

**MINUTES OF THE
PLANING COMMISSION MEETING**

October 23, 2019

The Imperial County Planning Commission convened a Meeting on Wednesday, October 23, 2019 at 9:00 a.m in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director Jim Minnick, Assistant Director Michael Abraham, Planner IV Joe Hernandez, Planner II Isabel Patten, Clerk Michelle Garcia and GIS Tech Derek Newland.

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

I. Roll Call: Commissioners present: Schaffner, Kalin, Bergh, Cabañas, Castillo, Wright, Zendejas & Roben.

Absent: Medina & Zuno.

II. Pledge of Allegiance:

III. Approval of Minutes: Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for September 25, 2019 meeting as submitted by staff. Motion was made by Commissioner Kalin seconded by Commissioner Bergh and carried on the affirmative vote by the Commissioners present Schaffner (yes), Kalin (yes), Bergh (yes), Castillo (yes), Wright (yes), Zendejas (yes), & Roben (yes).

1. Consideration of **Time Extension #19-0014** as submitted by the Alphabet Farms, LLC, requesting a Time Extension for Tract Map #00958. On Property legally described as a portion of Tract 64, Township 16 South, Range 14 East, SBB&M. Assessor's Parcel Number(s) 051-450-011, 012, 013 & 018-000, (1700 Ross Road, Seeley, CA.), (Supervisory District #4). The Commission took the following actions;

Jim Minnick, gave a brief description of the project, and introduced Joe Hernandez, Planner IV to read the project into the record.

Joe Hernandez, Planner IV, read the project into the record and was there to answer any questions from the Commission.

Chairman Schaffner. Asked the representatives to come forward to the podium, introduce themselves and state their name and address for the record.

Tom Eisenhower, Alphabet Farms, stated he read the project and agreed with the terms and conditions.

Chairman Schaffner, opened/closed the public portion of the meeting, he then turned it over to the commission for any questions or comments.

Commissioner Castillo, asked how many times can they extend and what is the status of your map right now.

Jim Minnick, stated the map was approved tentatively by this commission a while ago. If you look at a time map it would be as if you would be looking at clocks like you would in the movies with different time zones for example London, Tokyo, LA etc. A map act is similar to that, the first time zone is the original approval time and that is up to 10 years and requires you to record a map every 3 years. The first 3 years you have to record a phase of your map. Second clock is called Time Extension, you have up to 6 years of those and they are given out in one year increments like a get out of jail free that is what we are asking for here. Third map is moratorium; if a jurisdiction cannot provide water, they would put a moratorium on the property, which does not affect the first two clocks. Fourth is law suits, if you are in lawsuit which would prevent you from your property, that holds back your time. The last one what the state did during rescission is the state approved automatic extensions, the state did that for a series of 2008-2013 and so this map has the original 3 year window that we did, all of the date approvals and they have used up 3 of their time extensions. So this is requesting the 4th out of 6th Time Extensions, they can come back two more years, each year asking for one 12 month extension after that if they do not record a phase of their map, their map dies.

- a. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes); to approve Time Extension #19-0014 will extend Tract Map #958 for the fourth time extension, subject to the conditions listed under said Tract Map.

Jim Minnick, Director, stated that the project stands approved by the Commission. There is no appeal for this project.

2. Consideration of **Lot Line Adjustment #00308** as submitted by Michael and Dierdre Morgan, who proposes a lot line adjustment to adjust the existing property line between Lots A and B. The property line between Lots A and B will be moved southerly to encompass the irrigation ditch and pump to the west and irrigation ditch on the south that will create a panhandle for Lot A. The proposed size for Lot A will be approximately 35.41 acres and Lot B will be approximately 203.56 acres. Lot A covers Assessor's Parcel Number(s) 020-150-036-000 & 020-180-018-000 and Lot B covers Assessor's Parcel Number(s) 020-180-002-000 & 020-180-027-000. Lot A, legally described as the South ½ of Section 28, Township 12 South, Range 12 East, SBB&M & Lot B on property legally described as that Portion of the North ½ of Section 33, Township 12 South, Range 13 East, SBB&M. (Lot A is located on the Southwestern corner of Ruegger Road and Gentry Road and Lot B is located just North of the New River and approximately .62 miles West of Gentry Road, Calipatria, CA.), (Supervisory District #4). The Commission took the following actions;

Jim Minnick, gave a brief description of the project, and introduced Isabel Patten Planner II to read the project into the record.

Isabel Patten, Planner II, read the project into the record and was there to answer any questions from the Commission.

Chairman Schaffner. Asked the representatives to come forward to the podium, introduce themselves and state their name and address for the record.

Taylor Preece, Precision Engineering & Surveying., stated he read the project and agreed with the terms and conditions.

Chairman Schaffner, opened/closed the public portion of the meeting, he then turned it over to the commission for any questions or comments.

Vice Chairman Kalin, asked what about the 40 acres minimum size.

Jim Minnick, stated it is already undersized and the purpose of this is to cover the pump up so we don't have an issue.

Taylor Preece, stated there was a Lot Line Adjustment that was approved in 1992 underneath the 40 acre size.

Jim Minnick, stated they have approved a number of Lot Line Adjustments where they have had two parcels both of which were undersized, but they are adjusting them for better functionality and that is what we looked at from this perspective.

Vice Chairman Kalin, stated okay.

Commissioner Castillo, what do you call that legal but non-confirming?

Jim Minnick, stated yes, and if there is a positive outcome out of it because we can't ask you to go grow we are not Hawaii, we can't have you grow parcels.

Chairman Schaffner, entertained a motion.

- b. Motion made by Commissioner **Kalin** and seconded by Commissioner **Cabañas** on the affirmative vote by the Commissioners present; Schaffner (yes), Kalin (yes), Bergh (yes), Cabañas (yes), Castillo (yes), Wright (yes), Medina (yes), Zendejas (yes), & Roben (yes); to find that Lot Line Adjustment #00308 is categorically exempt from CEQA per Article 19, Section 15305 (a) Minor Alternations to Land Use Limitations of CEQA and the no further environmental documentation if necessary; find that Lot Line Adjustment #00308 is consistent with applicable zoning and building ordinance; and to approve Lot Line Adjustment #00308, subject to the conditions.

Jim Minnick, Director, stated that the project stands approved by this Commission if any member of the public wishes to appeal this decision, must do so within 10 days of approval with the Planning Department with a \$650.00 fee.

Public Comments: NONE

Commissioner Comments: NONE

Director Comments: 1. PC November 13 and the 21st.

2. Congratulated Adam Crook, on being the new Assistant County Counsel and asked Adam to come forward. He introduced Layla Sarwari she will be shadowing for the next few months and then taking over the

responsibilities for this commission. Also, we will have Jason Folker in office he will be assisting with Code Enforcement issues.

3. Health Fair today and all are welcome to join.

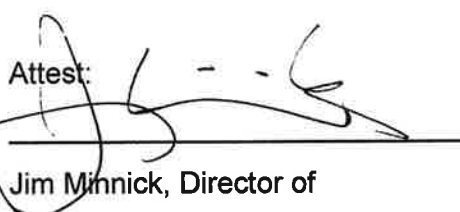
Adjournment:

Meeting adjourned at 9:14 a.m.



Submitted by Rudy Schaffner;
Chairman of the Planning Commission

Attest:


Jim Minnick, Director of
Imperial County Planning Commission

Michelle Garcia PC Recording Clerk

S:\Clerical\MINUTES & RESOLUTIONS\2019\Minutes\10 23 19 MINUTES.docx