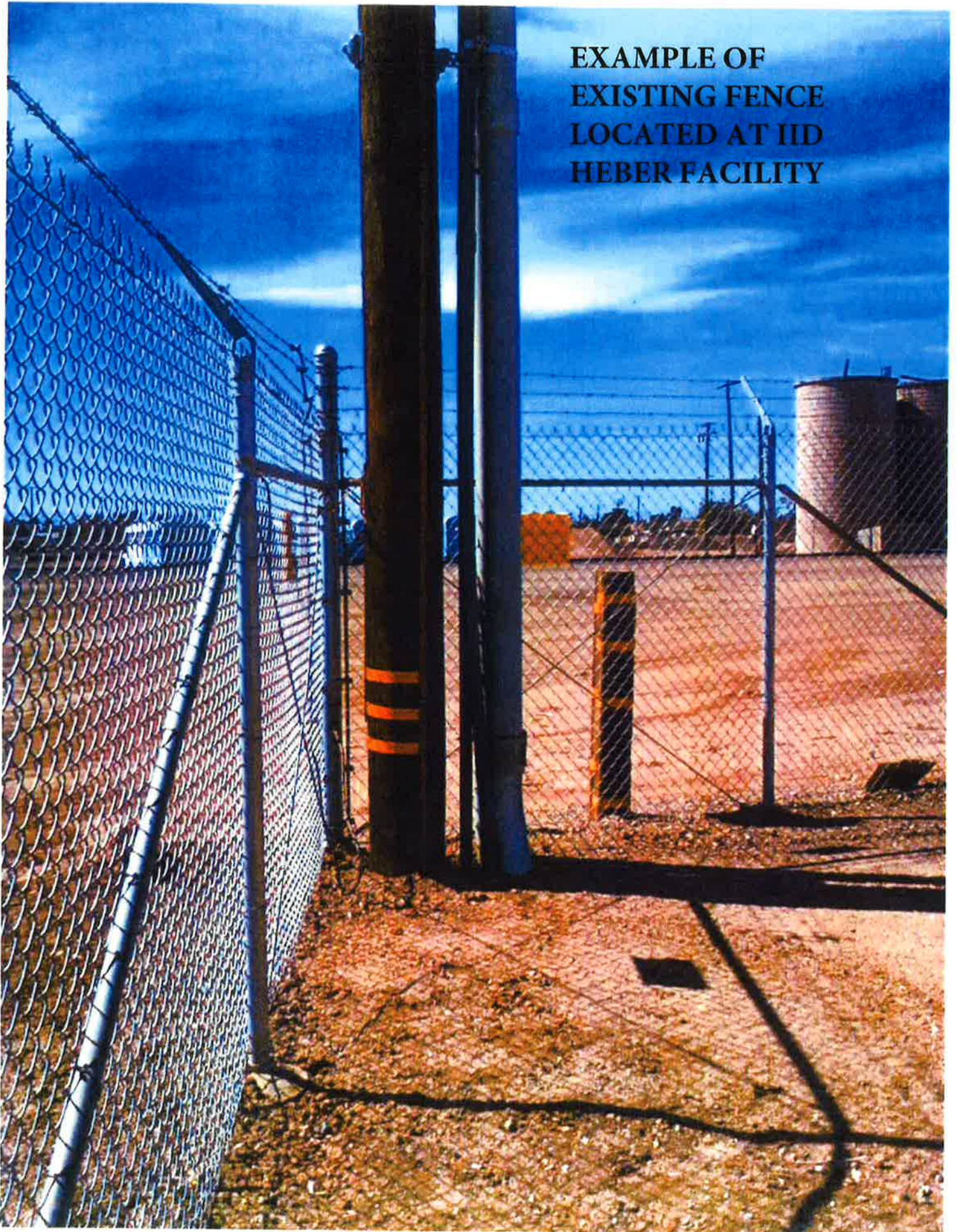
- E. Footing diameter to be a minimum of 12 inches in diameter or minimum of four times the largest cross section of the post, whichever is greater.
- F. Brace each gate and corner post to adjacent line post with horizontal center brace rail and diagonal truss rods. Install brace rail, one bay from end and gateposts.
- G. Install center and bottom brace rail on corner gate leaves.
- H. Stretch fabric between terminal posts or at intervals of 100 feet maximum, whichever is less.
- I. Position bottom of fabric 2 inches above finished grade.
- J. Fasten fabric to line posts, braces, and bottom tension wire with tie wire at maximum 15 inches on centers.
- K. Attach fabric to end, corner, and gateposts with tension bars and tension bar clips.
- L. Install bottom tension wire stretched taut between terminal posts.
- M. Install support arms sloped 45 degrees outward (including at the corner post and gates) and attach barbed wire; tension and secure.
- N. Install gate fabric and barbed wire overhang to match fence.
- O. Install Pivot type hinges, catches, and gate stopper. Latch fittings shall include means for padlock from both inside and outside of gate.
- P. Provide concrete center drop footing and drop rod retainers at center of double gate openings.
- Q. Runway for roll gates, if required, to be as recommended by manufacturer.

STANDARD DRAWINGS

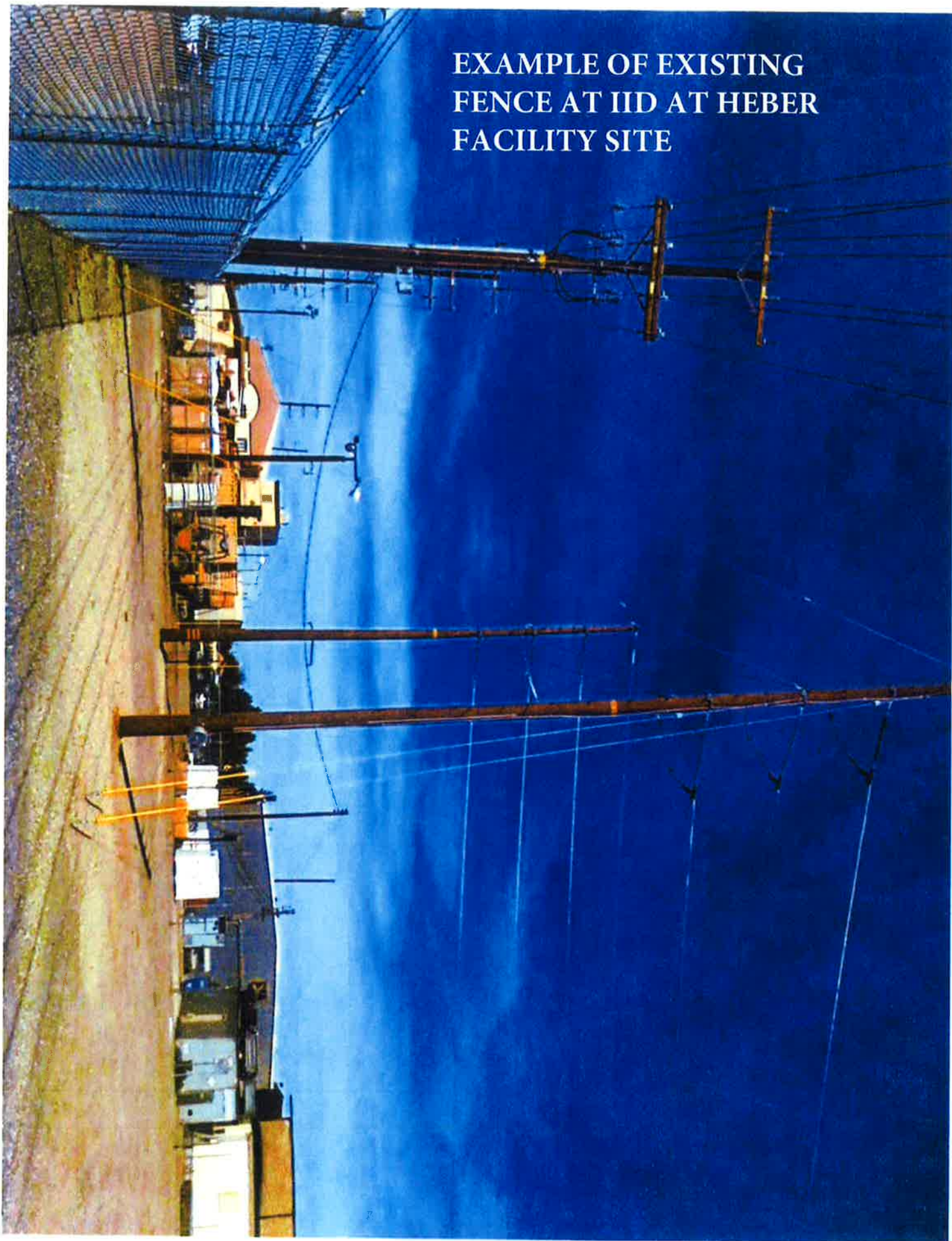
CHAIN-LINK FENCE



**EXAMPLE OF
EXISTING FENCE
LOCATED AT IID
HEBER FACILITY**



EXAMPLE OF EXISTING
FENCE AT IID AT HEBER
FACILITY SITE



In St

E Heber Rd

Fresh Harvest

Valley Harvesting
& Packing

Mary Ave

Mary Ave

MARY AVE

**HEBER FACILITY SITE
LOCATION IN CASE ANYONE
WOULD LIKE TO DRIVE AND
SEE THE PROPOSED NEW
FENCING IN PERSON**

Google

RESOLUTION PC2018-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A VARIANCE (VAR 18-01) FOR THE DEVIATION OF THE ORDAINED MAXIMUM HEIGHT LIMIT OF 6' TO A MAXIMUM OF 8' THROUGHOUT THE IMPERIAL IRRIGATION FACILITY LOCATED AT 333 BARION BLVD.; IMPERIAL, CA 92251

WHEREAS, Imperial Irrigation District submitted a request for a Variance in order to deviate from the maximum height limit of 6' to a maximum of 8' for a fence replacement project throughout the IID Facility; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during a regular meeting on March 28, 2018 and;

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Variance.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) Installation and alteration of fences are ministerial and therefore exempt from CEQA.
- D) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Variance #**VAR18-01** for the Imperial Irrigation District (IID) for the deviation of the ordained fence height to a maximum of 8' based on the following findings:
 - 1. That granting the Variance of its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.
 - 2. The granting of this Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

3. The granting of this Variance does not allow a use or activity which not otherwise expressly authorized by the zoning regulation governing the parcel of property.
4. That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Imperial this 28th day of March, 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

EXHIBIT A

**RESOLUTION PC2018-05
CONDITIONS OF APPROVAL
Variance Permit #VAR 18-01
Imperial Irrigation District Facility
APN#s: 063-130-005 & 063-130-001
333 E. Barioni Blvd.;
Imperial, CA 92251**

1. An encroachment and building permit from the City of Imperials' Community Development Department must be obtained before any fencing be placed.
2. Applicant shall not hold the City of Imperial or any of its employees responsible for any incidents regarding this Variance Permit. Applicant is full responsible for advertising signs and flags and any happenings that may transpire while they are in use.
3. The provisions of this Variance Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. The Variance Permit is only valid for 2 years from date of resolution approval.
4. The proprietor/owner shall be responsible for the removal of all graffiti and or damaged/dilapidated fencing within 72 hours of its appearance on the property (if ever to occur).
5. Per Imperial County Fire Department a Knox locks/box are required at all vehicle gates for emergency vehicle and personnel access.
6. The proprietor/owner shall be responsible for maintaining the locations where the fence is placed/replaced and adjacent areas within 10 feet from the fence free of litter at all times.
7. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
8. The conditional approval of the Variance Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
9. Applicant must maintain fenced area clean and up to code while the fence is in usage.
10. The Applicant shall pay all impact and capacity or associated permit fees as required by the city.
11. All applicable Conditions of Approval shall be completed prior to replacement of the fence occur.

12. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the Variance, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the Variance Permit, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
13. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
14. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.