

**MINUTES OF THE
PLANNING COMMISSION MEETING
March 27, 2024**

The Imperial County Planning Commission convened a Meeting on Wednesday, March 27, 2024, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick; Assistant Director, Michael Abraham; Planning Division Manager, Diana Robinson; Planner II Luis Valenzuela; Planner I Rocio Yee; Clerks- Laryssa Alvarado & Aimee Trujillo.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Kalin, Roben, Cabanas, Medina, Wright, Pacheco, Hinojosa

II. Pledge of Allegiance:

III. Public Hearings

- 1. Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **January 10, 2024 & February 14, 2024** meeting as submitted by staff; Commissioner Kalin made motion to approve minutes seconded by Commissioner Bergh and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)
- 2. Notice of Violation #01727** Code Enforcement for Zhang Jun: The property has been reported to be in violation since November 2022. Several notices of violation letters have been issued to the property for the storage of travel trailers on an agriculture lot, inoperative vehicles and accumulation of miscellaneous junk items creating a public and health/safety nuisance. The project site is located at 2549 Dogwood Rd, Imperial CA, on property identified as Assessor Parcel Number 044-200-063-000, and is further described as PAR 2 PM 1008 OF SE4 TR95 15-14 2.65AC on the unincorporated town of Imperial of the County of Imperial; State of California (Supervisory District #3), [Luis Valenzuela, Planner II at 442-265-1736, or by email at luisvalenzuela@co.imperial.ca.us].

Jim Minnick, Director; Gave a brief description of the project, and introduced Luis Valenzuela, Planner II, to read the project into the record.

Luis Valenzuela, Planner II; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Chairman Schaffner; I don't believe we have someone here for this project who owns that property.

Chairman Schaffner; Opened the public portion of the meeting.

Chris Legakes; I own the property around this project. It's my AG ground that he has parked mobile homes and trailers on. It's a huge issue not only for me but for my tenant who farms the ground.

Chairman Schaffner; So you are here to complain?

Chris Legakes; I'm the one who complained before. I'm here to get it cleaned up it looks like.

Chairman Schaffner; We don't have the actual owner of the project here. I have a couple of questions here that you probably know. How many years has this mess been going on?

Chris Legakes; I think he's owned it probably 10-15 years. It has gotten progressively worse. I'm not sure who he has on the property. I think he's in LA or something, I don't know.

Chairman Schaffner; And it was a mess before that?

Chris Legakes; It used to be Lulu Belle's

Chairman Schaffner; It has the animal graveyard in the back?

Chris Legakes; It was on the side, yeah. It hasn't gotten any better for sure. It has gotten much worse.

Commissioner Medina; Is anyone living on that property?

Chris Legakes; I don't know, I couldn't tell you.

Commissioner Medina; So it is just junk?

Chris Legakes; it looks like a junk yard and there is probably somebody living there somehow.

Chairman Schaffner; Sometimes it almost looks like somebody is there when you go by because stuff will be moved a little bit.

Chris Legakes; It's a fire hazard. It's horrible.

Chairman Schaffner; It doesn't have power does it Jim?

Jim Minnick, Director; I don't believe so.

Chris Legakes; No more? It used to.

Jim Minnick, Director; we can double check that.

Chris Legakes; at one time it did.

Chairman Schaffner; The building would or should be condemned anyway because it doesn't have power?

Jim Minnick, Director; correct

Chairman Schaffner; We don't know if it's been condemned yet?

Jim Minnick, Director; No.

Chairman Schaffner; Okay. Thank you

Commissioner Bergh; Have we heard anything from the landowner? I know you're sending that stuff to him, but have you had any kind of response at all?

Jim Minnick, Director; No, we have not. That's why we are here to get direction from you and proceed according to that direction.

Commissioner Medina; Have taxes been paid on that property?

Jim Minnick, Director; We can check into that. We'll double check the power situation. Obviously, we can pull the meter. But what was brought to our attention was not just the junkyard but the RV's that are actually on the outside of the fence line on the grass impacting his field or the field road right there. In fact, we thought it was on his property. The whole thing needs to be cleaned up which is why we are going after it. If it's not being paid in taxes, it takes 5 years to go through that process for a lien. If he is paying his taxes, then he is in good spirits. It looks like he is basically an absent tenant or absent landowner. Lulu Belle's itself before this person bought it was already a problem. It used to be an animal shelter that got shut down by the health department. It got cleaned up a little bit and looks like the land got sold, it looks like the owner is not doing anything. Of course, people find places that are abandoned and are going to pile up there waste instead of going to the dump or they are going to take ownership and squat on the property. We're not exactly sure that's why we have notified the property owner to get him to engage in this and he is not, so we are here. You're going to be seeing a lot more of these zone violations that we are not getting any compliance in any way shape or form. We get compliance, we will work with them. We'll spend up to a year incrementally helping them get it going. We'd rather have compliance than go through the court system.

Commissioner Bergh: One of your pictures showed the meter area, the wires, it's gone. The meter is gone but the loop is still there. That's not unusual for someone to still connect up.

Jim Minnick, Director; True, that sometimes solves its own problem.

Chairman Schaffner; What would you guys prefer to do? Because this has been going on since the 80s.

Jim Minnick, Director; We would prefer to move forward through a legal route and go from there.

Chairman Schaffner; He then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments

Commissioner Kalin: Made a motion to approve Agenda Item #2 seconded by Commissioner Bergh and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated Agenda Item #2 stands approved by this Commission.

Jim Minnick, Director; One of the reasons we bring violations to you is sometimes it's a dispute between what we consider a violation and what the property owner does. So we are here to ask you to take a look at that violation and help us make sure that we are either on the same track or adjust our direction. In this case with him absent, that's why we ask for it to move forward.

3. **Consideration of Lot Merger #00154** as submitted by Esther Martinez Maston-Burdick, who is proposing the Lot Merger for the four (4) contiguous parcels to allow for a lot line adjustment after the lot merger is complete. The Lot Merger would create a single +/- 8.28 acre parcel for all four 055-041-027, 055-041-028, 055-041-029 and 055-041-030. These properties are legally described as lot 1 blk 3 Holtville orchards co tr 2 16-15 1.59ac, lot 2 blk 2 & lot 2 blk 3 Holtville orchards co tr 2 3.66ac, lot 3 blk 3 Holtville orchards co tr 2 16-15 1.52ac and lot 3 blk 2 Holtville orchards co tr 2 1.52ac exc e 180ft; Assessor's Parcel Numbers 055-041-027-000, 055-041-028-000, 055-041-029, 055-041-030 (1945 Orchard Rd., Holtville, CA 92250; Supervisorial District #5). [Luis Valenzuela, Planner II at (442) 265-1736, extension 1749 or via email at luisvalenzuela@co.imperial.ca.us]

Jim Minnick, Director; Gave a brief description of the project, and introduced **Luis Valenzuela**, Planner II, to read the project into the record.

Luis Valenzuela, Planner II; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Jay Goyal, Representative; Introduced himself.

Chairman Schaffner; Asked if he had any questions or comments regarding the project, and if he read and agreed with everything.

Jay Goyal, Representative; Stated that he read and did agree with everything on the project.

Chairman Schaffner; The purpose of this is saying that they would eventually build homes there?

Jay Goyal, Representative; No. At this time, there is no proposed construction of the homes. Right now, there are 6 parcels. One has been sold but if you see the parcel number 30, this is like a landlock parcel. There is no access unless you legally go through some other parcels here. There are only 3 homes along Orchard. Once this whole thing is done, instead of 6 lots it will be 3 lots. Right now, there are 4 that are being merged, it will redo like a lot line adjustment like Mr. Luis said to make it a bigger lot for the 3 homes. But there is no proposed new construction.

Chairman Schaffner; I just want to let you know we love it when people merge lots back together again. Our problem is people want to cut them up and build more homes.

Jay Goyal, Representative; Not at this time like I said.

Chairman Schaffner; Well when you say not at this time I just want you to know that subdividing is a privilege not a right. If we were to vote yes on this today, don't think that means we are going to let you subdivide later.

Jay Goyal, Representative; Understand that.

Chairman Schaffner; Opened the public portion of the meeting.

Mary Helen Dolenti; The purpose of this project to merge all of these 6 parcels and create one large 8.28-acre parcel and some of us in the neighborhood are a little against that. We are opposed to that I have some letters from people around the neighborhood that have written about the opposition to that. I think what happens here is that people don't understand the history of our waterlines out there. We have 70-year-old water lines. We have agreements that with the water associations out in that area that date back to 1957 through today and those associations are active. They might have the names of the original owners but we're looking at lines that are 70 years old plus. We have replaced on the west side of Orchard Road, we replaced approximately 20 years ago. The thing I am trying to get to is that I don't think it's feasible to have this merger because as was spoken earlier not now but maybe in the future our water lines cannot sustain any type of water or home development out there. Plus, there has always been a rule of thumb that Orchard Road, that area and Chambers, Havens, Edwards, Nimura, all those roads right there, there's conglomeration of approximately about 100 homes there. So, this one water line in particular serves all these homes. We have one particular water box set, it's a distribution box to all the different houses, to all the different areas. This goes back to the time of Jurg Heuberger. He built a home out there, 2 homes actually one on Edwards and one on Paula or Chambers and this was when a lot of the water associations were drawn up. We need to protect our water. We need to protect our lines. It's hard enough when we do have issues out there, we all have to come together to work it out and be able to pay for those things. What we're in opposition of is the fact that this could become an 8-acre parcel and all of a sudden, we are going to put in 20 homes. Our water lines can't do that. To the

rule of thumb, Orchard Road to that vicinity, if you look at our parcels there, you'll see most of the parcels are at least minimum an acre. Homes that were built right across on the east side of our home which is Nimura, they were built about 40 years ago on the premise that there was supposed to be 2 houses on these parcels. Like I said, our rule of thumb back then is one acre one dwelling, one structure. If this was to happen, I don't know what the County would approve, would you guys approve putting in 20 homes on an 8-acre lot? Our water can't do that. It's not sustainable at all and I think that's one of the biggest factors. We need water. Life is water or water is life. It's not sustainable, it's not practical and we're just looking out for ourselves out there. I've been out there all my life; all 70 years of my life I have been on Orchard Road. I know everything that has happened, I have a book this thick. Seriously because like I said it's been great because people out there basically are people that have been in Holtville their whole lives. We have had younger people come in as people retire, they move out but we are all in agreement out there that we need our water, that we need to save what is left of our water lines. And again, I think that if something like this was to happen the County really needs to look at the way our water is supplied out there and realize that it's not feasible to have something that in the future, and when is the future, tomorrow is the future. You know in the future something else could be built. We would like to keep it as it is so then that way there is just one structure per parcel. That's where I'm going. And, I needed to ask something I was told that there was a, excuse me here, that it was approved or passed another dwelling can go to any piece of land be it in the city or county limits. That an additional dwelling can be put on a parcel as long as it is less than the square footage of the original dwelling.

Chairman Schaffner; Welcome to California.

Mary Helen Dolenti; You see that's the deal. I have a couple of parcels I'm going to put in a little home but the water it's the water issue. We have a main line, and our homes connect to that main line. So, our main line is paid by all of us that are involved in that association and that the water serves right. If my line breaks, then I'm responsible for that and that's a given. That's just what it is. Our main line supplies our water. I'm going to pay for any repairs that come to my home and that's what our associations talk about. And like I said again, we have 2 associations out there Holtville Orchard Tract 1 and 2. We call it HOT 1 & 2 and like I said again, 1957, again I would really ask that you really take into consideration all of the factors that are involved in creating a merger where we would be happy just leaving it as it is. We also have a land lock property, that's okay I mean there is a lot of access through there and we have some right of way deeds also within that area. Those kinds of things can be created. We can undo a land lock by creating a right of deed or an easement so, again we are in opposition of the merger, and I'd like to leave a couple letters here for you.

Chairman Schaffner; Okay if you give us those letters, we can put them in the record but we can't give them back to you is that okay?

Mary Helen Dolenti; That's fine thank you. So, do you have any questions?

Jim Minnick, Director; The idea of merging the lots actually reduces the allowance of housing. Right now, the three lots that are there can each have a home on it. As of today, without this action of the committee if I own those lots I can go build 3 more houses period. If the merger occurs, I no longer can do that cause now I'm taking those 3 lots and merging it with the 4th lot that already has one home on it. I'm actually reducing your impact on water because I'm eliminating parcels which is what the Chairman said a minute ago to the applicant, you know it's hard to subdivide it's easy to merge, its very hard to subdivide. Subdivisions are a privilege. If you are trying to eliminate additional housing or reduce it or slow it down a merger is actually your friend. If you don't then they cancel the merger and they say no to it, it does not prevent anybody and you mentioned it yourself, land lock parcels are easy to solve, easements right of ways can be done between property owners, jurisdiction doesn't have any say on it. Once the property owner says hey, I met with my neighbor I have a recorded easement can I build a home? They have too by law allow those 3 lots to build houses. If those 3 lots no longer exist and they are all part of a 4th lot, we don't have to do it because they can only have so many houses on one lot.

Mary Helen Dolenti; Okay but going back to you merging these 4 lots together and creating that 8 acres, so out of that 8 acres how many houses can be put in?

Jim Minnick, Director; Just one.

Mary Helen Dolenti; Just one?

Jim Minnick, Director; Well let's go back to what you said a minute ago about finding out that you can build a second home as long as it doesn't exceed the size of the first one and Mr. Schaffner said the same thing. State law allows any property that is zoned to allow for a single-family home to put a second home on that. Right now, every single one of those lots you have out there can theoretically put a second home on there. Now septic tanks play a factor in it, availability of water plays a factor in it. Those all play a factor in it so whether we do the merger or not, every parcel in the Holtville Orchard or City of Holtville or El Centro or the County could technically build a second home. There's constraints, right? There are septic tanks, there's water availability there's all different sorts of things that can create constraints but the state law has a mandate to add housing within built environments.

Mary Helen Dolenti; So you know what we are all going to do is put in a bunch of houses

Jim Minnick, Director; The point is I think that what's' being represented here and what your thought process is in contrast because the merger is actually reducing the availability of building homes on those parcels versus leaving them the way they are homes are allowed to go on there.

Mary Helen Dolenti; We allow this merger it becomes an 8-acre parcel and then again in the future maybe this person oh you know I'm going to subdivide and put some more homes. That's not going to happen, right?

Jim Minnick, Director; Well then they have to go through an environmental process they have to come to this commission you have a right to come up and say no more houses, I don't want that it's a privilege, kind of like your driver's license. You don't have to be born and get allowed a license. You go through a process and the state has to say whether or not we give you one, subdivisions are like that. They are a privilege not a right actually if I'm the property owner I'm eliminating my future ability to build houses by merging them together. He would have to go back through a whole another process and he would have to make sure all the water lines, the trunk lines that come from the city or wherever the water is coming from. It is coming from the city right?

Mary Helen Dolenti; No, we have canal water thank God.

Chairman Schaffner; It's a mess out there.

Jim Minnick, Director; The point is these guys are going to sit there and put a pile of bricks on creation of a new parcel because their mandate is to make sure you can't adversely affect the neighbors by creating new land. This is the inverse of creating land, it's actually eliminating land. I do blame Heuberger for everything out there too.

Chairman Schaffner; And before you go out and build another little home go out and talk to Jerry Murton and how easy it was for him.

Mary Helen Dolenti; Oh I know right? Yeah, I've talked to him. So, I don't know could we possibly hold off on this until the next meeting? I'd like to get together with some of the people out there in the neighborhood and see what their thoughts are on it.

Chairman Schaffner; We can continue it but I don't see a real problem. We're going to have a big, huge problem if we continue it. This is better for you right now I'm telling you

Mary Helen Dolenti; Is it? Do you agree with that?

Chairman Schaffner; Yes absolutely

Mary Helen Dolenti; How about you guys that are here in the audience that live out there? What are you thinking? Does that make sense?

Jim Minnick, Director; I can answer the question. The question was for the record can you build apartments on there. The property is zoned AG, it would require a zone change, general plan amendment. You can never say never to something but the process and the expense to get entitlement if we allow it, in that zone, you'd have to be a very determined individual. You would have to get the Planning Commission to agree and the Board of Supervisors to agree to it to convert that property to be able to have apartments. But you could put a second home on your property whether we like it or not.

Chairman Schaffner; This is not going to make the value of your property go down, this is actually doing the exact opposite of what you want to happen that you are worried about because we're taking a bunch of lots out of there. There are things you can do out there that can make your property value go down like if Steve Sharp moved next door or something.

Mary Helen Dolenti; It's already down because of that. No I'm just kidding. I want an opinion from you gentleman please. What are your thoughts on this? I mean like Jim was saying is it better for us if they merge into the 8-acre plus parcel. That would create one dwelling and maybe can put in another house because the State of CA now allows us to put one smaller than the existing structure.

Chairman Schaffner; It's going to be a lot harder for them to divide it again.

Jim Minnick, Director, Jay Goyal, Applicant and speaker from public, **Mary Helen Dolenti** having discussion about the merger at the PowerPoint Presentation screen.

Mary Helen Dolenti; People don't understand how complicated it is out there. It's not an easy thing. Mr. Sharp, he knows. They had to put in a pump station to do his field because that's off the Ash canal. We work off of the Alamo canal because of gravity flow. It comes under Orchard Road and feeds all the home on the West side, and it feeds all the home on the East side. The south alamo from 115-117 feeds all those homes and like I said it comes under Orchard Road and feeds us.

Chairman Schaffner; On this project here all that water stuff is not going to change. If they come back one day and sell it to somebody else and they decide they want to put 20 homes out there, they're going to have to go through all of this stuff, the water, the pipelines, the right of ways, the paved roads, everything. It's going to be a huge thing.

Commissioner Kalin; That's going to cost a lot of money.

Chairman Schaffner; That's going to cost a lot of money whoever does it.

Jim Minnick, Director; When they win the lottery...

Mary Helen Dolenti; Oh I keep wanting, wishing, hoping. Just the ones that are here right now, what do you think yes? No?

Chairman Schaffner; Steve are you going to talk?

Steve Sharp; We own all the property there just North of this project. But anyway, you don't need a lesson in water, that's a whole another subject like you said. Yes, Mary Helen I kind of agree they make one lot they are going to have to come back for a whole another project. Right now, they could build homes here.

Jim Minnick, Director; You want to do a show of hands?

Mary Helen Dolenti; Oh, show of hands of Orchard Road people or whoever that's affected. Okay thank you.

Chairman Schaffner; We don't do show of hands but that's okay.

Mary Helen Dolenti; Oh, Jim suggested.

Chairman Schaffner; Are you finished? Is there anyone else who would like to speak on this item? Are you done? Did you get your 3 minutes?

Mary Helen Dolenti; You may have your gavel back. Yes, that and beyond thank you.

Chairman Schaffner; I don't think we've ever given anyone that much time before here. Have we ever done that before?

Commissioners (in unison); No.

Chairman Schaffner; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin; Made a motion to approve Agenda Item #3 seconded by **Commissioner Bergh** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated **Agenda Item #3** stands approved by this Commission. In which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

4. **Consideration of Conditional Use Permit #24-0001** as submitted by Pacific West Builders DBA Idaho Pacific West Builders, Inc. for a temporary construction office and two 20-foot storage containers for the duration of the Heber Del Sol affordable housing construction project. The property is located at 1071 Pitzer Rd, Heber, CA 92249; also known as Assessor's Parcel Number 054-021-017-000 and legally described N 150 FT OF S 300 FT OF E 200 FT BLK 27 TSTE OF HEBER .69 AC in an unincorporated Area of the County of Imperial, State of California. (Supervisorial District #2) [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at rocioyee@co.imperial.ca.us]

Jim Minnick, Director; Gave a brief description of the project, and introduced **Rocio Yee**, Planner I, to read the project into the record.

Rocio Yee; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Brandon Hall, Representative; Introduced himself.

Chairman Schaffner; Asked if he had any questions or comments regarding the project, and if he read and agreed with everything.

Brandon Hall, Representative; Stated that he read and did agree with everything on the project.

Chairman Schaffner; Opened the public portion of the meeting. There were no public comments; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin; There is a letter from someone objecting to sound and that kind of thing. Where were you planning on putting your generator?

Brandon Hall; If you go back to the site plan, it shows the generator in between I believe its Gill Road and the office trailer there. I don't know if you can see it there or not, it'd be to the South on the property of the storage yard. Tow behind trailer encased in a hush house.

Commissioner Kalin; You can put it between the house of the owner of that property and your containers to kind of isolate the noise?

Brandon Hall; If needed we can put it wherever required.

Chairman Schaffner; You said hush house, is that quiet?

Brandon Hall; It's an insulated enclosure on the tow behind generator. So, it's not a structure

Commissioner Kalin; That answers my questions.

Commissioner Kalin; Made a motion to approve Agenda Item #4 seconded by **Commissioner Bergh** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated **Agenda Item #4** stands approved by this Commission. In which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

IV. Public Comments, NONE

V. Planning Commissioner Comments,

VI. Director Comments,

Jim Minnick, Director; Back to Agenda item #2, there is someone living on the travel trailer according to Linda. Linda knows more than the rest of us. There is someone living in the travel trailer at Lulubelle's. The house was condemned in 2017 and there has been no power since 2015, just an update on that. Another update, Oro Cruz the project you heard 4 times got appealed to the Board. The board denied the project. They are now seeking to either vacate that denial by the Board of Supervisors and/or come up with another solution. They are not done with trying to move forward on that project. Hell's Kitchen, another project that you approved, got appealed to the Board of Supervisors. The Board of Supervisors denied that appeal, approved the project or affirmed your decision that's now being sued so I want to let you know where we are. And then finally I believe on the 9th we are going to hear the 3 cell towers that you denied. They have been appealed to the Board of Supervisors. So, on the 9th of April we will be hearing those. And finally, on the 23rd the violation with the hay bale covers on Horne Road has been appealed and is going before the Board on the 23rd. Those are my updates. The board gets to see a lot of me.

Chairman Schaffner; Quick comment on the Orchard Road area out there in Holtville. Some of you may be familiar with it, some may not. It's been out there for many years it wasn't Orchard. Some doctors came down and subdivided it many years ago and everything got filled in. It's a great place to live but it's not connected to Holtville, and it really should be. It overlooks Holtville, it's about 50 feet higher but the darn Alamo river goes right between the middle of them. They don't want to be connected to Holtville, but they should be some day.

Jim Minnick, Director; You need that gas station at the corner of Orchard and Interstate 8 to run that line.

Chairman Schaffner; We have a road that goes right through it. They got their problems out there for being able to live in that great place. You can grow anything in that dirt. It's a nice quiet place but this is what happens. It's like a little Ocotillo when something happens everyone shows up.

Chairman Schaffner; adjourned meeting.

IX. Adjournment: Meeting adjourned at 9:49 a.m.



Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:



Jim Minnick, Director of
Imperial County Planning Commission

Laryssa Alvarado & Aimee Trujillo-PC Recording Clerks

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