

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: October 22, 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.		APPROVAL OF MINUTES for September 24, 2025, MEETING			
2.		Consideration of <u>Lot Merger #00166</u> as submitted by Ana Luisa Landeros, who is proposing to combine two (2) continuous lots to create a single and larger lot with approximately 0.172 acres. This newly consolidated lot is intended for potential future mobile home installation. All future developments will be made to County standards. The two (2) subject parcels are identified as Assessor's Parcel Number(s) 021-144-003-000; and legally described as Lots 19 and 20 from Block 28, Townsite of Niland OM 2 81 82, in an unincorporated area of the County of Imperial, State of California; (Supervisory District #4). [Alan C. Molina, Planner II at (442) 265-1736, extension 1747 or via email at alanmolina@co.imperial.ca.us] <u>Actions:</u> - Find that Lot Merger #00166 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and, - Find that Lot Merger #00166 is consistent with applicable Zoning and Building Ordinances; and - Approve Lot Merger #00166, subject to the attached conditions.			
3.		Consideration of <u>Lot Line Adjustment #00343</u> as submitted by Raul Parra & Maria G. Parra, who are requesting to adjust the north boundary line between Parcel "A" and Parcel "B" to resolve an encroachment issue involving a residential structure located on Parcel "B" onto the neighboring Parcel "A". Parcel: A, with Assessor's Parcel Number 064-240-013 (596 W Brewer Rd, Imperial, CA 92251) is legally described as S 170 FT OF W 250 FT BLK 109 IMPERIAL SUB 1 .98 AC , S.B.B.M.; Parcel B with Assessor's Parcel Number 064-240-038-000 (590 W Brewer Rd, Imperial, CA 92251) is legally described as PAR 4 PM 1663 OF BLK 109 IMPERIAL SUB 1 1AC , S.B.B.M.; (Supervisory District #3) [Luis Valenzuela, Planner II at (442) 265-1736, extension 1749 or via email at luisvalenzuela@co.imperial.ca.us]			

PLANNING COMMISSION AGENDA

		<u>Actions:</u> 1. Find that Lot Line Adjustment #00343 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 2. Find that Lot Line Adjustment #00343 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Line Adjustment #00343, subject to the attached conditions.			
4.		<u>Consideration of Conditional Use Permit #25-0004 and Variance #25-0001</u> as submitted by VB BTS III, LLC, the applicant, to install a 120-foot-tall wireless telecommunications monopole tower with a 10-foot lightning rod for a total height of 130 feet. Said tower will be located within a 1,600 sq. ft. leased, fenced area and Variance #25-0001 to exceed the 60-foot height limitation for the A-1 (Limited/Light Agriculture) zone by 70 feet. The proposed project site is located at 1734 Underwood Road, Holtville, CA 92250, with Assessor's Parcel Number (APN) 045-600-017-000, and further identified as BLK 65 & W2 OF VAC ST ADJ TSTE TR 87 15-15 5.51AC. Latitude 32° 49' 16.0176" N – Longitude 115° 23' 9.1932" W., County of Imperial; State of California (Supervisory District #5), [Luis Bejarano, Planner II at 442-265-1736, or via email at luisbejarano@co.imperial.ca.us]. <u>Actions:</u> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on July 24, 2025; and, 2. Approve the attached Resolution and supporting findings, approving Conditional Use Permit (CUP) #25-0004 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP upon receipt from the Permittee; and, 3. Approve the attached Resolution and Supporting Findings for Variance #25-0001.			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director's 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

VG\IS\Clerical\AGENDAS\2025\PC\10 22 25 PC Agenda REG .docx