

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: November 12, 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 October 22, 2025, MEETING			
2.		<u>Consideration of Initial Study #24-0037</u> as submitted by Imperial County Department of Public Works (ICDPW), proposing to replace the existing Picacho Bridge over Yuma Main Canal leading into the Townsite of Winterhaven. The proposed Project presents a unique opportunity to construct a modern bridge that implements Best Management Practices (BMPs) concurrently with transportation amenities. Due to cracking and outliving its useful life, the existing wood bridge must be replaced to support commerce, access to the Quechan Reservation, the Bard community, and provide a safer crossing of the Yuma Main Canal. The proposed project is located along Picacho Road in Winterhaven, CA. The bridge lies within APN 056-600-011 with coordinates 32.7358 N, 114.6241 W, and further described as POR SEC 26 & 35 16-22 LY SWLY OF RR & NELY OF HWY 165.56AC, 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) Approve the Resolution adopting the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee hearing held on February 27, 2025.			
3.		<u>Consideration of Lot Merger #00190</u> as submitted by Brandon Martin and Francesca Palmer, who are proposing a comprehensive lot merger between two contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles. All future developments will be made to County standards. "Parcel A" with Assessor's Parcel Number 013-081-021 (2286 Corona Avenue, Salton City, CA) is legally described as LOT 40			

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		BOLCK 25 TRACT 527 FM 3 41; "Parcel B" with Assessor's Parcel Number 013-081-022 (2290 Corona Avenue, Salton City, CA) is legally described as LOT 41 BLOCK 25 TRACT 527 FM 3 41; both being a portion of Section 21, Township 10 South, Range 10 East of the San Bernardino Base Meridian (S.B.B.M.), 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> 1. Find that Lot Merger #00190 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, 2. Find that Lot Merger #00190 is consistent with applicable Zoning and Building Ordinances; and, 3. Approve Lot Merger #00190, subject to the attached conditions.			
4.		<u>Consideration of Conditional Use Permit #25-0011</u> as submitted by Atlantic proposing a temporary employee parking area during the construction of the nearby Imperial Sun Solar Project. The proposed employee parking site is located on parcels (APN 059-250-022 & 023-000). The project is within (Supervisor District # 5). [David Black, Planner IV, at (442) 265-1736, extension 1746 or via email at davidblack@co.imperial.ca.us] <u>Actions:</u> 1. Adopt the Negative Declaration and that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee (EEC) on September 11, 2025; and, 2. Make the De Minimis Findings as recommended by EEC on September 11, 2025, in a public hearing that the project will not individually or cumulatively have an adverse effect on fish & wildlife resources, as defined in Section 711.2 of the Fish and Wildlife Codes; and, 3. Approve Planning Commission Resolution, with the attached Findings, for Conditional Use Permit (CUP) #25-0011, subject to all the conditions and authorize the Planning Director to sign the CUP contract upon receiving the signed copy from the Permittee.			
5.		<u>Consideration Conditional Use Permit #23-0029</u> as submitted by Marty Tripes, proposing a Conditional Use Permit #23-0029 and a Lot Merger #00157 to combine two industrially zoned parcels for the development of a Recreational Vehicle (RV) Storage Facility that will also include on-site sales and repair services. The facility will provide spacious outdoor parking areas designed to accommodate Class B and Class A recreational vehicles, as well as long boats, motorhomes, and extended trailers. The project will be developed in three (3) phases and will not include an RV dump station, and it is proposed to operate 24 hours a day, seven days a week. The proposed project site is located at 14 W. Highway 80 Ocotillo CA. 92251, on property identified as Assessor's Parcel Number 033-562-010-000 and 033-562-011-000, and further described as LOT 18 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2, and, LOT 17 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2, County of Imperial; State of California (Supervisory District #2), [Rocio Yee, Planner II at 442-265-1736, or via email at rocioyee@co.imperial.ca.us]			

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		<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 held on October 10, 2024; and, 2. Approve the attached Resolutions and supporting findings for Conditional Use Permit (CUP) #23-0029 and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee; and, 3. Approve Lot Merger (MERG) #00157, subject to the attached conditions.			
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

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