

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

**COMMISSIONERS:**

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Russell Roben  
 Tony Gallegos  
 Sergio Cabanas  
 Kathryn Dunn

Ernesto Medina  
 Scott Wright  
 Jose Hinojosa  
 Vacant

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

**HEARING DATE:** April 23, 2025, at 9:00 A.M.

**HEARING LOCATION** 940 MAIN STREET, BOARD CHAMBER, EL CENTRO, CALIFORNIA

**NOTICE:**

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chamber. 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.		PUBLIC HEARINGS: (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.)			
1.		DENNIS BERGH- Recognition for 16 years of service as Planning Commissioner.			
2.		APPROVAL OF MINUTES for March 12, 2025, MEETING			
3.		<p><b>Consideration of Lot Line Adjustment #00340</b> as submitted by Esther Martinez Maston-Burdick, who is proposing a comprehensive lot line to be adjusted to create one large Lot (A) APN: 055-041-037 and two similar sized lots (B) APN: 055-041-002 and (C) APN: 055-041-014. The reason behind the proposed lot line adjustment is to change the sizes of the lots to better fit what corresponds to each lot. By adjusting the lot line, the applicants seek to ensure that all three parcels conform to legal boundaries and zoning requirements on 1935, 1945 &amp; 1947 Orchard Rd, Holtville, CA 92250. “Parcel A” is legally described as LOTS 2 &amp; 3 BLK 2, LOTS 1,2 &amp; 3 BLK 3 HOLTVILLE ORCHARDS CO TR 2; “Parcel B” is legally described as LOT 1 BLK 2 HOLTVILLE ORCHARDS CO TR 2; “Parcel C” is legally described as EAST 180 FEET OF LOT 3, BLOCK 2, HOLTVILLE ORCHARDS COMPANY TRACT NO.2 of the San Bernardina Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California..;</p> <p>[Luis Valenzuela, Planner II at (442) 265-1736, extension 1749 or via email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that Lot Line Adjustment #00340 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and</li> <li>2. Find that Lot Line Adjustment #00340 is consistent with applicable Zoning and Building Ordinances; and</li> <li>3. Approve Lot Line Adjustment #00340, subject to the attached conditions.</li> </ol>			
4.		<p><b>Consideration of Time Extension #25-0011 for CUP#99-0022</b> as submitted by Lumen Technologies. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #99-0022 for the existing unmanned fiber optic hut facility. The property is located at 6672 Sidewinder Rd N, Winterhaven, CA 92283, on an approximately 16.61 acre lot, further identified as POR W2</p>			

## PLANNING COMMISSION AGENDA

		<p>OF SW4 SEC 22 16-21 16.69AC S OF RR &amp; N &amp; E OF FRWY, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 056-460-042-000 located in the unincorporated townsite of Winterhaven (Supervisorial District #5) of the County of Imperial, State of California. [Luis Bejarano, Planner I at 442-265-1736 extension 1745 or via email at <a href="mailto:luisbejarano@co.imperial.ca.us">luisbejarano@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,</li> <li>2. Find that Time Extension #25-0011 for Conditional Use Permit #99-0022 is consistent with applicable zoning and building ordinances; and</li> <li>3. Approve Time Extension #25-0011 for Conditional Use Permit #99-0022 for a new 15-year term, subject to the existing conditions.</li> </ol>			
5.		<p><b><u>Consideration of Time Extension #25-0012 for CUP#99-0021</u></b> as submitted by Lumen Technologies. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #99-0021 for the existing unmanned fiber optic facility. The property is located at 7835 Noffsinger Road, Niland, CA, property further identified as PAR1 PM2236 SE4 SEC12 11-14 SLY OF RR 22.06, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 021-290-023-000 located in the unincorporated townsite of Niland (Supervisorial District #4) of the County of Imperial, State of California. [Luis Valenzuela, Planner II at 442-265-1736 extension 1749 or via email at <a href="mailto:luisvalenzuela@co.imperial.ca.us">luisvalenzuela@co.imperial.ca.us</a>].</p> <p><b><u>Actions:</u></b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,</li> <li>2. Find that Time Extension #25-0012 for Conditional Use Permit #99-0021 is consistent with applicable zoning and building ordinances; and</li> <li>3. Approve Time Extension #25-0012 for Conditional Use Permit #99-0021 for a new 15-year term, subject to the existing conditions.</li> </ol>			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director Comments.			
VII.		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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