

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: 12/11/2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/ No.2

Conditional Use Permit #24-0019

PROJECT TYPE: Loren F & Rayleen Strahm SUPERVISORY DISTRICT #5

LOCATION: 2605 Holt Rd. APN: 045-040-015-000

Holtville, CA 92250 PARCEL SIZE: +/- 160-acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2-R (General Agriculture / Rural Zone) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 12/11/2024

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: _____

INITIAL STUDY: _____

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>IID, Quechan Indian Tribe</u>		

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES AND THAT NO FURTHER DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT THE CONDITIONAL USE PERMIT #24-0019 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
3. ADOPT THE ATTACHED RESOLUTION(S) AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #24-0019, SUBJECT TO ALL THE CONDITIONS OF APPROVAL AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP UPON RECEIPT FROM THE APPLICANT.

Planning & Development Services

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

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STAFF REPORT
Planning Commission
December 11, 2024
Conditional Use Permit (CUP) #24-0019

Applicant/Owner: Loren F. & Rayleen Strahm
2605 Holt Rd
Holtville, CA 92250

Project Location:

The proposed project is located at 2605 Holt Road, in Holtville CA, within an agricultural rural zoning area. The property is legally described as Tract 99, Township 15 South, Range 15 East, S.B.B.M. located in a portion of the unincorporated town of Holtville (Supervisorial District #5) of the County of Imperial, State of California. The property is also known as Assessor's Parcel Number (APN) 045-040-015-000 with approximately 160 acres; the second dwelling residence will be about 1,500 square feet in size.

Project Summary:

The proposed project site is located on an established agricultural parcel zoned A-2-R (General Agricultural / Rural Zone). The project site is adjacent to the following land uses: Zone A-2-R (General Agricultural / Rural Zone) to the North, East and West; and Zone A-2 (General Agricultural Zone) to the South of the property. The applicant is proposing the construction of a 1,500 sq. ft. second dwelling, single-family residence, which will include a new septic system, water cistern, and pump house to support the new home. The property currently features an existing one-story residence, garage, patio, pool, and four (4) metal storage buildings used for agricultural purposes.

Land Use Analysis:

Per Imperial County's General Plan, the land use designation for this project is: Agriculture, and the zoning is A-2-R (General Agricultural / Rural Zone) per Zoning Map #29 of the Imperial County Title 9 Land Use Ordinance. A new 5,000-gallon water cistern will be installed to serve the proposed project, along with a new septic system and leach lines to support the residence. The proposed project is consistent with the County's General Plan, County's Land Use Ordinances (Title 9).

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND	ZONING	GENERAL
Project Site	Agriculture Farmland / Residential	A-2-R (General Agricultural / Rural Zone)	Agriculture
North	Agriculture Farmland/ Residential	A-2-R / A-2 (General Agricultural / Rural Zone) (General Agricultural Zone)	Agriculture
South	Agriculture Farmland	A-2 (General Agricultural Zone)	Agriculture
East	Agriculture Farmland	A-2 (General Agricultural Zone)	Agriculture
West	Agriculture Farmland	A-2-R (General Agricultural / Rural Zone)	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that CUP #24-0019 is categorically exempt from CEQA per Article 19, Section 15303, Class 3 (New construction or conversion of small structures) as stated under; a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption; therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

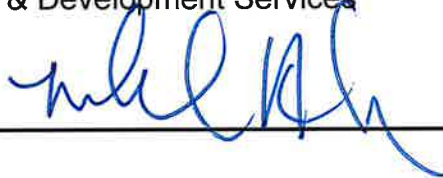
It is recommended that you conduct a public hearing and hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following action:

1. Find that the project is categorically exempt from CEQA pursuant to Section 15303, Class 3 (New construction or conversion of small structures) of the CEQA guidelines and that no further documentation is necessary; and,
2. Find that the Conditional Use permit #24-0019 is consistent with applicable zoning, state laws and county building ordinances; and
3. Adopt the attached resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #24-0019, subject to all the conditions of approval and authorize the Planning and Development Services Director to sign the CUP upon receipt from the applicant.

PREPARED BY: Rocio Yee, Planner II
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director
Planning & Development Services



APPROVED BY: Jim Minnick, Director
Planning & Development Services







ATTACHMENTS: A. Vicinity Map
B. Site Plan
C. CEQA Resolutions
D. CUP #24-0019 - Conditions of Approval
E. Applicant's Submittal
F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



LOREN F. & RAYLEEN STRAHAM
CUP #24-0019 / IS #24-0029
APN 045-040-015-000

-  Project Location
-  Centerline
-  Holtville City Limit
-  Parcels



ATTACHMENT "B"
SITE PLAN

ATTACHMENT “C”
PLANNING COMMISSION
RESOLUTION & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, TO APPROVE CONDITIONAL USE PERMIT #24-0019 FOR LOREN F. & RAYLEEN STRAHM; FOR A SECOND DWELLING SINGLE FAMILY RESIDENCE.

WHEREAS, Loren F. and Rayleen Strahm, have submitted an application for Conditional Use Permit #24-0019 proposing the construction of a Second Dwelling, Single Family Residence; and,

WHEREAS, the project is categorically exempt in accordance with Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended"; and,

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents; and

WHEREAS public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 11, 2024; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Conditional Use Permit #24-0019 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Conditional Use Permit #24-0019 have been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The General Plan designates the subject site as "Agriculture". This site is zoned A-2-R (General Agricultural / Rural Zone) pursuant to Title 9, Division 5, Section 90508.00. The project is found consistent with the goals/ policies of the Imperial County General Plan and, therefore, consistent with the County's General plan.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The purpose of the project is for the construction of a Second Dwelling Single Family Residence. The project is zoned A-2-R. Pursuant to Title 9, Division 5, Section 90508.02 (Conditional Use Permit) the proposed use is consistent with the purpose of the A-2-R zone uses.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The proposed construction of the second dwelling is listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Section 90508.02.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90508.02. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The project is zoned A-2-R (General Agricultural / Rural Zone) there are several residences located within the proposed project, and the additional dwelling does not appear to create a potential for impacts near or around this project site. Therefore, the proposed project appears not to be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

The project will be subject to the Conditional Use Permit and current Federal, State and Local regulations; the subject use does not violate any law or ordinance.

G. The proposed use is not granting a special privilege.

The project is a permitted use, subject to approval of a Conditional Use Permit #24-0019 under Imperial County Title 9 Land Use Ordinance, Section 90203.00 *et. seq.* and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #24-0019, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on December 11, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

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ATTACHMENT “D”
CONDITIONS OF APPROVAL

Recorded Requested by and
When Recorded Return To:

Imperial County Planning & Development
Services Department
801 Main Street
El Centro, California 92243

**AGREEMENT FOR CONDITIONAL USE PERMIT #24-0019
FOR
LOREN F. & RAYLEEN STRAHM
SECOND DWELLING SINGLE FAMILY RESIDENCE
Planning Commission Approved Conditions (MM/DD/YY)
Effective Date (MM/DD/YY)**

Conditional Use Permit #24-0019 was approved by the Imperial County Planning
Commission Board of Supervisors and has the Effective Date of (Month Day, Year).

This Conditional Use Permit is by and between Loren F. & Rayleen Strahm. - (hereinafter
referred to as "Permittee"), and the COUNTY OF IMPERIAL, a political subdivision of the
State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, lessee or successor in interest in certain land in
Imperial County located at 2605 Holt Rd. Holtville, CA 92250, Tract 99, Township 15
South, Range 15 East, 160-acre parcel, S.B.B.M. in an unincorporated area of the County
of Imperial. The Assessor's Parcel Number is 045-040-015-000; and,

WHEREAS, Permittee has applied to the County for permission to construct a
Second Dwelling Single Family Residence; and,

WHEREAS, the County, after a noticed public hearing, agreed to issue
Conditional Use Permit #24-0019 to Permittee, and/or his or her successor in interest
subject to the following conditions:

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GENERAL CONDITIONS:

G-1 GENERAL LAWS:

The Permittee shall obtain, comply with and maintain all applicable County, State, and federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

G-2 EFFECTIVE DATE:

The Approved Conditional Use Permit shall not become effective until all of the following occurs: (a.) The passage of ten (10) Calendar days after the decision of Planning Director or Commission; and, (b.) the applicable Conditional Use Permit conditions have been met; and, (c.) the Conditional Use Permit is recorded by the Permittee or its agent with the County Recorder, with the payment of recording fees by applicant or its agent; and, (d.) In the case of a decision by the Board of Supervisors there is no 10-day appeal.

G-3 RECORDATION:

CUP #23-0019 shall as set forth in General Condition "G-2", **not be effective** until it complies with General Condition "G-2," including being recorded by Permittee or its agent at the Imperial County Recorder's Office conditioned on there not being an appeal having been filed after the approval from the hearing body. Payment of the recordation fee shall be the responsibility of the Permittee. If this CUP is not recorded within one hundred eighty (180) days from the date of approval the CUP shall be deemed null and void, without notice having to be provided to Permittee. The permittee may submit a written request for a recordation extension for this CUP by filing such a request with the Planning Director at least sixty (60) days prior to the one hundred eighty 180-day expiration. The Director may approve one (1) extension for a period not to exceed one hundred eighty (180) days. An extension may not be granted if the request for an extension is filed after the expiration date. Failure to record this CUP within one (1) year including the granted extension period shall deem this CUP null and void.

G-4 COMMENCEMENT OF WORK:

If the project for which a CUP has been approved has not commenced, or permits for said project have not been issued, within one (1) year from effective date, the CUP shall be null and void. If an applicant cannot initiate or obtain permits for the approved use during the one (1) year, the applicant may request a one (1) year extension from the Department. The request for an extension shall be in writing and be submitted with explanation to the Planning & Development Services Department at least sixty days prior to the end of the extended one (1) year period. The Director shall have the authority to extend the initial start-up period, or commencement of

1 work, of a CUP up to two (2) times for a maximum of two (2) years. Should the
2 Permittee desire to continue with the project, a new application shall be submitted,
3 and the entire process would have to begin anew.

4 **G-5 TIME LIMIT:**

5 Unless otherwise specified within the project's specific conditions **this CUP shall be**
6 **limited to a maximum of fifteen (15) years from the Effective Date of the CUP.**
7 The CUP may be administratively extended for successive three (3) years by the
8 Planning Director upon a finding by the Planning & development Services
9 Department that the project is in full and complete compliance with all conditions of
10 the CUP and any applicable land use regulation(s) and extension fees of the County
11 of Imperial. Unless specified otherwise herein no CUP shall be extended for more
12 than four (4) consecutive periods. If an extension is necessary or requested beyond
13 fifteen (15) years, Permittee shall file a written request with the Planning Director for
14 a hearing before the Planning Commission. Such request shall include the
15 appropriate extension fee. **An extension of this CUP shall not be granted if the**
16 **project is in violation of any one or all of the conditions or if there is a history**
17 **of non-compliance with the project conditions.**

18 **G-6 ABANDONMENT:**

19 If a CUP has been unused, abandoned, discontinued, or ceased for one (1) year,
20 the CUP shall be null and void, and be of no effect. Notice to applicant/permittee
21 under this division will not be required or provided by the Department.

22 **G-7 PERMIT/LICENSE:**

23 Permittee shall obtain and comply with any and all required permits, licenses,
24 and/or approvals, for the construction and/or operation of this project. This shall
25 include, but shall NOT be limited to, permits from the County Division of
26 Environmental Health Services (EHS), Planning & Development Services
27 Department, Office of Emergency Services (OES), Imperial County Air Pollution
28 Control District (ICAPCD) and Public Works Department. The permittee shall
likewise comply with all such permit requirements for the life of the project.
Additionally, the Permittee shall submit a copy of such additional permit(s)
and/or license(s) to the Planning & Development Services Department within
60-days of receipt, including amendments or alternatives thereto.

G-8 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:

Permittee acceptance of this CUP shall be deemed to constitute agreement with the
terms and conditions contained herein. Where a requirement is imposed in this CUP
that Permittee conduct a monitoring program, and where the County has reserved
the right to impose or modify conditions with which the Permittee must comply
based on data obtained therefrom, or where the Permittee is required to prepare

1 specific plans for County approval and disagreement arises, the Permittee, operator
2 and/or agent, the Planning and Development Services Director or other affected
3 party, to be determined by the Planning and Development Services Director, may
4 request that a hearing be conducted before the Imperial County Planning
5 Commission whereby they may state the requirements which will implement the
6 applicable conditions as intended herein. Upon receipt of a request, the Planning
7 Commission shall conduct a hearing and make a written determination. The
8 Planning Commission may request support and advice from a technical advisory
9 committee. Failure to take any action shall constitute endorsement of the staff's
10 determination with respect to implementation.

7 **G-9 CONDITION PRIORITY:**

8 This project shall be constructed/operated as described in the CUP application, the
9 environmental documents, the project description, and as specified in these
10 conditions. Where a conflict occurs, the CUP conditions shall govern.

11 **G-10 INDEMNIFICATION:**

12 As part of this application, applicant and real party in interest, if different, agree to
13 defend, indemnify, hold harmless, and release the County of Imperial ("County"), its
14 agents, officers, attorneys, and employees (including consultants) from any claim,
15 action, or proceeding brought against any of them, the purpose of which is to attack,
16 set aside, void, or annul the approval of this application or adoption of the
17 environmental document which accompanies it. This indemnification obligation
18 shall include, but not be limited to, damages, costs, expenses, attorney fees, or
19 expert witness fees that may be asserted by any person or entity, including the
20 applicant, arising out of or in connection with the approval of this application,
21 whether or not there is concurrent negligence on the part of the County, its agents,
22 officers, attorneys, or employees (including consultants). If any claim, action, or
23 proceeding is brought against the County, its agents, officers, attorneys, or
24 employees (including consultants), to attack, set aside, void, or annul the approval
25 of the application or adoption of the environmental document which accompanies it,
26 then the following procedures shall apply:

- 21 1. The Planning Director shall promptly notify the County Board of Supervisors of
22 any claim, action or proceeding brought by an applicant challenging the County's
23 action. The County, its agents, attorneys and employees (including consultants)
24 shall fully cooperate in the defense of that action.
- 25 2. The County shall have the final determination on how to best defend the case
26 and will consult with applicant regularly regarding status and the plan for defense.
27 The County will also consult and discuss with applicant the counsel to be used by
28 County to defend it, either with in-house counsel, or by retaining outside counsel
provided that the County shall have the final decision on the counsel retained to
defend it. The applicant shall be fully responsible for all costs incurred. The

1 applicant shall be entitled to provide his or her own counsel to defend the case
2 and said independent counsel shall work with County Counsel to provide a joint
3 defense.

4 **G-11 RIGHT OF ENTRY:**

5 The County reserves the right to enter the premises at any time, announced or
6 unannounced, in order to make the appropriate inspection(s) and to determine if the
7 condition(s) of this CUP are complied with. Access by authorized enforcement
8 agency personnel shall not be denied.

9 **G-12 SEVERABILITY:**

10 Should any condition(s) of this CUP be determined by a Court or other agency with
11 proper jurisdiction to be invalid for any reason, such determination shall not
12 invalidate the remaining provision(s) of this CUP.

13 **G-13 PROVISION TO RUN WITH LAND:**

14 The provisions of this CUP are to run with the land/project and shall bind the current
15 and future owner(s) successor(s) of interest; assignee(s) and/or transferee(s) of
16 said CUP. **The permittee shall not without prior notification to the Planning &
17 Development Services Department assign, sell, or transfer, or grant control of
18 CUP or any right or privilege therein.** The Permittee shall provide a minimum of
19 60 days written notice prior to such proposed transfer becoming effective. The
20 permitted use identified herein is limited for use upon this parcel described herein
21 and may not be transferred to another parcel.

22 **G-14 COMPLIANCE/REVOICATION:**

23 Upon the determination by the Planning & Development Services Department that
24 the project is or may not be in full compliance with any one or all of the conditions of
25 this CUP, or upon the finding that the project is creating a nuisance as defined by
26 law, the issue shall be brought immediately to the appropriate enforcement agency
27 or to the Planning Commission for hearing to consider appropriate response
28 including but not limited to the revocation of the CUP or to consider possible
amendments to the CUP. The hearing shall be held upon due notice having been
provided to the Permittee and to the public in accordance with established
ordinance/policy.

G-15 COSTS:

The Permittee shall pay any and all amounts determined by the County Planning &
Development Services Department to defray any and all cost(s) for the review of
reports, field investigations, and other activities directly related to the
enforcement/monitoring for compliance of this Permit, County Ordinance or any

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other applicable law as provided in the Land Use Ordinance, Section 90901.03 et. seq., General Planning fees. All County Departments, directly involved in the monitoring/enforcement of this project may bill Permittee under this provision; however, said billing shall only be through and with the approval of the Planning & Development Services Department.

G-16 REPORT(S) / INFORMATION:

If requested by the Planning Director, Permittee shall provide any such documentation/report as necessary to ascertain compliance with the Permit. The format, content and supporting documentation shall be as required by the Planning Director.

G-17 WATER AND SEPTIC SYSTEM:

The Permittee shall provide water and sewer to Federal, State and County standards. All water and septic systems shall be approved by the Environmental Health Services and the Planning & Development Services Department.

G-18 DEFINITIONS:

In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors ten (10) days from the date of their decision.

G-19 MINOR AMENDMENTS:

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which may be necessary to comply with other government permit compliance requirements.

(TOTAL "G" CONDITIONS are 19)

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PROJECT SPECIFIC CONDITIONS:**S-1 PROJECT DESCRIPTION:**

The Permittee shall only construct and operate the following facilities in compliance with the Imperial County General Plan, Land Use Ordinance and all other applicable local, state, and federal laws, ordinances, regulations and standards:

- a) To construct a 1,500 square feet Second Dwelling, Single Family Residence.
- b) This new construction will include a new septic system, 5,000 gallon water cistern and pump house to service the residence.

S-2 ENCROACHMENT:

An Encroachment Permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveways to access the property.

S-3 ACCESS TO SITE:

Access to the second unit shall be from Holt Road.

S-4 PERMITS:

Permittee shall secure all necessary building permits and other required permits from the Planning & Development Services Department and other applicable Departments/Agencies for utilities and installation of the additional single-family residence.

S-5 GOVERNMENT CODE:

At any time that the additional dwelling does not meet the regulatory definition of "Second Unit", as defined in California Government Code Section 65852.2, and "Second Residential Unit" as defined in Imperial County Land Use Ordinance Section 90405, Permittee shall remove the structure from the site within six months from the date the structure is no longer being used for the purpose allowed under this Conditional Use Permit.

S-6 MAINTENANCE OF YARD:

The Second Dwelling Single-Family Residence shall be kept free of rubbish, vehicles will be in an organized manner, with all internal roadways and site access maintained free of rubbish and debris.

S-7 LATEST CODES GOVERN:

1 All on-site structures shall be designed and built to comply with the latest edition of
2 the applicable codes.

3 **S-8 PUBLIC WORKS¹:**

- 4
- 5 **A.** The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate
6 the required portion for sufficient right of way for future development of Holt Rd,
7 being classified as Prime Arterial-six (6) lanes, requiring one hundred thirty-six
8 (136) feet of right of way, being sixty-eight (68) feet from the existing centerline.
9 It is required that sufficient right of way be provided to meet this road
10 classification. (As directed by Imperial County Board of Supervisors per minute
11 order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of
12 the General Plan).
- 13 **B.** The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate
14 the required portion for sufficient right of way for future development of E
15 Worthington Rd, being classified as Major Collector- Collector with four (4)
16 lanes, requiring eighty-four (84) feet of right of way, being forty-two (42) feet
17 from the existing centerline. It is required that sufficient right of way be provided
18 to meet this road classification. (As directed by Imperial County Board of
19 Supervisors per minute order #6 dated 11/22/1994 per the Imperial County
20 Circulation Element Plan of the General Plan).
- 21 **C.** The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate
22 the required portion for sufficient right of way for future development of Ferguson
23 Rd, being classified as Local Roads / Residential- two (2) lanes, requiring sixty
24 (60) feet of right of way, thirty (30) feet from the existing centerline. It is required
25 that sufficient right of way be provided to meet this road classification. (As
26 directed by Imperial County Board of Supervisors per minute order #6 dated
27 11/22/1994 per the Imperial County Circulation Element Plan of the General
28 Plan).
- D.** Applicant shall furnish a Drainage and Grading Plan to provide from property
grading and drainage control, which shall also include prevention of
sedimentation of damage to off-site properties. Said plan shall be completed per
the Engineering Design Guidelines Manual for the preparation and Checking of
Street Improvement, Drainage, and Grading Plans within Imperial County. The
Drainage and Grading Plan shall be submitted to this department for review and
approval. The applicant shall implement the approved plan. Employment of the
appropriate Best Management Practices (BMP's) shall be included.
- E.** An encroachment permit shall be secured from this department for any
construction and/or construction related activities within County Right-of-Way.
Activities to be covered under an encroachment permit shall include the

1 installation of, but not be limited to, stabilized construction entrances, driveways,
2 road improvements, temporary traffic control devices, etc.

3 **F.** Prior to the issuance of grading and building permits, a stabilized construction
4 entrance shall be installed under an encroachment permit from ICPWD.

5 **G.** The development shall repair any damage caused to County Roads during
6 construction and maintain such road in safe conditions as determined by the
7 Imperial County Road commissioner. Said road repairs shall be completed
8 under an encroachment permit from the ICPWD.

9 **H.** All permanent structures abutting public roads shall be located outside County
10 right of way, public utility easements, and drainage easements.

11 **S-9 AIR POLLUTION CONTROL DISTRICT²:**

12 **A.** The Permittee must comply with all Air District Rules and Regulations and would
13 emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed
14 to maintain fugitive dust emissions below 20% visual opacity.

15 **S-10 IMPERIAL IRRIGATION DISTRICT³:**

16 **A.** Electrical capacity is limited in the project area. A circuit study may be required.
17 Any system improvements or mitigation identified in the circuit study to enable the
18 provision of electrical service to the project shall be the financial responsibility of the
19 applicant.

20 **B.** Applicant shall provide a surveyed legal description, and an associated exhibit
21 certified by a licensed surveyor for all rights of way deemed by IID's necessary to
22 accommodate the project electrical infrastructure. Rights-of-Way and easements
23 shall be in a form acceptable to and at no cost to IID for installation, operation, and
24 maintenance of all electrical facilities.

25 **C.** IID water facilities that may be impacted include Pampas Lateral, Peach Lateral,
26 Pampas Drain and the Peach Drain.

27 **D.** The applicant may not use IID's canal or drain banks to access the project site.
28 The site currently has access from Holt Road along the parcel's east boundary.

E. The additional dwelling proposed will need to obtain a separate IID service pipe
account for water delivery. A separate water delivery line or bifurcation device

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will be required so that the new residence can be disconnected individually if the need arises as well as a shutoff valve located in a public right of way. Bottled or bulk water delivery service is required along with compliance to Imperial County's Point-of-Entry water system requirements.

- F. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the local governing authority.

- G. The applicant will be required to provide rights of ways and easements for any proposed power line extension and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.

- H. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances).

- I. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation, Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

1 Imperial County Department of Public Works comment dated October 24, 2024
1 Imperial County Air Pollution Control District comment dated October 3, 2024
3 Imperial Irrigation District comment letter dated October 8, 2024

(TOTAL "S" CONDITIONS are 10)

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NOW THEREFORE, County hereby issues Conditional Use Permit #24-0019 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.
IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE:

Brian Welsh

By: _____ Date _____
Loren F. & Rayleen Strahm

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: _____ Date _____
JAMES MINNICK, Director
Planning & Development Services Department

FOR PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____ } S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

Dated _____

FOR COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On _____ before me, _____ a
Notary Public in and for said County and State, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

ATTACHMENT "E"
APPLICANT'S SUBMITTAL

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME <u>Loren F. Rowlen Strahm</u>	EMAIL ADDRESS <u>CG4357600@gmail.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>2605 Holt Rd Holtville CA</u>	ZIP CODE <u>92250</u>	PHONE NUMBER <u>760-455-7600</u>
3. APPLICANT'S NAME <u>TWG General Contractors</u>	EMAIL ADDRESS <u>TWGboss@gmail.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
4. ENGINEER'S NAME <u>TWG General Contractor</u>	CA. LICENSE NO. <u>439268</u>	EMAIL ADDRESS <u>TWGboss@gmail.com</u>
5. MAILING ADDRESS (Street / P O Box, City, State) <u>788 Doriani Blvd Imperial</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>760-595-5780</u>
6. ASSESSOR'S PARCEL NO. <u>045-040-015-000</u>	SIZE OF PROPERTY (in acres or square foot) <u>160 AC.</u>	ZONING (existing) <u>A2</u>
7. PROPERTY (site) ADDRESS <u>2605 Holt Rd. Holtville CA 92250</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>Holt Rd & Ferguson Rd.</u>		
9. LEGAL DESCRIPTION <u>Tract 99, Township 15 South, Range 15 East, S8m in an unincorporated area of the County of Imperial, State of CA. According to the official Plat thereof.</u>		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>2nd SFR</u>	
11. DESCRIBE CURRENT USE OF PROPERTY <u>Farm land & SFR, shops Farming</u>	
12. DESCRIBE PROPOSED SEWER SYSTEM <u>Septic</u>	
13. DESCRIBE PROPOSED WATER SYSTEM <u>Water Cistern</u>	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>water cistern new 5000 Gal.</u>	
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Cecilia Vogel 8.2.24
Print Name Date
[Signature]
Signature

Print Name

Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	<u>2,000</u>
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>RJ</u>	DATE <u>08/02/24</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O E S
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

CUP #
24-009
1524-0029

Strahm Residence Addition

New Second Residence

2605 Holt Road, Holtville, CA 92250
 APN: 045-040-015-000

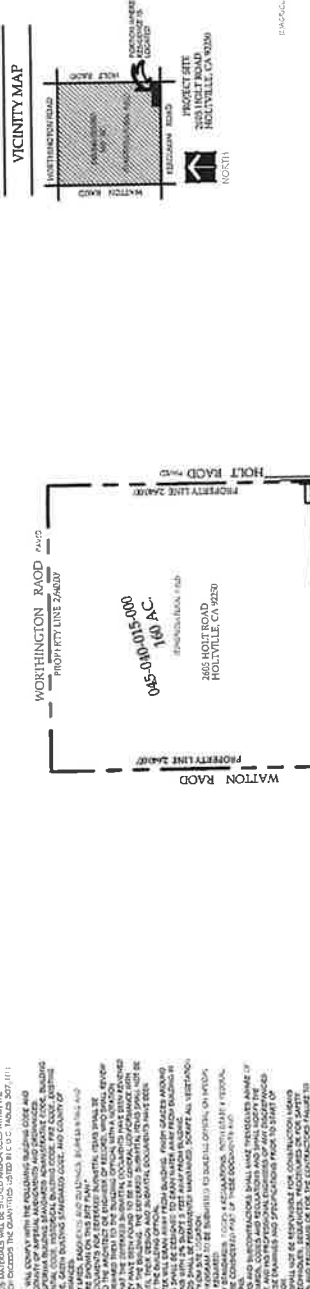
BUILDING CODE	
STRUCTURE	UNIFORM BUILDING CODE WITH THE FOLLOWING LOCAL AND AMENDMENT PKC'S:
MECHANICAL	UNIFORM MECHANICAL CODE
ELECTRICAL	UNIFORM ELECTRICAL CODE
PLUMBING	UNIFORM PLUMBING CODE
FIRE	UNIFORM FIRE CODE
LANDSCAPE	UNIFORM LANDSCAPE CODE
ENERGY	UNIFORM ENERGY CODE
CEILING	UNIFORM CEILING CODE
CEILING	UNIFORM CEILING CODE
CEILING	UNIFORM CEILING CODE

PROJECT INFORMATION	
PROJECT NAME	STRAHM RESIDENCE ADDITION
CLIENT	STRAHM FAMILY
ARCHITECT	STRAHM ARCHITECTS
DATE	2023.04.01
PROJECT NO.	2023.04.01
DATE OF ISSUE	2023.04.01
DATE OF REVISION	2023.04.01
DATE OF CANCELLATION	

VICINITY MAP	
MAP NO.	100-015-000
MAP DATE	2023.04.01
MAP SCALE	1" = 200'
MAP SHEET	100-015-000
MAP COUNTY	IMPERIAL
MAP CITY	HOLTVILLE
MAP ADDRESS	2605 HOLT ROAD, HOLTVILLE, CA 92250



OVERALL SITE PLAN SCALE: 1" = 200'
 NORTH



FAMILY RESIDENCE FUTURE SINGLE
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 1. ALL FOUNDATION MATERIALS SHALL BE 3000 PSI CONCRETE WITH #4 REINFORCING BARS.
 2. ALL EXTERIOR WALLS SHALL BE 8" CMU WITH #4 REINFORCING BARS.
 3. ALL INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD ON STUDS.
 4. ALL CEILING SHALL BE 5/8" GYPSUM BOARD ON JOISTS.
 5. ALL FLOORING SHALL BE 3/4" TYPICAL CARPET OR 3/4" TYPICAL CERAMIC TILE.
 6. ALL DOOR AND WINDOW THRESHOLDS SHALL BE 2" TYPICAL ALUMINUM OR STAINLESS STEEL.
 7. ALL ROOFING SHALL BE 2" TYPICAL ASPHALT/FLY ASH SHINGLES.
 8. ALL MECHANICAL EQUIPMENT SHALL BE 15% EFFICIENCY RATED.
 9. ALL ELECTRICAL EQUIPMENT SHALL BE 125% EFFICIENCY RATED.
 10. ALL PLUMBING EQUIPMENT SHALL BE 15% EFFICIENCY RATED.
 11. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 12. ALL INTERIOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 13. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 15. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 16. ALL UTILITY LINES SHALL BE LOCATED PRIOR TO CONSTRUCTION.
 17. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING.
 18. ALL ADJACENT PROPERTIES SHALL BE PROTECTED BY SHIELDING.
 19. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 20. ALL MATERIALS SHALL BE STORED PROPERLY.
 21. ALL WASTE SHALL BE REMOVED FROM THE SITE.
 22. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED.
 23. ALL NEIGHBORHOODS SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
 24. ALL NOISE SHALL BE KEPT TO A MINIMUM.
 25. ALL DUST SHALL BE KEPT TO A MINIMUM.
 26. ALL TRAFFIC SHALL BE KEPT TO A MINIMUM.
 27. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 28. ALL MATERIALS SHALL BE STORED PROPERLY.
 29. ALL WASTE SHALL BE REMOVED FROM THE SITE.
 30. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED.
 31. ALL NEIGHBORHOODS SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
 32. ALL NOISE SHALL BE KEPT TO A MINIMUM.
 33. ALL DUST SHALL BE KEPT TO A MINIMUM.
 34. ALL TRAFFIC SHALL BE KEPT TO A MINIMUM.

GENERAL CONTRACTORS	
NAME	TWG
ADDRESS	2605 HOLT ROAD, HOLTVILLE, CA 92250
PHONE	(760) 398-1234
EMAIL	info@twg.com

SITE PLAN	
DATE	2023.04.01
PROJECT NO.	2023.04.01
SCALE	1/8" = 1'-0"
DATE OF ISSUE	2023.04.01
DATE OF REVISION	2023.04.01
DATE OF CANCELLATION	

TITLE SHEET	
DATE	2023.04.01
PROJECT NO.	2023.04.01
SCALE	1/8" = 1'-0"
DATE OF ISSUE	2023.04.01
DATE OF REVISION	2023.04.01
DATE OF CANCELLATION	

STRAHM RESIDENCE ADDITION
 2605 HOLT ROAD, HOLTVILLE, CA 92250
 APN: 045-040-015-000
 SCALE: 1/8" = 1'-0"
 NORTH

FOR INFORMATION ONLY: THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO APPROVAL BY THE CITY OF HOLTVILLE AND THE IMPERIAL COUNTY HEALTH DEPARTMENT. ALL UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.

2605 HOLT ROAD, HOLTVILLE, CA 92250
 APN: 045-040-015-000
 SCALE: 1/8" = 1'-0"
 NORTH



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building / Parks & Recreation

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY:

agent

DATE:

8.2.24

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to CECILIA VOGEL to apply for this
(Lessee, Tenant, Contractor-Specify)

ANY AND ALL PERMITS on the described property located at address
(State permit type clearly i.e. building, land used)

2605 HOLT ROAD, HOLTVILLE, CA 92250 Further identified by Assessor's Parcel Number

(APN) 045-040-015-000 is hereby granted.

Loren Strahm
Rayleen Strahm
OWNER (SIGNATURE)
Loren Strahm
Rayleen Strahm
OWNER (TYPED OR PRINT)

2605 Holt Road Holtville CA 92250
OWNER'S ADDRESS

7/19/24
DATE

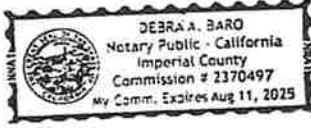
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Imperial } S.S.

On July 19, 2024 before me,
Debra A. Baro, Notary Public personally appeared
Loren Strahm + Rayleen Strahm, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Debra A Baro (Seal)



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at El Centro California on 8.2, 2024

APPLICANT

Name: Cecilia Vogel
By: TWG [Signature]
Title: Agent

Mailing Address:

650 Lee Road
Imperial, CA 92251

REAL PARTY IN INTEREST (If different from Applicant)

Name: TWG
By: [Signature] agent
Title: Contractor

Mailing Address:

782 Parioni Ave.
Imperial CA 92251

ACCEPTED/RECEIVED BY Rocio Yee Date 08/02/24

PROJECT ID NO _____ APN 045-040-015

S:\FORMS _ LISTS\General Indemnification FORM 041516.doc

**ATTACHMENT “F”
COMMENT LETTERS**

AIR POLLUTION CONTROL DISTRICT



October 3, 2024

RECEIVED

By Imperial County Planning & Development Services at 4:49 pm, Oct 03, 2024

Jim Minnick, Director
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 24-0019 – Loren F. & Rayleen Strahm

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 24-0019 (Project). The project proposes a new 1,500 sqft Second Dwelling Unit that will include its own separate septic system, water system, and pump house. The project is located at 2605 Holt Rd., Holtville also identified as Assessor's Parcel Number 045-040-015

The Air District reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, the Air District requests a copy of the draft CUP prior to recording for review.

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

Ismael Garcia
Environmental Coordinator

Reviewed by
Monica Soucier
APC Division Manager

Rocio Yee

From: Aimee Trujillo
Sent: Thursday, October 3, 2024 1:08 PM
To: Frank Reece; Rocio Yee
Subject: RE: [EXTERNAL]:CUP24-0019/IS24-0029 AB 52 Letter

Good afternoon,

Thanks for your response.

Aimee Trujillo

Office Technician
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
aimeetrujillo@co.imperial.ca.us



From: Frank Reece <historicpreservation@quechantribe.com>
Sent: Thursday, October 3, 2024 11:15 AM
To: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Rocio Yee <rocioyee@co.imperial.ca.us>
Subject: RE: [EXTERNAL]:CUP24-0019/IS24-0029 AB 52 Letter

CAUTION: This email originated outside our organization; please use caution.

Good morning,
This email is to inform you that we do not wish to comment on this project.

Jill

H. Jill McCormick M.A.
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631



IID

A century of service.

www.iid.com

Since 1911

October 8, 2024

Ms. Rocio Yee
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 4:30 pm, Oct 08, 2024

SUBJECT: Loren F. & Rayleen Strahm Second Dwelling Unit Project; CUP24-0019/IS24-0029

Dear Ms. Yee:

On September 25, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Loren F. & Rayleen Strahm Second Dwelling Unit Project; Conditional Use Permit No. 24-0019, Initial Study No. 24-0029. The applicants propose to build a 1,500 sq. ft. SDU that includes a septic system, water cistern and a pump house at 2605 Holt Road, Holtville, California (APN 045-040-015-000).

The Imperial Irrigation District has reviewed the information and has the following comments:

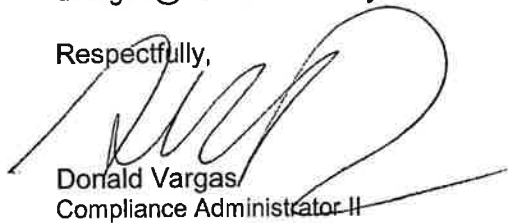
1. A site plan should be included in the next request for comments of any subsequent permitting phase as well as additional descriptive information for a better grasp of the project.
2. For electrical service for the project, the applicant should be advised to contact Joel Lopez, IID project development planner, at 760-482-3444 or e-mail Mr. Lopez at JFLopez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.
3. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
4. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

5. IID water facilities that may be impacted include Pampas Lateral, Peach Lateral, Pampas Drain and the Peach Drain.
6. The applicant may not use IID's canal or drain banks to access the project site. The site currently has access from Holt Road along the parcel's east boundary.
7. If future modifications of right of ways, along IID facilities are proposed, please submit plans to IID for review. For IID water facilities the project's plans are to be submitted to IID Water Department Engineering Services section prior to final project design. IID WDES section should be contacted at (760) 339-9265 for additional information.
8. The additional dwelling proposed will need to obtain a separate IID Service Pipe account for water delivery. A separate water delivery line or a bifurcation device will be required so that the new residence can be disconnected individually if the need arises as well as a shutoff valve located in a public right of way. Bottled or bulk water delivery service is required along with compliance to Imperial County's Point-of-Entry water system requirements. Additional information on this matter can be found in IID's *Developer Project Guide*, available at <http://www.iid.com/home/showdocument?id=2328> under Service Pipe Connection Standard Drawing No. 20F-1394.
9. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the local governing authority.
10. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
11. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
12. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities

13. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
14. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

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Public Works works for the Public

October 24, 2024

Mr. Jim Minnick, Director
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 4:21 pm, Oct 24, 2024

Attention: Rocio Yee, Planner II

SUBJECT: CUP 24-0019 Loren F. & Rayleen Strahm
Located on 2605 Holt Rd., Holtville, CA
APN 045-040-015

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on September 25, 2024, for the above-mentioned project. The applicant proposes a new 1,500 sq. ft. Second Dwelling Unit that includes its own separate septic system, water cistern, and pump house.

Department staff have reviewed the package information, and the following comments shall be Conditions of Approval:

1. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Holt Rd**, being classified as **Prime Arterial - six (6) lanes**, requiring **one hundred thirty-six (136) feet** of right of way, being **sixty-eight (68) feet** from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
2. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **E Worthington Rd**, being classified as **Major Collector - Collector with four (4) lanes**, requiring **eighty-four (84) feet** of right of way, being **forty-two (42) feet** from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**

3. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Ferguson Rd**, being classified as **Local Roads / Residential - two (2) lanes**, requiring **sixty (60)** feet of right of way, being **thirty (30)** feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan)**.
4. Applicant shall furnish a **Drainage and Grading Plan** to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
5. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
6. Prior to the issuance grading and building permits, a stabilized construction entrance shall be installed under an encroachment permit from this department.
7. The Developer shall repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road commissioner. Said road repairs shall be completed under an encroachment permit from this department.
8. All permanent structures abutting public roads shall be **located outside County right-of-way., public utility easements, and drainage easements.**

INFORMATIVE

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality

Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).

- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads and/or dimensions on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering