

**MINUTES OF THE  
PLANING DIRECTOR ACTION MEETING  
JUNE 14, 2023**

The Imperial County Planning Director Action convened a Meeting on Wednesday, June 14, 2023 at 3:30 p.m. in the ICPDS Conference Room at 801 Main Street, El Centro, California.

**Staff present:** Assistant Director Michael Abraham, Office Assistant III John Robb, Planner II Derek Newland, Planner I Luis Valenzuela, Planner I Gerardo Quero, Planner I Evelia Jimenez

**Michael Abraham**, Assistant Director called the meeting to order at 3:32 p.m.

**Michael Abraham**, Assistant Director started the public hearing by asking everyone present to introduce themselves.

**Introductions:** Michael Abraham, Planner I Evelia Jimenez, Office Assistant III John Robb, Planner II Derek Newland, Planner I Luis Valenzuela, Planner I Gerardo Quero, Ismael Reyes (MERG00151), Oscar Grijalva Duggins Construction (MERG00151), John Pierre Menvielle (MERG0155).

1. Consideration of Lot Merger #00151 as submitted by Ismael Reyes, proposes to merge three (3) individual contiguous parcels into one (1) +/- 3.37 acres parcel for a truck parking facility These properties are legally described as Lot 1 & Lot 2, Block 4, of Gateway to the Americas subdivision No. 2, Unit 2, Tract No. 942 S.B.B.M., Assessor's Parcel Numbers 059-363-010-000 and 059-363-011; and Lot 5, Block 4 of Gateway to the Americas Subdivision No. 2, Unit 1, Tract No. 942. S.B.B.M., Assessor's Parcel Number 059-363-008 (578 Meadowlark Road, Calexico, CA 92231; Supervisorial District #5). [Derek Newland, Planner II at (442) 265-1736, extension 1756 or via email at [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us)]

**Michael Abraham**, Assistant Director gave a brief description of the project, and introduced Derek Newland to read the project into the record.

**Derek Newland**, Planner II read the project into the record with a power point presentation and was there for any questions.

**Michael Abraham**, Assistant Director asked the applicant, if they have received a staff report package, conditions and if they agree with staff's recommendation.

**Ismael Reyes**, Applicant stated that yes, he did receive the packet, and they did agree with staff's recommendation.

**Michael Abraham**, Assistant Director opened/closed the public portion of the meeting, but first asked project planner Derek Newland to check our office lobby for any member of the public wanting to comment on this project. Mr. Newland stated that there were no members of the public for questions or comments, and then took the following action.

**Actions:**

- 1) Find that Lot Merger #00151 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
- 2) Find that Lot Merger #00151 is consistent with applicable Zoning and Building Ordinances; and
- 3) Approve Lot Merger #00151, subject to the attached conditions.

**Michael Abraham, Assistant Director** stated that this project stands approved as presented and if any member from the public wishes to appeal this decision, must do so in writing, within 10 days of approval with the Planning Department with a \$650.00 filing fee.

**2. Consideration of Lot Merger #00155** as submitted by Calexico Gateway Center, LLC, who is proposing the Lot Merger for the two (2) contiguous parcels to allow for future development and construction of infrastructure for industrial buildings after the lot merger is complete. The Lot Merger would create a single +/- 13.84 acre parcel for both 059-210-060 and 059-210-061. These properties are legally described as Lot 9 TR 940 Menvielle Plaza Business Park Sub. Unit NO.1 PH.2, 6.14AC, and Lot 10 TR 940 Menvielle plaza business park sub. Unit NO.1 PH.2, 7.70 AC; Assessor's Parcel Numbers 059-210-060-000, 059-210-061-000 (1749 Gateway Road., Calexico, CA 92231; Supervisorial District #1). [Luis Valenzuela, Planner I at (442) 265-1736, extension 1749 or via email at [luisvalenzuela@co.imperial.ca.us](mailto:luisvalenzuela@co.imperial.ca.us)]

**Michael Abraham**, Assistant Director gave a brief description of the project, and introduced Luis Valenzuela to read the project into the record.

**Luis Valenzuela**, Planner I read the project into the record with a power point presentation and was there for any questions.

**Michael Abraham**, Assistant Director asked Mr. Menvielle, if they have received a staff report package, conditions and if they agree with staff's recommendation.

**John Pierre Menvielle**, Applicant Representative stated that no, he did not receive the packet, Mr. Abraham then provided him with a packet and asked if they had any objections to the packet, Mr. Menvielle replied no objections.

**Michael Abraham**, Assistant Director opened the public portion of the meeting and asked project planner Luis Valenzuela to check our office lobby for any member of the public wanting to comment on this project. Mr. Valenzuela stated that there were no members of the public for questions or comments in the lobby.

**Eduardo Perez**, member of the public introduced himself and stated that his wife owned a parcel near the project, Mr. Abraham asked if he was ok with the project, Mr. Perez stated yes he is ok with the project.

**Michael Abraham**, Assistant Director then closed the public portion of the meeting and took the following action.

**Actions:**

- 1) Find that Lot Merger #00155 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
- 2) Find that Lot Merger #00155 is consistent with applicable Zoning and Building Ordinances; and
- 3) Approve Lot Merger #00155, subject to the attached conditions.

**Michael Abraham, Assistant Director** stated that this project stands approved as presented and if any member from the public wishes to appeal this decision, must do so in writing, within 10 days of approval with the Planning Department with a \$650.00 filing fee.

- A. **VI. Public Comments, None**
- B. **VII. Committee Comments, None**
- C. **VIII. Assistant Director Comments, None**
- D. **IX. Adjournment: Meeting adjourned at 3:43 p.m.**

Attest:



JIM MINNICK, Director of Imperial County Planning & Development Dept.

John Robb, Clerk