

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
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Sergio Cabanas
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Ernesto Medina
Scott Wright
Jose Hinojosa
Vacant

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: December 18, 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 November 12, 2025, MEETING			
2.		<p><u>Consideration of Lot Merger #00191</u> as submitted by Imperial Valley Computer Manufacturing, LLC seeking approval for a comprehensive Lot Merger to consolidate five (5) individual parcels and Leimgruber Road into a single $\approx \pm 75.39$-acre site for the future construction and development of a Data Center Complex. The proposed project site is located at 2304 Clark Road, Imperial, CA 92251, on property identified as Assessor's Parcel Numbers 044-220-007, 044-220-042, 044-220-044, 044-220-045, and 044-220-046; legally described as The West 5 Acres of the South Half of the South Half of Tract 57; That Portion of Tract 57 as Shown and Delineated as Parcel 1 and A on Parcel Map #546; That Portion of Tract 57 as Shown and Designated as Parcel 2 on Parcel Map #653; That Portion of Tract 57 as Shown and Designated as Parcel 3 on Parcel Map #653; and, That Portion of Tract 57 as Shown and Designated as Parcel 1 of Parcel Map #653, respectively; Township 15 South, Range 14 East of the San Bernardino Base & Meridian (S.B.B.M.), County of Imperial; State of California (Supervisory District #5), [Gerardo A. Quero, Planner II at 442-265-1736, or via email at gerardoquero@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none">Find that Lot Merger #00191 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;Find that Lot Merger #00191 is consistent with applicable Zoning and Building Ordinances; andApprove Lot Merger #00191, subject to the attached conditions.			

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3.		<p><u>Consideration of Lot Merger #00192</u> as submitted by Brandon Hernandez, is proposing a comprehensive lot merger between three contiguous lots to legalize them for future residential development. All future developments would be made to County standards. With Assessor's Parcel Number 054-184-004 (1113 Heffernan Ave, Heber, CA) is legally described as N 40 FT of Lots 22 23 & 24 BLK 62 Amended Townsite of Heber, in an unincorporated area of the County of Imperial, State of California.; of the San Bernardino Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California (Supervisory District #2) [Luis Valenzuela, Planner II, at (442) 265-1736, extension 1747 or via email at luisvalenzuela@co.imperial.ca.us]</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that Lot Merger #00192 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 #00192 is consistent with applicable Zoning and Building Ordinances; and 3. Approve Lot Merger #00192, subject to the attached conditions. 			
4.		<p><u>Consideration of Parcel Map #02516</u> as submitted by Edward S. and Linda L. Menvielle, seeking approval of Parcel Map (PM #02516) to subdivide an existing 214.31 AC+/- property into three legal parcels for family estate planning purposes. The proposed subdivision will result in "Parcel 1" comprising approximately 82.65 Acres, "Parcel 2" approximately 60.69 Acres, and "Parcel 3" approximately 70.97 Acres. This subdivision will not involve any changes to the existing land use; the property will remain in active agricultural production. Legal and physical access to Parcel 1, 2 and 3 will be provided directly via Carr Road. This project is located at 1446 Carr Road, Calexico, CA, property identified under Assessor's Parcel Numbers (APN) 059-210-013-000, and legally described as Southwest Quarter and part of the West Half of the Southeast Quarter of Section 11, Township 17 South, Range 15 East, of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 214.31 acres, lying West of the Ash Canal, in an unincorporated area of the 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].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on October 09, 2025; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02516, subject to the attached conditions. 			
5.		<p><u>Consideration of Parcel Map #02520</u> as submitted by MACC CO, LLC., proposes to subdivide one +/-135 acres existing parcel, zoned as ML-I-3-RE (Mesquite Lake Heavy Industrial with Renewable Energy Overlay), into two separate parcels, each approximately 67.50 acres. The purpose of the proposed subdivision is to legally establish two independent parcels and improve</p>			

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		<p>marketability. The property is currently vacant, and no development is proposed at this time. Access to the site will continue to be provided from Highway 111. No zone change is requested, and both parcels are intended to remain designated for Industrial Use. The property identified under Assessor's Parcel Number (APN) 040-380-020-000 and further described as PAR A OF COC LLA 188 T14S R14E 135AC; County of Imperial; State of California (Supervisory District #5) [Rocio Yee, Planner II at 442-265-1736, or via email at rocioyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on November 13, 2025; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02520, subject to the attached conditions. 			
6.		<p><u>Consideration of Conditional Use Permit #25-0009</u> as submitted by Winterhaven County Water District, proposing a Conditional Use Permit for the replacement of Water Well No. 2, along with associated improvements to the water treatment plant. WCWD provides potable water to the small rural community of Winterhaven, California, serving approximately 107 residential connections, 22 commercial connections, and a 495-space RV park. The new well will be constructed approximately 50 feet from the existing well, which is planned for abandonment. The replacement well (Well No. 2) will be drilled to a depth of approximately 500 feet, using a 10-inch casing, and is expected to have a production capacity of 400 gallons per minute (GPM), equivalent to approximately 645.20 acre-feet per year. This project will be located at 495 Third Ave, Winterhaven CA. 92283, property identified under Assessor's Parcel Number (APN) 056-291-005-000 and further described as LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN; Latitude 32° 44' 18.994" N – Longitude 114° 38' 15.126" W, County of Imperial; State of California (Supervisory District #5), [Rocio Yee, Planner II at 442-265-1736, or via email at rocioyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt 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 (EEC) hearing held on October 23, 2025; and 2. Approve the attached Resolutions and supporting findings, for Conditional Use Permit (CUP) 25-0009 subject to all the conditions and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee. 			
7.		<p><u>Consideration of Conditional Use Permit #25-0018</u> as submitted by Verizon Wireless through its authorized agent, Nuwave Communications, for a new (15) fifteen-year re-entitlement for previously approved Conditional Use Permit #02-0023 for an existing 185-foot above ground level (AGL) telecommunications tower. The property is located at 402 East Beal Road, Niland, CA 92257, further identified as Assessor's Parcel Number (APN) 021-160-014-000 and legally described as the Northeast Quarter of Section 3, T11S, R14E, S.B.B.M. in the</p>			

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		<p>unincorporated area of the County of Imperial. (Supervisory District #4), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at gerardoquero@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and, 2. Find that Conditional Use Permit #25-0018 is consistent with applicable zoning and building ordinances; and 3. Approve Conditional Use Permit #25-0018 for a new 15-year term, subject to the attached conditions. 			
8.		<p><u>Consideration of Similarity of Use - Imperial Center:</u> The applicant (NHHA) is requesting a Similarity of Use determination to operate an Interim Recuperative Care and Transitional Housing facility within the Imperial Center Specific Plan Area, stating that the proposed use is functionally indistinguishable from an extended-stay hotel with embedded social services, a use already contemplated in the Specific Plan. The facility would provide transitional housing outcomes using hotel-style operations, while imposing fewer impacts than either use individually. They are requesting a Similar Use Determination and the issuance of a Conditional Use Permit under the same review framework applied to hotels and transitional/supportive housing projects within the Imperial Center. The properties identified under Assessor's Parcel Number (APN) 054-680-007-000 & 054-680-008-000 and further described as LOT 7 OF IMPERIAL CENTER SUB UN1 TR954 1.88AC & LOT 8 OF IMPERIAL CENTER SUB UN1 TR954 2.05AC; In an unincorporated area of the County of Imperial; State of California (Supervisory District #5) [Rocio Yee, Planner II at 442-265-1736, or via email at rociyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Make the finding that this "Similarity of Use" determination is Statutorily Exempt from CEQA per Article 18, Section 15268 (a) and (c) Ministerial Projects, of CEQA and Section 90203.10 (F) of the Imperial County Land Use Ordinance, Title 9, and that no further environmental documentation is necessary; and, 2. Approve of the Resolution and make the attached Findings to allow the requested use; and, 3. Determine whether the proposed "Interim Recuperative Care & Transitional Housing Program" is a similar use to the Imperial Center Specific Plan "Hotel" (as a Permitted Use with a Conditional Use Permit). 			
9.		<p><u>Consideration of Similarity of Use – Green Energy Partners</u> as submitted by Imperial Valley Green Energy Partners, is requesting a Similarity of Use Determination to operate an Anaerobic Digestion Facility that would convert organic waste into renewable biogas and nutrient-rich fertilizer. The project is proposed within the Mesquite Lake Specific Plan Area, on property identified as</p>			

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		<p>Assessor's Parcel Number (APN) 040-250-020-000, located at 213 E. Keystone Road, Brawley, CA 92227. The site is zoned MLI-3 (Mesquite Lake Heavy Industrial). The applicant is presenting the facility as a use comparable to those permitted under the Specific Plan, noting that page 50, Section B(1) identifies alternative-fuel power-generating facilities as uses allowed within the MLI-3 zone when processed under a Conditional Use Permit (CUP). These uses typically include, but are not limited to, anaerobic digesters, biomass systems, biosolid processing, and solar conversion activities. The applicant further states that the proposed project supports the intent of the Specific Plan by promoting sustainable energy production, enhancing the beneficial reuse of agricultural byproducts, and contributing to the County's objective of developing an "industrial ecosystem" that provides both economic and environmental benefits. The property is identified under Assessor's Parcel Number (APN) 040-250-020-000 and further described as Portion of the West Half of Tract 58, Township 14 North, Range 14 East of the San Bernardino Base Meridian (S. B. B. M.), containing 37.58 acres, south of the road and west of the highway, except the east 40 acres; In an unincorporated area of the 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</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Make the Finding that this "Similarity of Use" Determination is Statutorily Exempt from CEQA per Article 18, Section 15268 (a) and (c), Ministerial Projects, of CEQA and Section 90203.10 (F.) of the Imperial County Land Use Ordinance, Title 9, and that no further environmental documentation is necessary; and, 2. Approve or deny the Resolution and make the attached Findings to allow the requested use; and, 3. Determine whether the proposed Anaerobic Digestion Facility is a similar use for the Mesquite Lake Heavy Industrial (MLI-3) Zone with a Conditional Use Permit. 			
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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