

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
October 9, 2024**

The Imperial County Planning Commission convened a Meeting on Wednesday, September 11, 2024, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

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

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

**I. Roll Call: Commissioners present:** Schaffner, Kalin, Roben, Cabanas, Bergh, 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 **September 11, 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), Roben (yes), Cabanas (yes), Bergh (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

**2. Consideration of Lot Merger #00161** as submitted by Skylark Energy LLC, who are proposing to combine five (5) continuous parcels to create a single and larger lot with approximately 1.64 acres. This newly consolidated lot is intended for a potential future commercial development. The envisioned future development project includes an 8,026-square-foot convenience store with a drive-thru, as well as facilities for both auto and truck fueling. The five (5) subject parcels are further identified as Assessor's Parcel Number(s) 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000 and 014-231-010-000; legally described as Lots 06, 07, 08, 09 and 10 from Block 24 Tract 573 FM 59, respectively; Township 10 South, Range 10 East, of the West Shores/Salton City Urban Area Plan, in an unincorporated area of the County of Imperial, State of California; Supervisorial District #4. [Luis Bejarano, Planner I at (442) 265-1736, extension 1745 or via email at [luisbejarano@co.imperial.ca.us](mailto: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.

**Ahmad Ghaderi, Representative for Applicant:** Introduced himself.

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

**Ahmad Ghaderi, Representative for Applicant:** Stated that he read and did agree with everything on the project.

**Alan Robertson, Representative for Applicant:** Stated that he had no additional comments or questions.

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

**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 Roben:** Coachella Valley Water District has killed a couple of water projects out there because there is lack of fire flow and I'm just wondering if that came up during the process with them, I did not see anything in their letter it was more about domestic.

**Luis Bejarano, Planner I:** The only comments are as you mentioned the domestic use of the water.

**Commissioner Roben:** Are you guys aware that there is an issue with water out there as far as fire protection?

**Alan Robertson, Representative for Applicant:** Yes sir, we have been in communication with the water department. We had a number of meetings with them regarding improving some of the water lines to provide the required fire flow.

**Commissioner Roben:** Perfect, thank you, just wanted to make sure you were talking to them about it because this could become a big deal.

**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), Bergh (yes), Roben (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

**Jim Minnick, 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 Conditional Use Permit #24-0004** as submitted by ROC Construction Inc, is proposing the issuance of a Conditional Use Permit for the purpose a new residential well with one (1) acre-foot per year water extraction for an existing manufactured home and new shop. The proposed well will be located in 5392 Hwy 78, Brawley CA 92227; with Assessor Parcel Number (APN:039-310-017-000) and legally described as E1/2 OF SE1/4 OF SE1/4 OF SE1/4 TR 37 T13S R18E 1.25 AC in an Unincorporated Area of the County of Imperial, State of California, and Supervisorial District #5), [Rocio Yee, Planner I at (442) 265-1736, extension 1750 or by email at [rocioyee@co.imperial.ca.us](mailto:rocioyee@co.imperial.ca.us) ].

**Jim Minnick, 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.

**Chairman Schaffner:** What are the permitted uses for that shop?

**Commissioner Cabanas:** What are they going to do in that shop?

**Rocio Yee, Planner I:** I believe it is personal.

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

**Robert Osoria, Representative for Applicant:** Introduced himself.

**Robert Osoria, Representative for Applicant:** The usage is basically RV storage for the winter season for my clients. A winter getaway instead of having to haul them back to L.A., back and forth they just want somewhere to park them during the season.

**Chairman Schaffner:** [Calls director Jim Minnick to the podium.]

**Chairman Schaffner:** Is this going to be a Bonds Corner deal?

**Robert Osoria, Representative for Applicant:** No, this is residential, private.

**Chairman Schaffner:** You say my clients?

**Robert Osoria, Representative for Applicant:** Well, the owners of the property.

**Jim Minnick, Director:** This is the first time I heard about storing RVs. The property historically had a home on it and had an old shop on it. It was zoned S-1, Recreational/Open Space up until recently it was zoned S-2, Open Space Preservation. When we did the specific land, we upgraded it to recreation. Could they have a small grocery store on there, yes, but no kind of industrial or commercial type of repairs. With regards to storing your own personal unit yes, can you store your RV on the property, yes, if 5 of you own the property in unison can all 5 of you store it, yes. If anyone else who is not the property owner stores it, that is a commercial property and that will be flagged, and you will get a violation and jeopardize losing your water well.

**Chairman Schaffner:** So, it is not how many units can be stored there but it is how many owners there is.

**Jim Minnick, Director:** Yes.

**Commissioner Roben:** What is the maximum number of units to be parked there?

**Chairman Schaffner:** How many owners do we have now?

**Robert Osoria, Representative for Applicant:** So, it is under an LLC; Glamis Properties, LLC. I don't know exactly; I think there are two. It's a family-owned property so, I don't have the specifics on that.

**Steve Grenike, Owner:** The property is owned by my sister and I, which is a place for recreation and family usage. There is zero intent of any commercial activity whatsoever. We have some family that goes out and really likes to enjoy the area just looking to have a family recreation spot. Again, there are zero commercial desires, nothing of what we are trying to accomplish here.

**Chairman Schaffner:** So, what amount if we get more partners in, we can go to 100.

**Jim Minnick, Director:** No, if this becomes an LLC, the answer is no you are done, if it is a private property and if you and your wife or you and your son own the property, we will be hard to say you couldn't each park your own RV on the property, but if it is a back door into creating a storage lot like we have across the street then you would have to go through the conditional use permit process to do a commercial storage facility which includes paving and fencing and all those appropriate things.

**Chairman Schaffner:** But an LLC can have as many partners as you want.

**Jim Minnick, Director:** So then what we need to make sure is that they understand on record that the property is intended to be residential, it can have a unit or two if he is saying the two people own the property it's on

record right now, it can have up to two. If we come out there and see five or six or ten, I don't care if they are rented, barrowed, or stole, we are shutting down their water well and we are going to cite them.

**Robert Osoria, Representative for Applicant:** So, the owner can answer the question. Steve, how many owners are on the LLC?

**Steve Grenike, Owner:** I believe there are two owners on the LLC. It is our hope that on a holiday we can have a couple of friends come stay with us through the weekend. It was our hope but, again this isn't a rent collection, this isn't a commercial whatsoever, it's purely just a friend, a Glamis get out and enjoy the area. That is our hope behind it.

**Jim Minnick, Director:** Your friends are welcome to use the BLM land next door to you to camp. They are welcome to come over and visit you, but you are not creating a camp site. A camp site is considered a site that has more than one unit that is being occupied at one given time, in fact when you are dealing with recreational vehicles you get involved with the state department of housing and community development as a special occupancy park and you have to meet certain criteria for that, so my recommendation to you is that you do not camp on your property more than just you and your sister, anyone else on there we will site you for that and direct you to the state.

**Commissioner Bergh:** Why was it necessary to form an LLC for just 2 people. LLCs are formed for a specific person, a specific reason.

**Chairman Schaffner:** But you can have many partners in an LLC and if owners are partners, then can go to 100 overnight so what is going to control that.

**Commissioner Roben:** There is a lot of reasons why you have an LLC, one of those being liability reason; there are lots of reasons why people do that they are not trying to escape the law.

**Jim Minnick, Director:** I'm going to go with what Russel just said. An example our family has mineral rights up in North Dakota and right now it is held in a trust by 3 elder family members, we are looking to turn that trust to an LLC for each of their child so when you do all of the royalties it goes through the LLC. So if you're a brother, you're a brother, and you're a brother right now you are all operating but your heirs is where it starts to split and split and split so by dividing 3 LLCs all the money funnels through that and then the LLC pays it off so it is a form that it is becoming more common on the residential side but its known for its commercial applications.

**Chairman Schaffner:** Ok, but it still didn't answer the question the LLC is like a plant it grows it can grow. What is going to stop it from going to amounts that this whole thing was bout.

**Jim Minnick, Director:** They are asking for 1 acre foot of water so if we go back to what the ask is, which is lower for the standard of residential, we can do up to 1.4-acre foot, so it is not a lot of water really. If they were coming in asking for a 3 to 4-acre foot well that would be the trigger, a flag, I guess you would say that draws my attention we looked it as a residential water well for a residential home that was being replaced.

**Chairman Schaffner:** We are not worried about the well because the well is going to get the acre foot, I'm more worried about somebody coming in there and buying 1% of this thing and then you have 100 owners and they can park and then it becomes a parking place how do we stop that.

**Jim Minnick, Director:** I don't know.

**Commissioner Roben:** Well, they already have a shop and a house on the property, and they have the right to build that by building permit, right?

**Jim Minnick, Director:** Yes

**Robert Osoria, Representative for Applicant:** And the zone is residential if I'm not mistaken.

**Jim Minnick, Director:** Well, the zone is Open Space Recreation (S-1), so they can actually put in an RV park or an RV storage if they want, but they have to go through the use permit and the public process, but they can also have it and a single-family residential lot. I can build a home on an open space lot or I can have some limited recreational units but I can't have a camp site where I have multiple people whether I'm paying for it or not paying for it the state says if you are using it as a camp site it falls under certain criteria's under Title 25 that you have to follow through so we as a jurisdiction cannot knowingly approve anything that shows something outside of what is permits but if that is not the ask then that is not the ask.

**Chairman Schaffner:** Again my point is like at Bonds Corner, there was little tiny store at what time and a guy was shown through this process to put a little shop out there and now there is 100s of RVs parked out there that kind of slipped through our finger and we can never go back and I just want to know what is going to control this, does not slip like we got a finger on that one.

**Jim Minnick, Director:** Well, the water well is not the controlling mechanism.

**Chairman Schaffner:** I'm not worried about the well, I'm worried about there being 100 – 200 RVs out there because someone can come out there and put \$25 bucks out there to buy into the LLC and we have no way of stopping that.

**Jim Minnick, Director:** Understood.

**Commissioner Roben:** How big is the land.

**Jim Minnick, Director:** A little over an acre.

**Commissioner Roben:** It's a little over an acre, you are not going to get hardly anything in there maybe 2 RVs but then they have a house and shop so that is taken up quite a bit of the land already.

**Commissioner Hinojosa:** Can there be a limit set of RVs or recreational vehicles that this commission can recommend

**Jim Minnick, Director:** Not that I am aware of under the action that is in front of you the action in front of you is a water well, if domestic purposes, an acknowledgement of replacing an existing modular home.

**Commissioner Bergh:** That would be a CUP to do what you are talking about.

**Jim Minnick, Director:** We can put them on notice, which is what we are doing here in this discussion is that they are not to camp on the property. If we become aware of it that they are using it as a camp site then we can send them a zoning violation to correct it and if they don't you have a mechanism with the use permit to be able to come in and say look, if you are not going to follow the County's rules across-the-board then we are going to remove you from the use permit, because the first item in the use permit says that you will follow all rules and regulations set forth by the County, State, and local government state, local, and federal government one of the conditions is that you cannot camp on your property we have a camping ordinances that says you cannot, now there is a mechanism under the residential zone R1 that allows you to have your parents or your friend come over for up to two weeks aggregate for a whole year and plug into your house but that requires permitting through our office, and that is not what is being asked here. And how do you control it? We have to find it, see it, and go down the code enforcement process.

**Chairman Schaffner:** So, you're happy with it

**Jim Minnick, Director:** I'm happy with the use permit request to provide water for the house, which is part of our function, doesn't mean I don't have the same concerns that you are expressing.

**Commissioner Cabanas:** So can we put a condition that they only put two mobile homes, or two recreational vehicles can be at the site at any time or not.

**Jim Minnick, Director:** I don't know what that has to do with anything with that water well, I'm not disagreeing with your questions. I just don't think that that is something that is enforceable as a condition.

**Chairman Schaffner:** It might have a dozen RVs. A lot of people do, it's not uncommon

**Jim Minnick, Director:** So, we can provide them with a letter as part of their package that identifies the concerned that this commission has and put them on notice that says that if they have this intention that they are in violation of their use permit and are at risk of lose their use permit.

**Commissioner Roben:** Wouldn't they during the permitting process of what they are going to do with the house and the shop they have to follow our ordinance so you can also put that in there, I don't think this is the place for a water well I think it's good to have that water out there if they're going to live there but that's just me.

**Robert Osoria, Representative for Applicant:** Not to mention, there's an exact residence already to the west of that. I mean it has already been approved and a modular home and a manufactured home so there is already one and they are basically replicating what's already there

**Chairman Schaffner:** So, if we have the verbiage in there that they cannot be used for commercial RV storage Then we'll be ok?

**Jim Minnick, Director:** Sure.

**Commissioner Bergh:** Can you put that under that variant.

**Jim Minnick, Director:** You can put something in there that says that this is a domestic water well for the home, and for domestic purposes, any use the well for commercial purposed will result in the termination of the well permit, and that would be a way to express no commercial use.

**Commissioner Bergh:** Just snowball it.

**Chairman Schaffner:** As long as they are not using the water, you can park RVs out there without using the water, but you will never be able to approve it.

**Jim Minnick, Director:** We can continue this, or we can get counsel's opinion on this if you want.

**Chairman Schaffner:** Well, I don't want to tear up the whole project just for that, but this has been a problem for many years, and it has gotten locked up, and I don't feel like it's gotten delt with.

**Jim Minnick, Director:** Understood.

**Chairman Schaffner:** Unless you want to have a time continue and go back and figure it out.

**Jim Minnick, Director:** I can only present the project that's in front in front of me, which is a water well for a domestic used to replace an old home that is on there. That is the only thing I can present to you.

**Commissioner Cabanas:** Understood, thank you

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

**Robert Osoria, Representative for 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 Roben:** Made a motion to approve **Agenda Item #3** seconded by **Commissioner Kailin** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Bergh (no), Wright (yes), Pacheco (yes), Hinojosa (yes)

**Jim Minnick, 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.

**Commissioner Kalin:** Excused himself from meeting as per having conflict of interest with project.

4. **Consideration of Parcel Map #02509** as submitted by Carson Kalin., proposes a minor subdivision. The Parcel Map consists of 2 separate legal parcels and are assessed as two Assessor's Parcel Numbers, being 035-210-016 and 036-150-004, which are approximately 266.69 acres and 213.24 acres respectively. The reasoning behind the proposed project is to subdivide the existing farmed fields into six (6) legal parcels. (Under Subdivision Map Act Section 66426(d), permitting the subdivision of more than four parcels on a Parcel Map.) The property is located at 500 W. Boarts Road, Westmorland, CA 92281, and legally described as PAR A LLA#331 ALSO BEING W2 & N2 E2 TR 78 13-13, and, E1/2 & E 60 AC OF N1/2 OF W1/2 TR 77 T13S R13E 220 AC. located in the unincorporated area of the County of Imperial (Supervisorial District #4), [Luis Valenzuela, Planner II at 442-265-1736, or by email at [luisvalenzuela@co.imperial.ca.us](mailto:luisvalenzuela@co.imperial.ca.us) ].

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

**Rocio Yee, 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.

**Taylor Preece, Representative for Applicant:** Introduced himself.

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

**Taylor Preece, Representative for 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 Cabanas:** Made a motion to approve **Agenda Item #4** seconded by **Commissioner Bergh** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Roben (yes), Cabanas (yes), Bergh (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

**Jim Minnick, 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.

**Jim Minnick, Director:** Just as a reminder, a couple weeks ago when we had another map like this; this is an ag parcel; ag parcels are allowed if they are 40 acres in size to be able to cut in excess of 4 parcels otherwise it would be considered a track map; the other thing just to give you a reference point. You'll notice on the left-hand side parcel 1 and parcel 2 and on the right-hand side of course is what you just approved what you approved were parcels within the existing physical separation of the fields so under the general plan land use element and ag element it says to keep commercial parcels as large as possible for agricultural commercial projects. The reason why this project was presented and recommended to you is because those fields are already physically separated, they aren't trying to divide a field. So you may sometime in your career someone come in with a 160 acer fields and they want to cut it right down the middle the entire field is 160 acres there is no road no separation that would be a situation where we would say we recommend against it in this case every one of these parcels are already physically divided buy a field a cannel a drain something.

5. **Consideration of Parcel Map #02510** as submitted by Apex Energy Solutions LLC, proposes Parcel Map #02510 to legally separate the north and south parts of Section 17 that the railroad split as well as to separate the approved Vega SES 2 and Vega SES 5 solar projects. The project consists of legal parcel with two (2) Assessor's Parcel Numbers described as a POR SEC 17, T11S, R15E, 448.30 AC, NE OF SPRR, EXC N2, OF NE4 (APN 025-260-011-000) and POR S2, SEC 17, T11S, R15E, 89.70 AC, SW OF SPRR (APN 025-260-019-000) (1103 Flowing Wells Rd, Niland, CA; Supervisorial District #4), [Derek Newland, Planner III at 442-265-1736 or by email at [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us)].

**Jim Minnick, 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.

**Taylor Preece, Representative for Applicant:** Introduced himself.

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

**Taylor Preece, Representative for Applicant:** Stated that he read and did agree with everything on the project.

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

**Hector Mesa, Public Comment:** Introduced himself

**Hector Mesa, Public Comment:** I'm with the International Brotherhood of Electrical Workers #569 and we are in support of this project. Thank you

**Chairman Schaffner:** Closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

**Commissioner Pacheco:** Where is all this energy going to be? Where are we transmitting solar energy. Is it staying local?

**Taylor Preece, Representative for Applicant:** I believe so, but with the district they can send and buy power how they feel but, I believe it is staying local

**Jim Minnick, Director:** I think the question is what the [PPA] is and who is buying the power, but we do not have that information for you. You did approve the project or recommend it to the board about a year ago so, what is happening here is not the CUP for the power generation or power storage, it is just to divide the land it should of been done as part of that package or before that package but, to answer the question we do not know what the power purchase agreement is. If it is sold out of the county the IID will charge a willing charge so that the county does see a benefit for the use of its transmission, which is different than the stuff down on the southwest side of the valley near the substation Imperial Sub where all of that project west of Calexico they use private gentle lines go straight to Imperial Sub and out. At least the stuff on the north end they getting some continuous benefit on a financial standpoint. We are not aware that the IID is buying this power.

**Commissioner Kalin:** Made a motion to approve **Agenda Item #5** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follows; Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Bergh (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

**Jim Minnick, Director:** Stated **Agenda Item #5** 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.

6. **Consideration of Variance #24-0006** as submitted by Calexico Gateway Center, LLC. The applicant is seeking approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. This request also includes an increase in the allowable height limit of such signs, from 24 feet, as specified in Section (IV)(1)(2)(c) – Signage, of the Gateway of the Americas Specific Plan and Section 90401.02 of the Imperial County Land Use Ordinance (Title 9), to 35.5 feet. The proposed project site is located at 620 Menvielle Road and 1791 Gateway Road, Calexico, CA 92231, on properties identified as Assessor’s Parcel Number 059-210-057-000 and 059-210-063-000, and further described as Lots 6 and 12 of Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Unit No. 1, respectively, Township 17 South, Range 15 East of the San Bernardino Base and 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](mailto:gerardoquero@co.imperial.ca.us)].

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

**Gerardo Quero, 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.

**Mike Vote, Representative for Applicant:** Introduced himself.

**Mike Vote, Representative for Applicant:** Just in a way of background we have been developing at the gate way since 1999, we have developed 5 business parks that totaled 835,000 sq ft, this is our 6<sup>th</sup> business park as mentioned it is called Calexico Gateway Center, it will be out largest business park consisting eventually of 1.1

million sq ft of industrial as well, as 8 commercial lots and this variance is for the pylon sign of those 8 commercial lots. I am happy to answer any questions you may have about our project.

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

**Mike Vote, Representative for 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.

**Jim Minnick, Director:** The applicant asked for 35ft because of the nature of the size of it the county is proposing to allow up to 40 ft, that is what our condition says so I just want to make sure that you are ok with the fact that we are adjusting for the height and the angle of it. If you want to keep it at 35, I need to know.

**Commissioner Kalin:** You go it set at 40?

**Jim Minnick, Director:** Yes, I just figured it was easier to deal with just want to make sure you are comfortable with that.

**Commissioner Kalin:** Made a motion to approve **Agenda Item #6** seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follows; Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Bergh (yes), Wright (yes), Pacheco (yes), Hinojosa (yes)

**Jim Minnick, Director:** Stated **Agenda Item #6** 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 9:45 a.m.

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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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