

**MINUTES OF THE
PLANNING COMMISSION MEETING
August 28, 2024**

The Imperial County Planning Commission convened a Meeting on Wednesday, August 28, 2024, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Assistant Director, Michael Abraham; Planner III, Derek Newland; Planner I, Rocio Yee; Planner I, Luis Bejarano; Clerks- Valerie Grijalva & Marsha Torres.

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

I. Roll Call: Commissioners present: Schaffner, Kalin, Cabanas, Wright, Pacheco, Hinojosa

II. Pledge of Allegiance:

III. Public Hearings

1. Approval of Minutes: Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **August 14, 2024**, 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), Cabanas (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

2. (Continued Item) Consideration of Initial Study (IS) #23-0034 as submitted by Imperial County Department of Public Works (ICDPW) proposes to replace the existing Meloland Road Bridge over Central Drain and add a pipe crossing. The project includes the demolition, removal and disposal of the existing bridge with replacement with a pipe crossing and the roadway to be reconstructed on the same alignment. This bridge has been closed to traffic since 2016. Located in an unincorporated area of the County of Imperial, State of California; (Supervisory District #5). [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or via email at rociyee@co.imperial.ca.us].

Michael Abraham, Assistant Director: Gave a brief description of the project, and introduced Rocio Yee, Planner I, to read the project into the record.

Rocio Yee, Planner I: Read the PowerPoint presentation of the project into the record and introduced consultant Elizabeth Meyerhoff.

Elizabeth Meyerhoff, Consultant: Continued to read the PowerPoint presentation of the project into the record.

Rocio Yee, Planner I: Concluded reading the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Robert Urena, Public Works Department, Applicant: Introduced himself.

Chairman Schaffner: I have a question; who finally decided to put the pipe in that I have been begging for, for about 15 years or 20; it get rebuilt them torn up again and rebuilt and torn up again many times.

Robert Urena, Public Works Department, Applicant: I have to give credit to our director John Gay.

Chairman Schaffner: I assume that they are going to do exactly what they did upstream where they put the bypass pipe in and leave the bypass pipe in and put the new pipe and so you got 2 pipes; that's what I see in the picture here.

Robert Urena, Public Works Department, Applicant: Correct, once the pipeline is installed the bypass will be boarded up.

Chairman Schaffner: I thought I was goanna die and they will have to have my funeral up there on the new bridge, so this is great good news; make sure to make that road wide enough; that bridge has always been to narrow they put all those new pylons on the side and people go through that 21-foot disc.

Commissioner Kailin: Or that tri-plane.

Chairman Schaffner: A week later they wipe it out; actually, believe it or not you probably remember the triangle down below it, we actually made a subdivision there and made that into two lots down there because Tony Patarte couldn't get his tri-plane across that bridge because his fields are over there and over here and he finally had to cut it in half because he couldn't farm it; so anyway good.

Commissioner Cabanas: You need to go to the museum and give them all that story.

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

Robert Urena, Public Works Department, Applicant: Stated that he read and agreed with everything on the project.

Chairman Schaffner: Opened the public portion of the meeting.

Chris Holdridge; Public Comment: Hello for those of you who don't know me my name is Chris Holdrige, I live right there at 2496 Meloland, right where that bridge is on that Northeast corner; like Rudy said please make that wide enough to get stuff through there, but doing that my field drains in just pretty close to where that bridge is going to be repaired, so if you guys built that wider I need to know or get public works or somebody in there to move that drain, my pipe over just a little bit, so that is definitely a concern, because I don't want my; I'm going to be planting here real quick and it's going to be dumping water on to that so, if it start eroding it I do not want a problem coming onto me or we have a problem with that.

Chairman Schaffner: Which field is yours?

Chris Holdridge; Public Comment: Rositas 4A the one that is right there with the house in the Northeast corner right there; the house is there.

Chairman Schaffner: When did you move over there?

Chris Holdridge; Public Comment: 11 years 12 years ago.

Chairman Schaffner: He is my neighbor, and I don't even know it.

Commissioner Cabanas: He doesn't want to be your friend

Chairman Schaffner: I don't snoop.

Chris Holdridge; Public Comment: But yeah, that is there; and the other thing is it's a recommendation; the road between Evan Hewes and Worthington has been pretty much repaved except for that little section that is on the northside right there up to Grumbles Rd. that is also there on the map. Those pot holes are getting pretty big, pretty deep, so making a suggestion that when you guys have the equipment to do that asphalt on that bridge at least go up just a little way past Grumbles Rd.; But those are just 2 recommendations; but yes please I'm glad this is getting done it has been a headache for us going around everything, but if you guys could check on that, but I will get with you after and get your number and you my number. Thank you.

Chairman Schaffner: Asked if there were any more comments from the public; 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 #2** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Michael Abraham, Assistant Director: Stated **Agenda Item #2** stands approved by this Commission; in which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

3. **Consideration of Time Extension #24-0006** as submitted by Earthrise Nutritional's. The applicant is requesting a new 15-year re-entitlement for a tableting and packaging facility. The project consists of one parcel legally described as Parcel 1 of Lot Merger #00109 being also the Southeast Quarter, of Section 33, and the Southwest Quarter, of Section 34, lying West, of the West line, of the Southern Pacific Railroad, T11S, R14E, 188.60 acres, S.B.B.M (022-140-015-000) (113 E. Hooper Rd., Calipatria, CA; (Supervisory District #4), [Derek Newland, Planner III at 442-265-1736 or by email at dereknewland@co.imperial.ca.us].

Michael Abraham, Assistant Director: Gave a brief description of the project, and introduced Derek Newland, Planner III, to read the project into the record.

Derek Newland, Planner III: 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.

Tomo Mcguchi, Earthrise Nutritional's, Applicant: Introduced himself.

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

Tomo Mcguchi, Earthrise Nutritional's, Applicant: Stated that he read and agreed with everything on the project.

Chairman Schaffner: Opened the public portion of the meeting. 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 Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Michael Abraham, Assistant Director: Stated **Agenda Item #3** stands approved by this Commission; in which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

4. **Consideration of Lot Merger #00160** as submitted by Miguel A. Sanchez Mendoza & Claudia Cisneros who are proposing to combine two (2) contiguous parcels to create a single and larger lot with approximately 0.37 acres for an existing residential dwelling. The two (2) subject parcels are further identified as Assessor's Parcel Number(s) 001-154-013-000 (Parcel A) and 001-154-012-000 (Parcel B); legally described as Lots 02 and 01 of Block 11 Portion of the Desert Shores Subdivision Unit No. 2, FM 2-15, respectively; Township 9 South, Range 9 East, of the San Bernardino Base & Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California. (76 & 3707 Palm Drive, Desert Shores, CA; Supervisorial District #4). [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 or via email at luisbejarano@co.imperial.ca.us].

Michael Abraham, Assistant 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: One quick question; am I seeing that red dotted line there going right through the middle of the house? That's the one you are taking out?

Luis Bejarano, Planner I: It explains a little bit better on the other map; it is a little bit offset so you wouldn't actually see where it starts and where it ends with the picture in the back, but it starts with the residential on the left, and the one on the right is an empty lot.

Chairman Schaffner: If you say it's good, its good, thank you.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Jose C. Romero, Pro Terra, Applicant: Introduced himself.

Jose C. Romero, Pro Terra, Applicant: I am the project Surveyor/ Engineer for the property owner, they couldn't attend to the meeting today, but they told me to convey to you the reason they are pursuing this lot merger is because they want to eventual build a garage for their vehicles and probably use it for home goods, and residential goods storage. They are not intending to rezone the lot, so I am just conveying that message from them.

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

Jose C. Romero, Pro Terra, Applicant: Stated that he read and did agree with everything on the project.

Chairman Schaffner: Opened the public portion of the meeting. 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 Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Cabanas (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Michael Abraham, Assistant Director: Stated **Agenda Item #4** stands approved by this Commission; in which the applicant or any member from the public want 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: NONE

IX. Adjournment: Chairman Schaffner: Adjourned meeting. Meeting adjourned at 9:25 a.m.



Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:



Jim Minnick, Director of
Imperial County Planning Commission

Valerie Grijalva & Marsha Torres - PC Recording Clerks
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