

**MINUTES OF THE
PLANNING COMMISSION MEETING
September 11, 2024**

The Imperial County Planning Commission convened a Meeting on Wednesday, September 11, 2024, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick; Assistant Director, Michael Abraham; Planner I, Rocio Yee.
Clerks- Valerie Grijalva & Marsha Torres.

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

I. Roll Call: Commissioners present: Schaffner, Kalin, Roben, Cabanas, Bergh, 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 **August 28, 2024**, meeting as submitted by staff; Commissioner Kalin made motion to approve minutes seconded by Commissioner Cabanas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

Commissioner Roben: Excused himself from meeting as per having conflict of interest with project.

2. Consideration of Conditional Use Permit #23-0034 / Lot Line Adjustment #00336 / Initial Study #23-0040 as submitted by Duggins Construction Inc. proposing a 10,000 sq. ft building mostly occupied by Kudos Transportation (owner) for warehousing and office. The remainder of the main building will be available for lease for future tenants. The East portion of the property will be a parking area for the fleet trucks of Kudos Transportation. All the truck parking stalls will be used by the owner. A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily. A Lot Line Adjustment is being proposed to meet the square footage requirements for the project at APN: 059-363-024. The property is located at Assessor's Parcel Number 059-363-023-000 and 059-363-024 and legally described as LOT 2 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO BEING POR LOT B LLA#283 and LOT 3 GATEWAY TO THE AMERICA SUB 2 UN 4 ALSO BEING POR LOT B LLA#283, in an unincorporated Area of the County of Imperial, State of California. (Supervisory District #5) [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, Planner I: 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.

Oscar Grijalva, Applicant: Introduced himself.

Oscar Grijalva, Applicant: We have read through the conditions of approval on the project, and we agree with all conditions. Just to give you a little background on the project, when my client bought the property, it was about 5.2 acres, but it is split into 2 different parcels. We decided to build a facility on the furthest west [parcel],

unfortunately that's the smallest of the 2 parcels. The plan was to process a CUP for the entire 5 acres but in talking with staff and working with staff we realized you cannot have a CUP on a vacant piece of land, that is what triggered the lot line adjustment. In processing the lot line adjustment, it made our property bigger or big enough for what we are developing, and it leaves the adjacent piece of property vacant without the CUP. It is still industrial so we can do whatever we want there within the ordinance, so we are ok the process. The other thing is, in working with the project one of the things we made sure happened was when we purchased the land or my client purchased the land, the existing property owner installed Lack Road for us through the land purchase, so all Lack Road was extended to our western property line, so our property now has a brand new street that was installed by the property owner. That was one of the things we made sure happened so that we had proper access to the property. We were trying to get a bigger building, as you saw on the map, we have area to grow the building and we have area to grow the CUP, but we have to do a little bit of a cost analysis in order to figure out what we could afford because of the material prices and things like that we had to scale it down to 80 trucks. The 80 trucks are basically his trucks. This is a trucking facility; they are not for rent; the spaces are not necessarily intended for rent, they can become that down the road, but for right now he has 80 trucks, and so he is basically going to occupy the whole thing. The building is 10,000 square foot, and at first, we were talking about building 10,000 square feet and him occupying only 5,000 of the 10,000 square feet, but the more we work into the floor plan and we laid out what it is he needs its closer to 8,000 / 9,000 square feet so I believe at the end of the day, this whole project is just going to be self-occupied by his company. And I'm here to answer any questions the commission may have.

Chairman Schaffner: Opened the public portion of the meeting.

John Gay, Public Works Director: Oscar is correct the property actually extended Lack Road so that is completed. I do want to speak on some of the obligations that are current within the Gateway particular on Menvielle Road. There has been a number of maps that have been created through the years; this particular area falls under a very old map, so those conditions are still part of this project as well as other agreements that have been entered over the last 20 years, and so in that sense we just want to make sure that there may be fair share contributions that this project would have to entertain specific to Menvielle Road. In particular there is a median that has been placed and there were obligations under that prior agreement, so we will be coordinating with this applicant with regards to this, but we would like to make sure that, that's on record. Thank you.

Chairman Schaffner: Asked if there were any more comments from the public. 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: Made a motion to approve **Agenda Item #2** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #2** 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.

3. **Consideration of Conditional Use Permit #24-0002** as submitted by CALTRANS, is proposing the issuance of a Conditional Use Permit for the purpose of drilling, developing and maintaining a new water well at the Sand Hills Safety Roadside Rest Area. The proposed well will be located entirely within the Interstate Right of Way. The new well is intended to replace the existing dilapidated and unrepairable well that currently exists at this location. The property is within the Right-of-Way in between Freeway 8 and Kumeyaay Hwy. in an Unincorporated Area of the County of Imperial, State of California, and Supervisorial District #5), [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or by 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, Planner I: Read the PowerPoint presentation of the project into the record.

Commissioner Bergh: I presume the water comes from the All-American Canal?

Rocio Yee, Planner I: I'm sorry?

Commissioner Bergh: I presume the water comes from the All-American Canal. There are no underground rivers that I know of in that area.

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

David Webb, Applicant: Introduced himself.

David Webb, Applicant: The well has been drilled to depth of 350 ft. The actual source I don't know if the canal perks that deep.

Chairman Schaffner: It's not artesian you have to pump it right?

David Webb, Applicant: Yes.

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

David Webb, Applicant: Stated that he read and agreed 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: Made a motion to approve **Agenda Item #3** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Bergh (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

Jim Minnick, Director: Can I address the question Commissioner Bergh had; it is a good question, seepage does occur with the All-American Canal. We have not known of any wells drilled that deep for seepage purposes, we have worked with the IID on other wells that they had, and they weren't more than 100 feet deep, so to answer your question there is an aquifer that does exist in that area.

Commissioner Bergh: There is an aquifer there? How deep is it?

Jim Minnick, Director: Deeper than the seepage, I can get you that information if you'd like.

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.

Jim Minnick, Director: Called for a moment of silence in Honor of 9/11.

4. **Consideration of Parcel Map #02511** as submitted by KUDU Inc., proposes a minor subdivision. The Parcel Map consists of four separate legal parcels and are assessed as two Assessor's Parcel Numbers, being 020-130-018 and 020-130-019, Which are approximately 480 acres and 160 acres respectively the reasoning b behind the proposed subdivision is to separate the existing farmed fields into six (6) legal parcels. Under Subdivision Map Act Section 66426(d), permitting the subdivision of more than four parcels on a Parcel Map. The property is located at 949 Lindsey Rd. Calipatria CA, 92233, and legally described as POR PAR 5 COC OF NW4 & S2 SEC 9 12-13 480AC, and, POR PAR 5 COC OF NE4 SEC 9 12-13 160AC. located in the unincorporated area of the County of Imperial (Supervisory District #4), [Rocio Yee, Planner I at 442-265-1736, or by 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, Planner I: 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.

Taylor Preece, Representative for Applicant: Introduced himself.

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

Taylor Preece, Representative for Applicant: 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 Bergh: What are you going to use this for again? Why is this being divided?

Taylor Preece, Representative for Applicant: So, there are eight separately farmed fields right now, and there are four legal parcels so it's kind of an estate planning trying to separate them up. We are doing six parcels because the 2 West ones could possibly be used as a center pivot irrigation system in the future, so a square is more friendly to that than a rectangle.

Commissioner Bergh: As far as the agriculture it's not going to chance at this point?

Taylor Preece, Representative for Applicant: No, it's actually helping it, because each separate field is its own separate water delivery and drainage but it's under one parcel, so there are two fields in one parcel right now.

Jim Minnick, Director: I know that some of you may be wondering why we are doing a parcel map for six parcels when typically, a parcel map it up to four parcels. Especially those who do a lot of stuff in cities. Under the Submission Map Act, agricultural parcels of 40 acres or more don't have a limit as to how many can be part of a parcel map, provided they have legal and physical access to, there is no improvements required and some other caveats which this project does, that is why you are seeing a six parcel, parcel map.

Commissioner Kalin: Made a motion to approve **Agenda Item #4** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (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: NONE

VI. Director Comments: NONE

IX. Adjournment: Chairman Schaffner: Adjourned meeting. Meeting adjourned at 9:25 a.m.

Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:

Jim Minnick, Director of
Imperial County Planning Commission

Valerie Grijalva & Marsha Torres - PC Recording Clerks
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