**MINUTES OF THE**

**PLANNING COMMISSION MEETING**

**April 23, 2025**

The Imperial County Planning Commission convened a Meeting on Wednesday, April 23, 2025, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

**Staff present:** Director, Jim Minnick; Assistant Director, Michael Abraham; Planner II, Luis Valenzuela; Planner I, Luis Bejarano; Clerks – Valerie Grijalva & Adriana Ceballos

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

1. **Roll Call: Commissioners present:** Schaffner, Kalin, Cabañas, Medina, Wright, Gallegos, Hinojosa
2. **Pledge of Allegiance:**
3. **Public Hearings**
4. DENNIS BERGH- Recognition for 16 years of service as Planning Commissioner rescheduled.
5. **Approval of Minutes:** Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **March 12, 2025**,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), Cabañas (yes), Medina (yes), Wright (yes), Gallegos (yes), Hinojosa (yes)

1. **Consideration of** **Lot Line Adjustment #00340** as submitted by Esther Martinez Maston-Burdick, who is proposing a comprehensive lot line to be adjusted to create one large Lot (A) APN: 055-041-037 and two similar sized lots (B) APN: 055-041-002 and (C) APN: 055-041-014. The reason behind the proposed lot line adjustment is to change the sizes of the lots to better fit what corresponds to each lot. By adjusting the lot line, the applicants seek to ensure that all three parcels conform to legal boundaries and zoning requirements on 1935, 1945 & 1947 Orchard Rd, Holtville, CA 92250. “Parcel A” is legally described as LOTS 2 & 3 BLK 2, LOTS 1,2 & 3 BLK 3 HOLTVILLE ORCHARDS CO TR 2; “Parcel B” is legally described as LOT 1 BLK 2 HOLTVILLE ORCHARDS CO TR 2; “Parcel C” is legally described as EAST 180 FEET OF LOT 3, BLOCK 2, HOLTVILLE ORCHARDS COMPANY TRACT NO.2 of the San Bernardina Base Meridian (S.B.B.M.), in an [ Luis Valenzuela, Planner II at ( 442) 265-1736, extension 1749 or via email at [luisvalenzuela@co.imperial.imperial.ca.us](mailto:luisvalenzuela@co.imperial.imperial.ca.us)

**Jim Minnick, Director:** Gave a brief description of the project, and introduced Luis Valenzuela, Planner II, to read the project into the record.

**Luis Valenzuela, Planner II:** 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.

**Jay Goyal, Representative:** Introduced himself.

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

**Jay Goyal, Representative:** Stated that he read and did agree with everything in the project and had no questions or comments.

**Chairman Schaffner:** Opened the public portion of the meeting.

**Chairman** **Schaffner:** 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 Cabañas** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Kalin (yes), Cabañas (yes), Medina (yes), Wright (yes), Gallegos (yes), Hinojosa (yes)

**Jim Minnick, Director:** Stated **Agenda Item #3** stands approved by this Commission, the applicant or any member of the public wants to appeal must be done by filing the appropriate appeal in the next ten (10) days.

1. **Consideration of Time Extension #25-0011** **for CUP#99-0022** as submitted by Lumen Technologies. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #99-0022 for the existing unmanned fiber optic hut facility. The property is located at 6672 Sidewinder Rd N, Winterhaven, CA 92283, on an approximately 16.61 acre lot, further identified as POR W2 OF SW4 SEC 22 16-21 16.69AC S OF RR & N & E OF FRWY, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor’s Parcel Number 056-460-042-000 located in the unincorporated townsite of Winterhaven (Supervisorial District #5) of the County of Imperial, State of California. [Luis Bejarano, Planner I at 442-265-1736 extension 1745 or via email at <luisbejarano@co.imperial.ca.us>].

**Jim Minnick, Director:** Gave a brief description of the project, and introduced Luis Bejarano, Planner I, to read the project into the record.

**Luis Bejarano, 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.

**Tom Williams, Applicant:** Introduces himself via zoom.

**Chairman Schaffner:** Asked if he read and agreed with everything.

**Tom Williams, Applicant**: Stated he read and did agree with everything on the project.

and had no questions or comments.

**Commissioner Schaffner:** Asked if he had any questions or comments regarding the project.

**Tom Williams, Applicant**: Stated he had no questions or comments.

**Chairman Schaffner:** Opened the public portion of the meeting.

**Chairman Schaffner:** 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 #4** seconded by **Commissioner Cabañas** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Kalin (yes), Cabañas (yes), Medina (yes), Wright (yes), Gallegos (yes), Hinojosa (yes)

**Jim Minnick, Director:** Stated **Agenda Item #4** stands approved by this Commission, the applicant or any member of the public wants to appeal must be done by filing the appropriate appeal in the next ten (10) days.

**Jim Minnick, Director:** Mentions additionalmembers in the audience that may be attending for **Agenda Item** **#3**

**Commissioner Schaffner**: That was my next comment I was going to make. Your item just passed.

**Mary Helen Dolenti:** Introduces herself to the commissioners.

**Mary Helen Dolenti:** So, I was referring to the item that already passed. So, this project on Orchard Road, it’s right next to our property too but it was passed or I just picked up the new map last month and it looks the same. I just wanted to know what the change was.

**Commissioner Schaffner:** Well, it stretched out one side a little bit longer I think. The one guy there got a little bit more property on that long narrow one**.**

**Mary Helen Dolenti:** Oh okay

**Commissioner Schaffner:** That was it.

**Mary Helen Dolenti:** That was the one that got the .60 acres, and it got made bigger.

**Commissioner Schaffner:** Yeah

**Mary Helen Dolenti:** Because that’s what he was hoping for.

**Commissioner Schaffner:** Yeah. We’re not privy to what other deal he made with him. But he got a little more out of it. That was it, other than that everything was good.

**Mary Helen Dolenti:** Okay cool

**Commissioner Schaffner:** We were looking out for Holtville people

**Mary Helen Dolenti:** I know, thank you.

**Commissioner Schaffner:** Moved on to **Agenda Item # 5**

**Chairman Schaffner:** I’d like to make one comment. I’ve lost track of what project that was, but I know there’s a lot of projects we’ve ran through here and voted no on and went to the Supervisors and they did what they wanted. I don’t know which one this was but we kind of got out voted and stomped on quite a few times there.

**Jim Minnick, Director:** Maybe you’ll get out voted on this one too.

1. **Consideration of Time Extension #25-0012 for CUP#99-0021** as submitted by Lumen Technologies. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #99-0021 for the existing unmanned fiber optic facility. The property is located at 7835 Noffsinger Road, Niland, CA, property further identified as PAR1 PM2236 SE4 SEC12 11-14 SLY OF RR 22.06, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor’s Parcel Number 021-290-023-000 located in the unincorporated townsite of Niland (Supervisorial District #4) of the County of Imperial, State of California. [Luis Valenzuela, Planner II at 442-265-1736 extension 1749 or via email at <luisvalenzuela@co.imperial.ca.us>].

**Jim Minnick, Director:** Gave a brief description of the project, and introduced Luis Valenzuela, Planner II, to read the project into the record.

**Luis Valenzuela, Planner II:** 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.

**Tom Williams, Applicant:** Introduces himself via zoom.

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

**Tom Williams, Applicant:** Stated that he read and did agree with everything on the project and had no questions or comments.

**Chairman Schaffner:** Opened the public portion of the meeting.

**Chairman Schaffner:** 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 #5** seconded by **Commissioner Cabañas** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Kalin (yes), Cabañas (yes), Medina (yes), Wright (yes), Gallegos (yes), Hinojosa (yes)

**Jim Minnick, Director:** Stated **Agenda Item #5** stands approved by this Commission, the applicant or any member of the public wants 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:** Alright so a couple things real quick, first and foremost, Welcome back Tony Gallegos for his second tour. Those of you who do not know, Dennis Bergh has been removed by the new Board member in exchange for Tony. So, you will not be seeing Mr. Bergh anymore; but we thank him for his service of 16 years of service, and we wish him the best.

**VII. Adjournment: Chairman Schaffner:** Adjourned meeting. Meeting adjourned at 9:20am.

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Submitted by Rudy Schaffner

Chairman of the Planning Commission

Attest:

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Jim Minnick, Director of

Imperial County Planning Commission

Adriana Ceballos & Valerie Grijalva - PC Recording Clerks

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