

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: March 25, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m./ No.2

PROJECT TYPE: Lot Merger #00146 (Huot Sim & Weiyin Ji) SUPERVISOR DIST: #4

LOCATION: 1798 W. Evan Hewes Hwy., APN: 051-420-028-000 & 051-420-067-000

Seeley, CA PARCEL SIZE: +/- 0.91 Acres

GENERAL PLAN (existing) Seeley Urban Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) C-2 (Medium Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/25/2026

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input 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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER				

Imperial Irrigation District and Seeley Water District

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE LOT MERGER #00146 BY TAKING THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15305 (a), AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT MERGER #00146 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND,
3. APPROVE LOT MERGER #00146, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
March 25, 2026
Lot Merger #00146

Applicant: **Huot Sim & Weiyin Ji**
 1018 Imperial Ave.
 Calexico, CA 92231

Project Location:

The proposed project site is comprised of two parcels. Parcel 1 is currently vacant and is identified as Assessor's Parcel Numbers 051-420-028 & 067 and is legally described as a portion of Tract 65, Township 16 South, Range 12 East, SBB&M. Assessor's Parcel Number 051-420-067-000 is comprised of Parcel 2, and is located at 1798 W Evan Hewes Hwy, Seeley. It is legally described as a portion of Tract 65, Township 16 South, Range 12 East, SBB&M, filed in the County of Imperial.

Project Summary:

The applicants, Huot Sim and Weiyin Ji, are proposing to merge Parcel 1, identified as Assessor's Parcel Number 051-420-028-000, with Parcel 2, identified as Assessor's Parcel Number 051-420-067-000, into one large parcel. Both parcels are currently owned by the applicants, Parcel 2 has an existing commercial building that, according to the building record, was built in 1940. This building is approximately 1,725 square feet and was previously used as a bar. Parcels 1 and 2 will maintain their access through Haskell Road that is directly west of both parcels. The applicant is also proposing to allow for the merged parcel to be accessed through West Evan Hewes Highway directly south of the parcels. It is the applicant's intent to merge these individual parcels to convert the existing bar and neighboring vacant land into a donut shop with a parking area. Under Division 5, Chapter 3, Section 90513.01 of the Imperial County Title 9 Land Use Ordinance, a bakery is a permitted use with an approved business license. Presently, with Parcel 1 and 2 separated, neither have the capacity to legally convert the bar into a donut shop and construct the necessary parking area as required by Chapter 4, Section 90402.01 of the above mentioned ordinance. Parcel 1 is currently ineligible to be used for parking purposes due to the fact that it does not have a primary use and is considered vacant land. By merging Parcel 1 and 2 the applicants will be able to comply with the Title 9 Land Use Ordinances by having the necessary square footage to construct the parking space, while also giving Parcel 1 the primary use needed to allow for the parking area to exist on that property. The applicants are also proposing to access Parcel 2 through Parcel 1, by crossing the current property line that separates them. By merging the two parcels, the applicants will legally be able to access Parcel 2 through what is now Parcel 1.

Existing Parcel Sizes:

Parcel 1 (051-420-028-000) – approximately 32,670 sq. ft. (0.75 acres)
 Parcel 2 (051-420-067-000) – approximately 6,969 sq. ft. (0.16 acres)

Proposed Merged Parcel Size:

Merged Parcel – approximately 39,696 sq. ft. (0.91 acres)

Land Use Analysis:

Lot Merger #00146 is consistent with the Imperial County Title 9 Land Use Ordinance, Division 8, Chapter 8, Section 90808.00 and meets all required findings. The project parcels are designated as an “Urban Area” under the Imperial County’s General Plan and are zoned C-2 (Medium Commercial) per Seeley Urban Area Plan Figure 1. Lot Merger #00146 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90808.00. It will also allow for the currently nonconforming parcels, to now conform with the Imperial County Land Use Ordinance Title 9, Section 90513.04 Minimum Lot/ Parcel Size where “... no portion of any lot within the C-2 Zone shall contain less than 20,000 square feet.”

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND	ZONING	GENERAL PLAN
Project Site	Commercial/Vacant	C-2 (Medium Commercial)	Urban Area
North	Vacant	C-2 (Medium Commercial)	Urban Area
South	Vacant	C-2 (Medium Commercial)	Urban Area
East	Residential	C-2/R-2 (Medium Commercial/Medium Density Residential)	Urban Area
West	Vacant	C-2 (Medium Commercial)	Urban Area

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00146 is categorically exempt from CEQA per Article 19, Section 15305 (a), Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State law.

Staff Recommendation:

It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Lot Merger #00146 by taking the following actions:

1. Find that the project is categorically exempt from CEQA under Government Code Section 15305 (a), and that no further environmental documentation is necessary; and,
2. Find that Lot Merger #00146 is consistent with applicable zoning, state laws, and county building ordinances; and,
3. Approve Lot Merger #00146, subject to the attached conditions.

PREPARED BY: Luis Valenzuela, Planner II
Planning & Development Services



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



APPROVED BY: Jim Minnick, Director of
Planning & Development Services

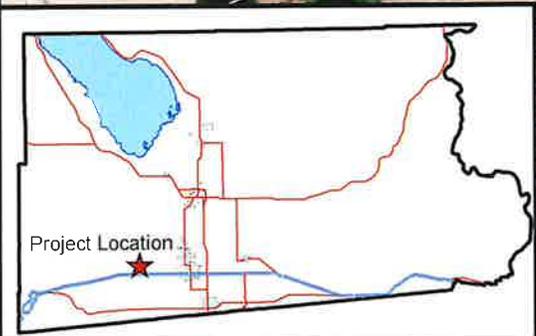
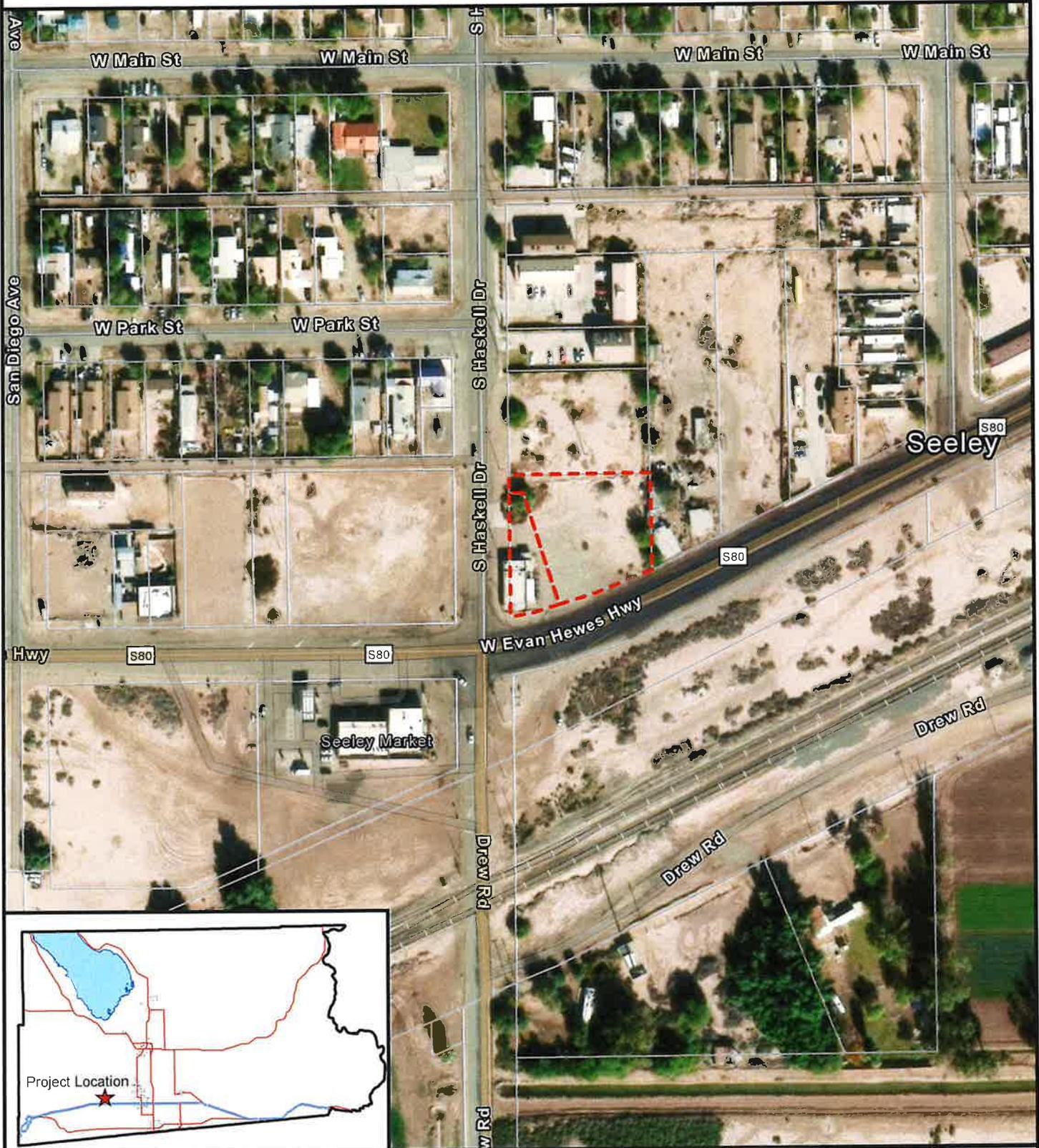


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolutions
- D. Conditions or Approval
- E. Applicant's Submittal
- F. Comment letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



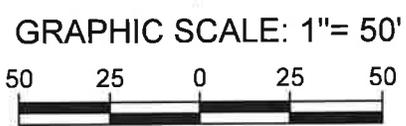
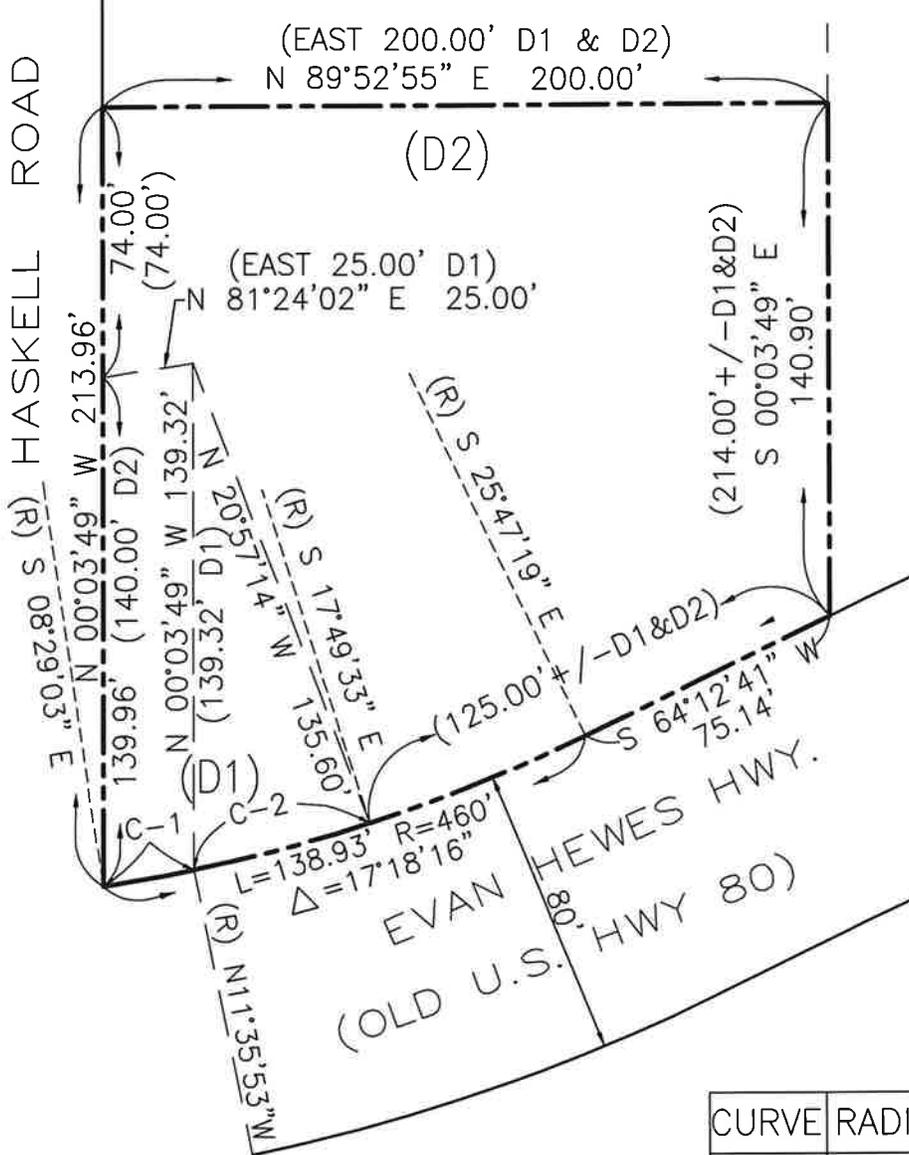
HUOT SIM & WEIYIN JI
MERG #00146
APN: 051-420-067-000 &
051-420-028-000

-  Project Location
-  Parcels
-  Centerline



ATTACHMENT "B"
SITE PLAN

EXISTING LOTS CONFIGURATION NOT FOR RECORDATION



PRELIMINARY



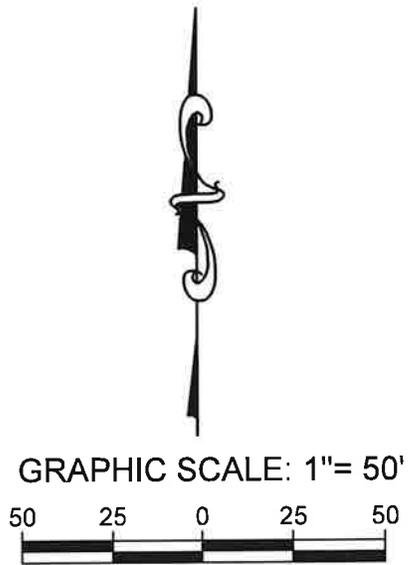
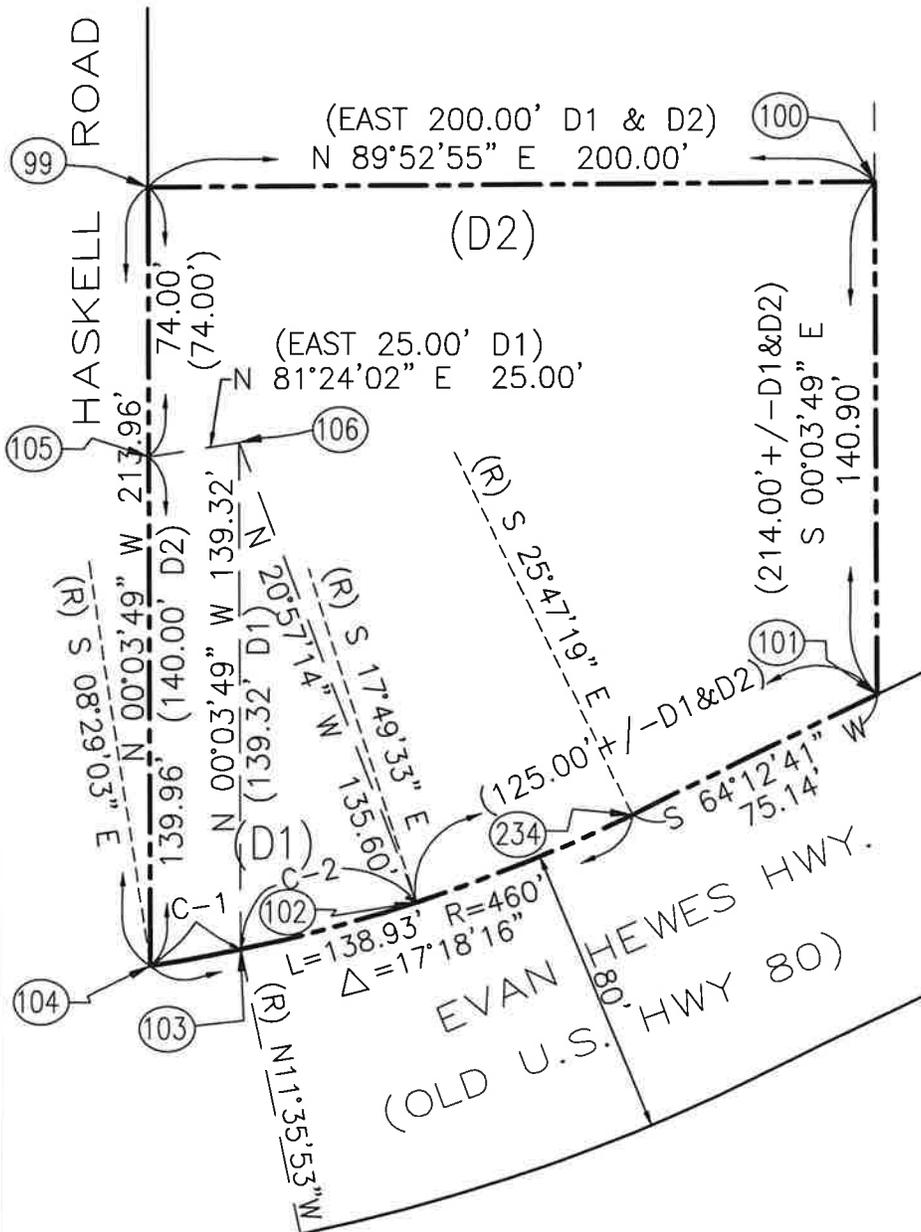
PRELIMINARY

LEGEND:

- PROPERTY LINE
- EXISTING LOT LINE
- (D1) DEED BOOK 2022, PAGE 215, DATE JUL. 21, 2000
- (D2) DEED BOOK 2022, PAGE 225, DATE JUL. 21, 2000

CURVE	RADIUS	DELTA	LENGTH
C-1	460.00'	03°06'50"	25.00'
C-2	460.00'	06°13'40"	50.00'

MOUNTAIN VIEW CONSULTING
 CIVIL ENGINEERING - SURVEYING - DRAFTING
 177 GARFIELD LANE - SHARPS CHAPEL TN 37866
 CELL 816.517.4178 - EMAIL BRIAN@MVCENG.COM



LEGAL DESCRIPTION:
 PORTION OF TRACT 65.
 T16S, R12E

LEGEND

- PROJECT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- POINT OF BEGINNING P.O.B.
- TRUE POINT OF BEGINNING T.P.O.B.

MOUNTAIN VIEW CONSULTING

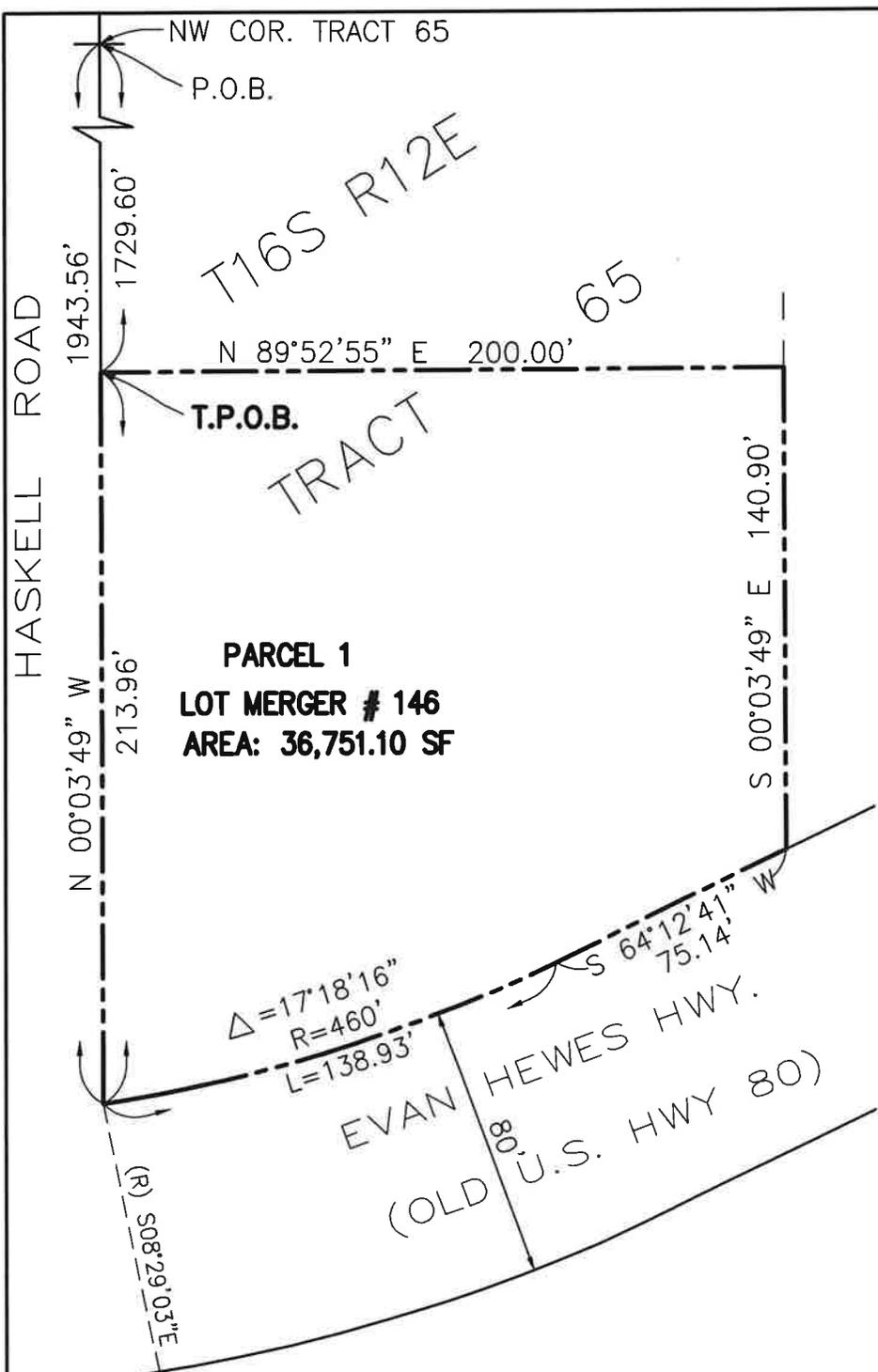
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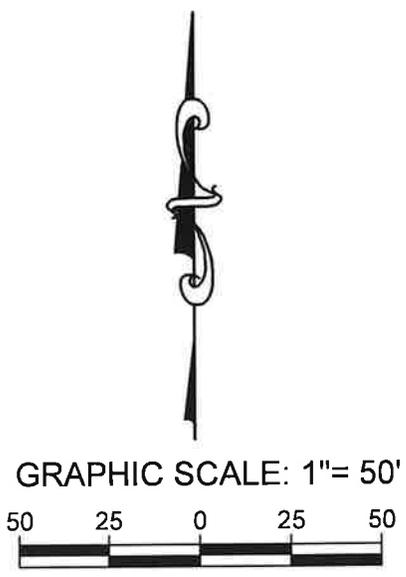
DATE: 1/09/2025

APN: 051-420-028 & 067

EXHIBIT "B"
LOT MERGER NO. 146



PARCEL 1
LOT MERGER # 146
AREA: 36,751.10 SF



LEGAL DESCRIPTION:
 PORTION OF TRACT 65.
 T16S, R12E

LEGEND

- PROJECT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- POINT OF BEGINNING P.O.B.
- TRUE POINT OF BEGINNING T.P.O.B.



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ATTACHMENT "C"
PC RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00146” FOR HUOT SIM AND WEIYIN JI.”

WHEREAS, Huot Sim and Weiyin Ji, submitted an application for Lot Merger #00146 to merge two contiguous lots to convert the existing bar into a donut shop with a parking lot; and,

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA), per Government Code 15305 (a); and,

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications; 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 March 25, 2026; 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 Lot Merger prior to approval. The Planning Commission finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (CEQA) which assesses 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 Lot Merger #00146 have been made as follows:

A. Are the lots or parcels contiguous?

The two lots in the project are contiguous. The proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9 Section 90808.00.

B. The lot merger conforms to State Law and County Ordinance.

Lot Merger #00146 is zoned C-2 (Medium Commercial) per the Seeley Urban Area Plan and conforms to State Law and County of Imperial Land Use Ordinance, Title 9, Section 90808.00.

C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.

The lots were created by Tract Map 65 and predates the Subdivision Map Act and County Ordinance.

D. The lots or parcels are not separated or affected by any easement, right-of-way, road, alley or canal (including public utility easements).

The two lots are contiguous and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

E. The parcel as merged will not be deprived of access as a result of the merger.

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this lot merger is to join the two lots to make room for a parking area and convert the existing bar into a donut shop.

F. Access to the adjoining parcels will not be restricted by the merger.

Access to the adjoining lots will not be restricted by the merger. The lots will continue to be accessed from Haskell Rd. and W. Evan Hewes Hwy.

G. The parcel as merged will not conflict with the location of any existing structures on the property.

The merger does not conflict with the location of any existing structures on the property.

H. No new lots are created through the merger.

The merger will not create new lots. The two lots will be combined to create one lot.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00146, 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 **March 25, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**ATTACHMENT “D”
CONDITIONS OF APPROVAL**

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00146

APNS 051-420-028 & 051-420-067

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however, they are as important as the Site Specific Conditions. The Planning Commission established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the

environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's 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 Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

1. The Applicant shall ensure that a grease interceptor is included in the construction. ¹

¹ Seeley County Water District comment email dated June 18, 2020.

2. The Applicant shall install a commercial fire hydrant within 300 feet of the parcel. The Applicant shall contact the Seeley Water District on requirements for installing water mains and hydrants within their district boundaries.²
3. If the Applicant is contemplating an upgrade to the electrical service currently provided by IID to the site, for the purpose of the future development of a project, the applicant should be advised to contact Ernie Benitez, to initial the customer service application process. The Applicant will be required to submit a complete set of approved plans, (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, generator specifications, type of disconnect, automatic transfer switch specifications, generator manual, generator operating procedures and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The Applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.³
4. The Applicant shall apply for an encroachment permit or encroachment agreement for any construction or operation on IID property or within its existing and propose right of way or easements.³
5. Any new, relocated, modified or reconstructed IID facilities required for and by the project need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. 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. ³
6. The Applicant shall conform to Air District rules and regulations when converting the existing structure into a donut shop.⁴

S:\AllUsers\APN\051\420\067\MERG00146\PC\MERG#00146 CONDITIONS.docx

² Imperial County Fire Department comment letter dated June 23, 2020

³ IID comment letter dated June 25, 2020

³ IID comment letter dated June 25, 2020

⁴ Air Pollution Control District comment letter dated June 25, 2020

ATTACHMENT "E"
APPLICANT'S SUBMITTAL

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME Huat Sim & Weiyin Ji (Trustee)		EMAIL ADDRESS huot339@gmail.com	
2. MAILING ADDRESS 1018 Imperial Ave Calexico, CA		ZIP CODE 92231	PHONE NUMBER (760) 554-0472
3. ENGINEER'S NAME Victor Garcia Rodriguez		CAL. LICENSE NO.	
4. MAILING ADDRESS 341 W Crown Court Suite 100 Imperial CA 92251		ZIP CODE	PHONE NUMBER
5. PROPERTY "A" (site) ADDRESS 1798 West Evan Hewes		LOCATION Seeley, CA	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 051-420-067-000		SIZE OF PROPERTY (in acres or square foot) Property A 0.16 acre	
7. EXISTING USE Bar (Vacant)		CURRENT ZONE C-2	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Please See exhibit A			
9. PROPERTY "B" (site) ADDRESS		LOCATION Seeley, CA	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 051-420-028-000		SIZE OF PROPERTY (in acres or square foot) Property B 0.75 acre	
11. EXISTING USE Vacant		CURRENT ZONE C-2	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Please See exhibit A			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER To turn the existing bar into a donut shop			
14. PROPOSED MERGED PARCEL SIZE 0.91 Acre		PROPOSED USE As a donut shop	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(S)	Seeley County Water District
16. DESCRIBE PROPOSED WATER SYSTEM	Seeley County Water District
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Access from Evan Hewes Hwy & Haskell St.
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

* Huot Sim (Trustee) 6/3/20
Print Name (owner) Date
Signature (owner)
Weiyin Ji (Trustee) 6/3/20
Print Name (Agent) Date
Signature (Agent)

An owners notarized affidavit is required if application is signed by Agent.

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE \$ 3,350
- E. OTHER

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE: 6/5/2020	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"/> _____

MERG#

* Huot Sim & Weiyin Ji, Trustees of the Sim and Ji Family Trust Under Declaration of Trust dated August 4, 2017

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 June 3, 2010

APPLICANT

* Name: Huot Sim (Trustee)
 By Huot Sim
 Title Owner

Mailing Address:

1018 Imperial Ave
Calverton, CA 92231

REAL PARTY IN INTEREST

(If different from Applicant)

* Applicant
 Name Weiyin Ji (Trustee)
 By Weiyin Ji
 Title Owner

Mailing Address:

1018 Imperial Ave
Calverton, CA 92231

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN _____

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

MAIN OFFICE: 801 Main Street El Centro, CA 92243 (442) 265-1736 FAX: (442) 265-1735 E-MAIL: planning@co.imperial.ca.us

* Huot Sim & Weiyin Ji, Trustees of the Sim and Ji Family Trust Under Declaration of Trust dated August 4, 2017

PLANNING & DEVELOPMENT SERVICES
Administration / Building & Safety / Planning / Parks & Recreation

Imperial County



NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

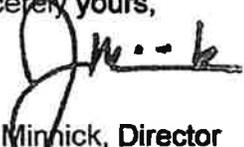
Dear Applicant:

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,

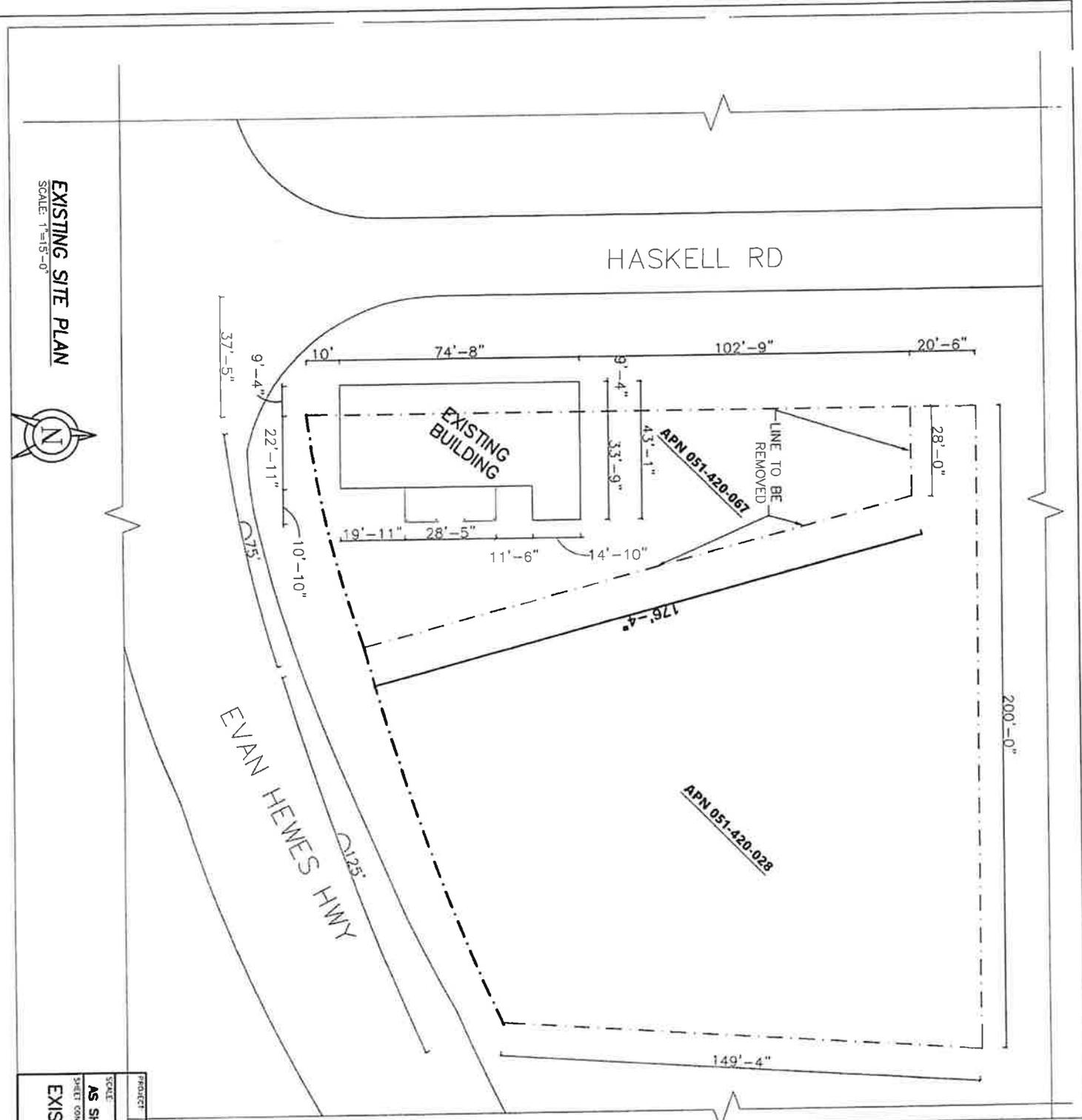

Jim Minnick, Director
Planning & Development Services


Weiyin Ji

6/3/20

6/3/20

RECEIVED BY: _____ DATE: _____



HASKELL RD

EVAN HEWES HWY

EXISTING BUILDING

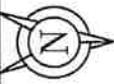
LINE TO BE REMOVED

APN 051-420-067

APN 051-420-028

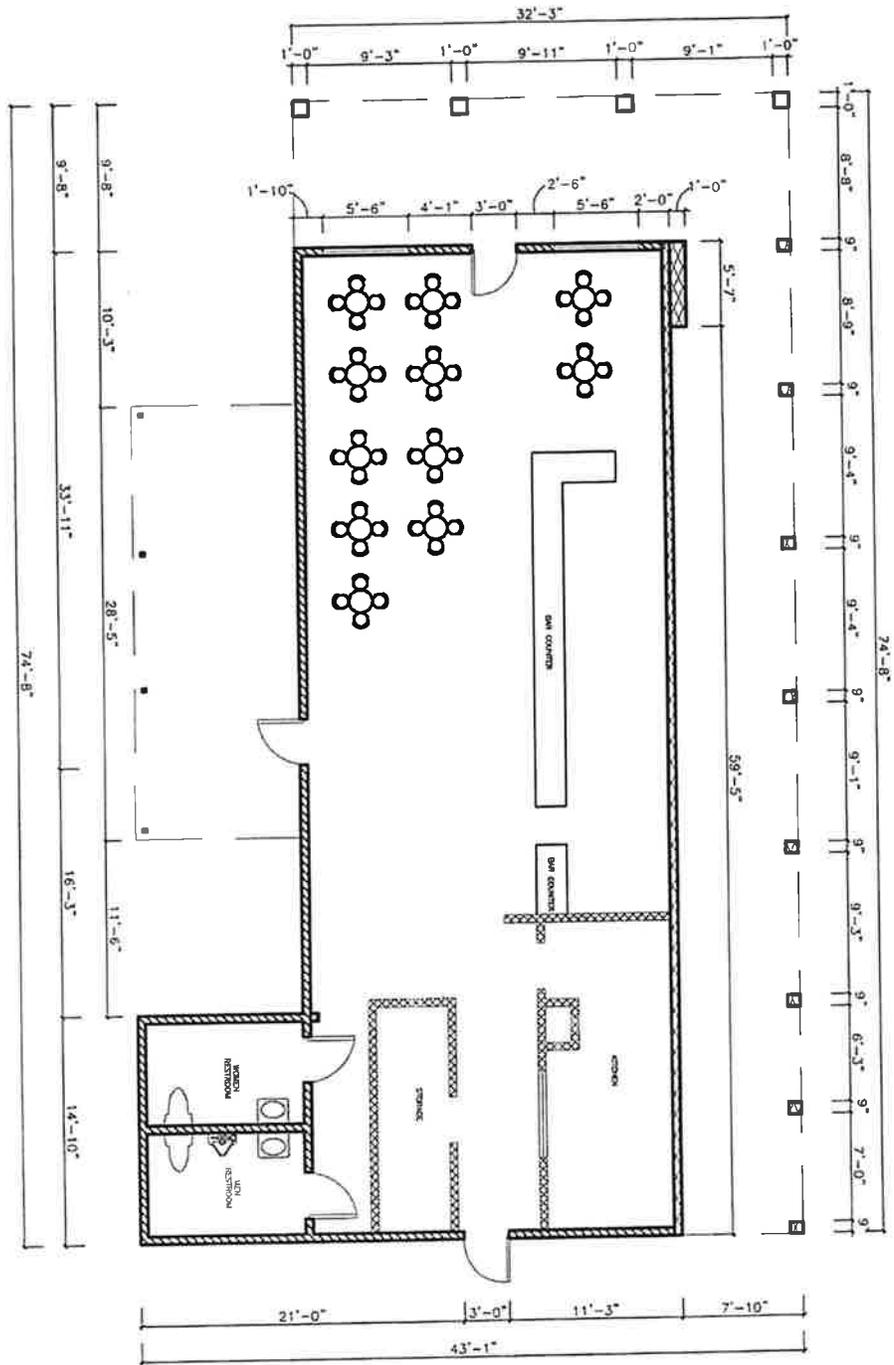
EXISTING SITE PLAN

SCALE: 1"=15'-0"

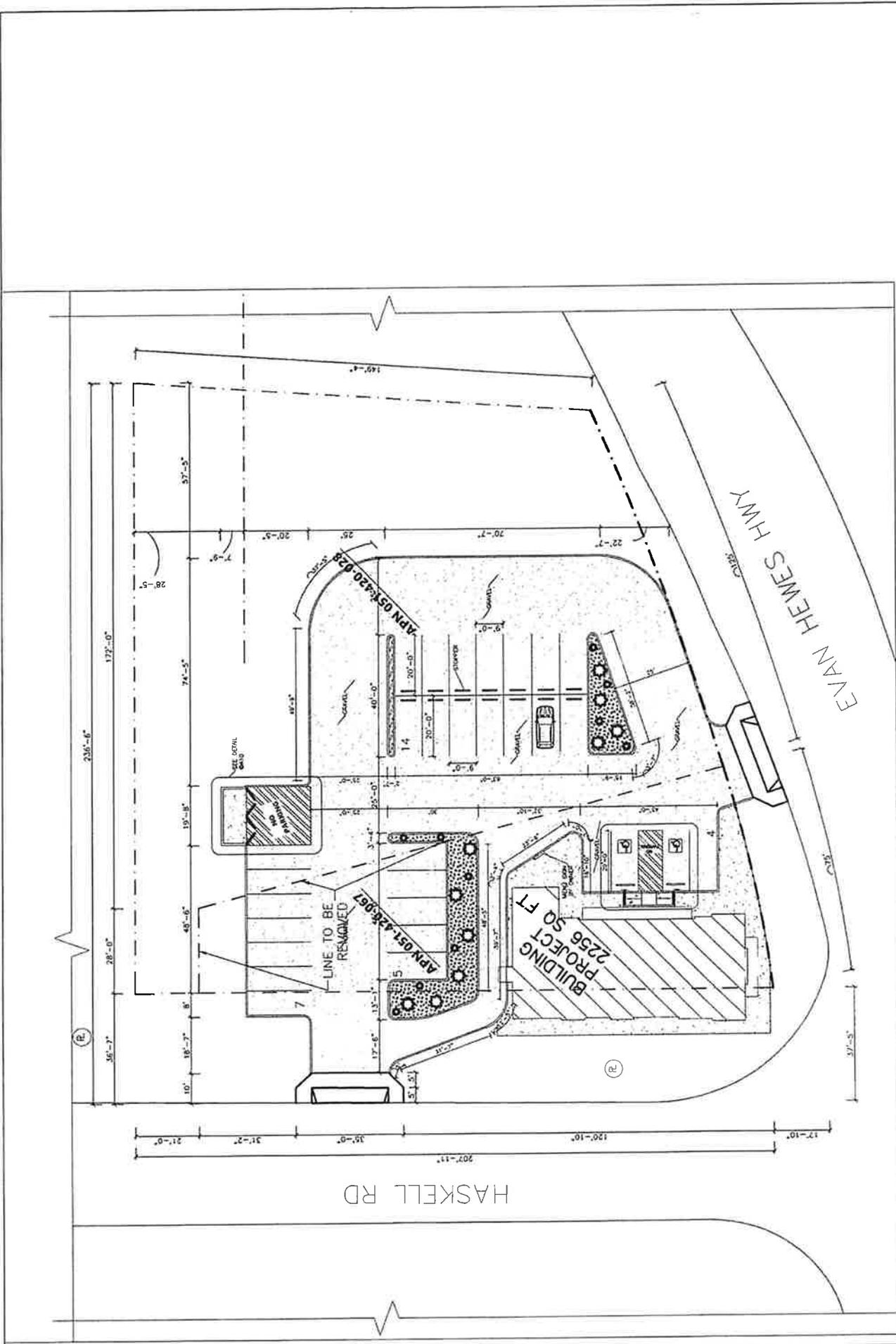


PROJECT		DONUTS AVENUE	
SCALE	AS SHOWN	DATE	06/20/2019
PROJECT CONTACTS		JOB No.	2019-04
EXISTING SITE		DRAWING No.	A3
1798 EVAN HEWES HWY., SEELY CA 92223		ISSUED BY	VA

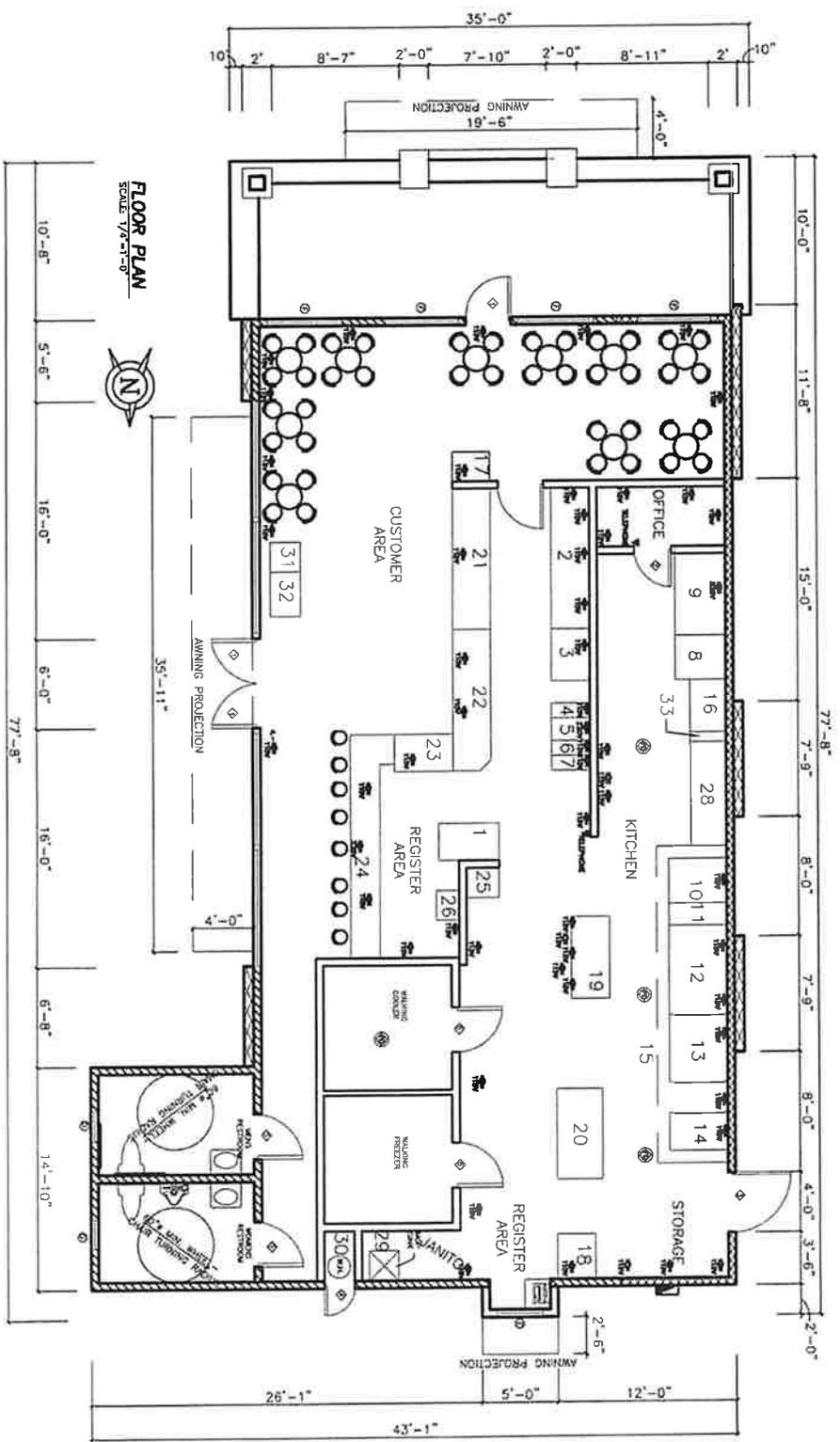
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



PROJECT:		DONUTS AVENUE	
SCALE:	1798 EVAN HEWES HWY., SEELYE CA 92273	DATE:	06/20/2019
AS SHOWN		DRAWN BY:	V.A.
SHEET CONTENTS:		JOB NO.	2019-04
EXISTING FLOOR PLAN		DRAWING NO.	A3



PROJECT:	DONUTS AVENUE		
SCALE:	1798 EVAN HEWES HWY	DRAWN BY:	SEELEY CA 92273
AS SHOWN	DATE: 06/20/2019	V.A.	
SHEET CONTENTS:		JOB No.	2019-04
PROPOSE SITE PLAN		DRAWING No.	A /

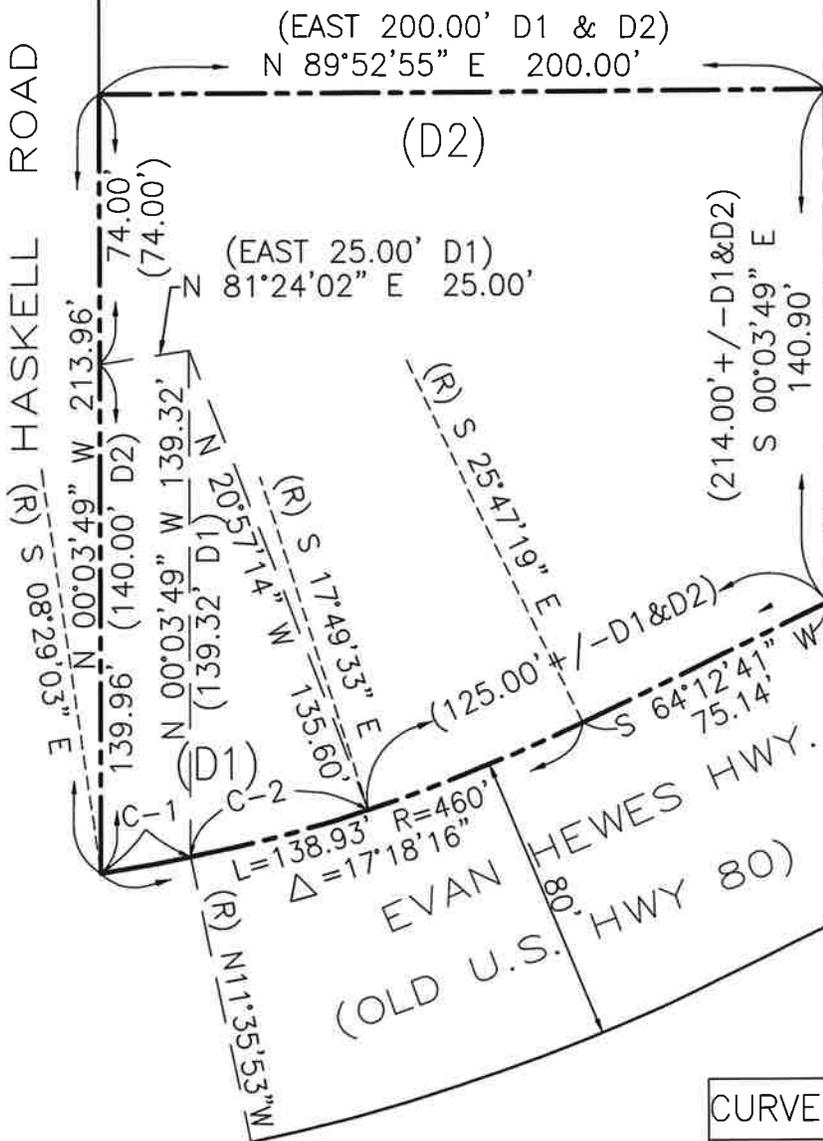


FLOOR PLAN
N.T.S.

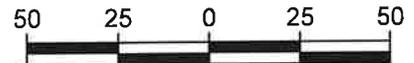


PROJECT	DONUTS AVENUE		
SCALE	1798 EVAN HEWES HWY., SEELY CA 92273		
AS SHOWN	DATE	08/20/2019	DRAWN BY: V.A.
SHEET CONTENTS			
PROPOSE FLOOR PLAN			
JOB NO.	2019-04		
DRAWING TITLE	/		
AS	/		

EXISTING LOTS CONFIGURATION NOT FOR RECORDATION



GRAPHIC SCALE: 1"= 50'



PRELIMINARY



PRELIMINARY

LEGEND:

- PROPERTY LINE
- EXISTING LOT LINE

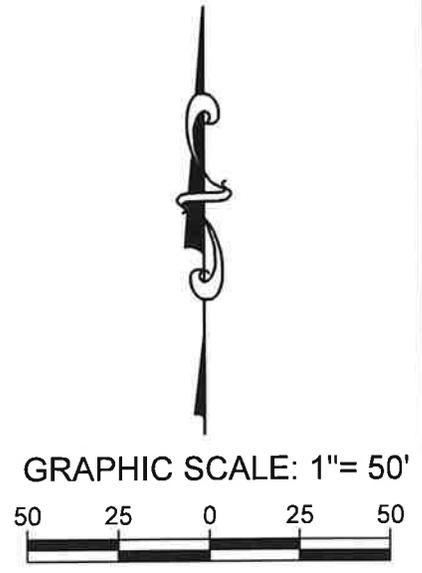
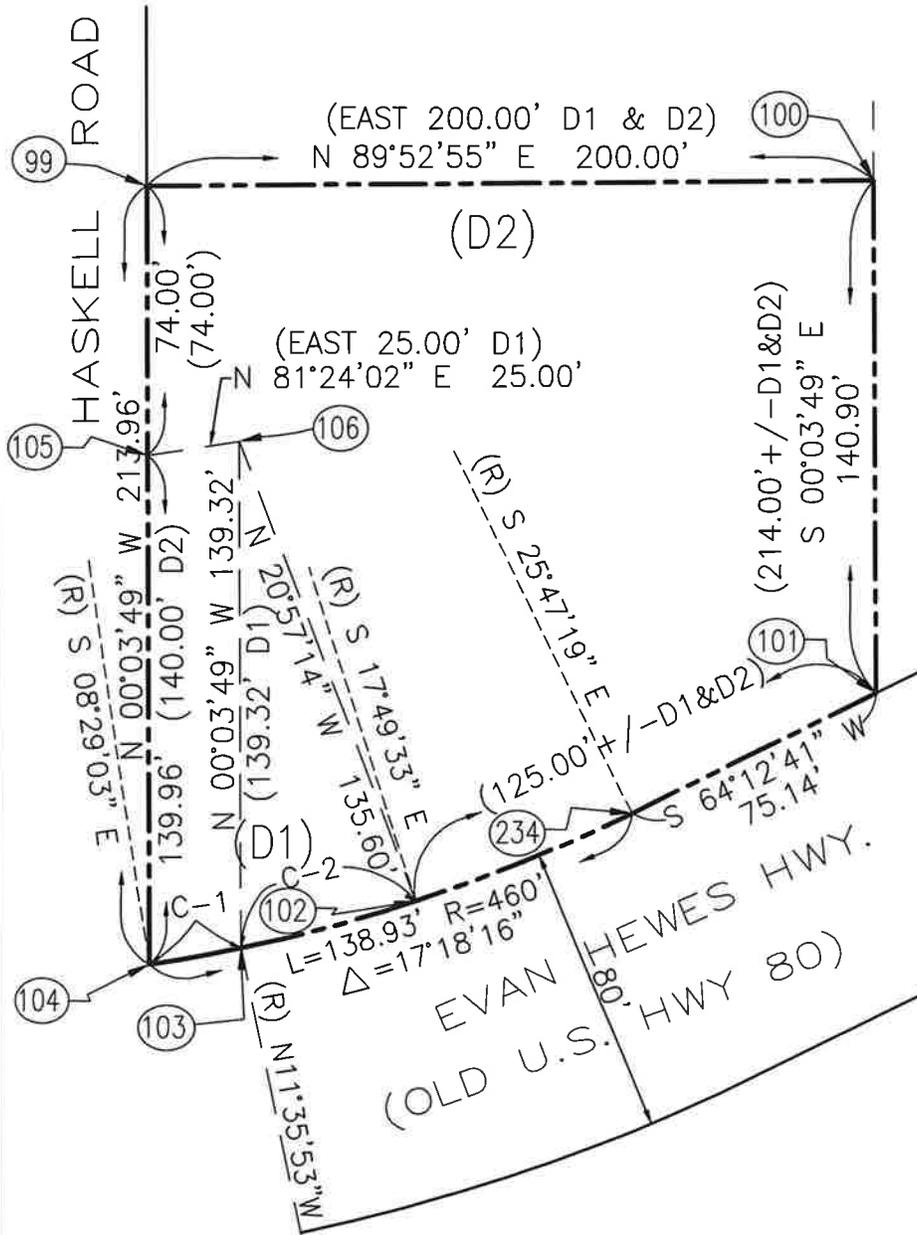
- (D1) DEED BOOK 2022, PAGE 215, DATE JUL. 21, 2000
- (D2) DEED BOOK 2022, PAGE 225, DATE JUL. 21, 2000

CURVE	RADIUS	DELTA	LENGTH
C-1	460.00'	03°06'50"	25.00'
C-2	460.00'	06°13'40"	50.00'

MOUNTAIN VIEW CONSULTING
 CIVIL ENGINEERING - SURVEYING - DRAFTING
 177 GARFIELD LANE - SHARPS CHAPEL TN 37866
 CELL 816.517.4178 - EMAIL BRIAN@MVCENG.COM

DATE: 1/09/2025

APN: 051-420-028 & 067



LEGAL DESCRIPTION:
 PORTION OF TRACT 65.
 T16S, R12E

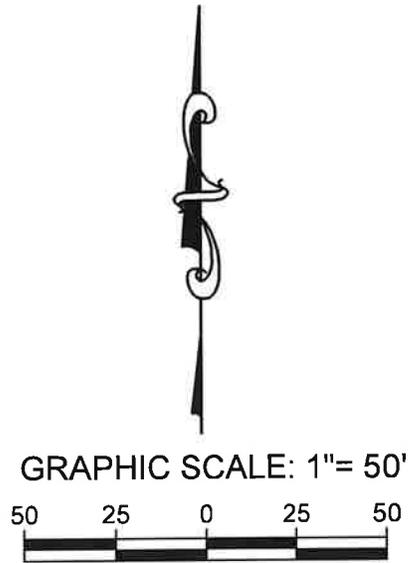
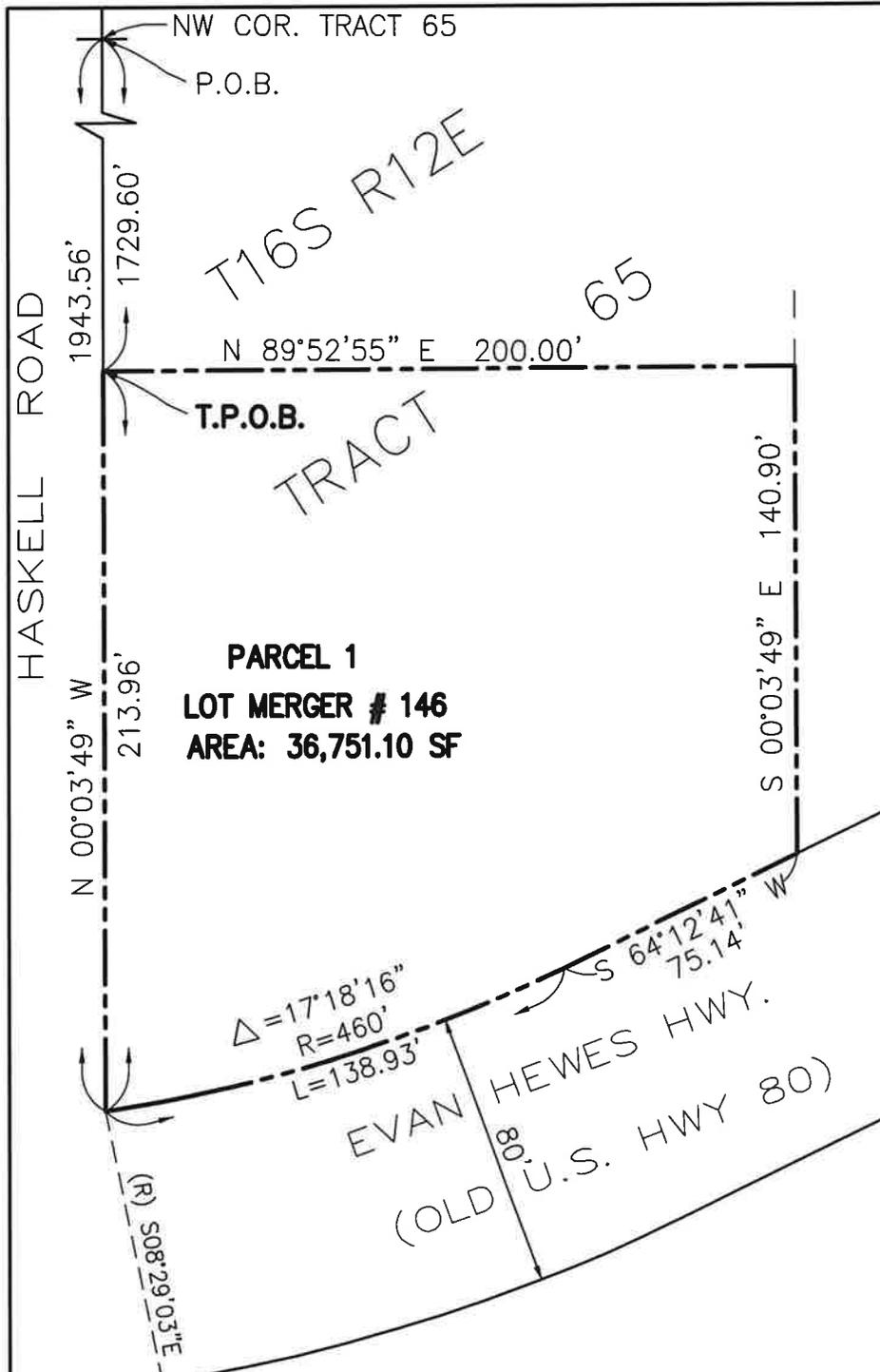
LEGEND

- PROJECT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- POINT OF BEGINNING P.O.B.
- TRUE POINT OF BEGINNING T.P.O.B.

MOUNTAIN VIEW CONSULTING
 CIVIL ENGINEERING - SURVEYING - DRAFTING
 177 GARFIELD LANE - SHARPS CHAPEL TN 37866
 CELL 816.517.4178 - EMAIL BRIAN@MVCENG.COM



EXHIBIT "B"
LOT MERGER NO. 146



LEGAL DESCRIPTION:
 PORTION OF TRACT 65.
 T16S, R12E

LEGEND

- PROJECT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- POINT OF BEGINNING P.O.B.
- TRUE POINT OF BEGINNING T.P.O.B.



PRELIMINARY

MOUNTAIN VIEW CONSULTING
 CIVIL ENGINEERING - SURVEYING - DRAFTING
 177 GARFIELD LANE - SHARPS CHAPEL TN 37866
 CELL 816.517.4178 - EMAIL BRIAN@MVCENG.COM

DATE: 1/09/2025

APN: 051-420-028 & 067

**ATTACHMENT “F”
COMMENT LETTERS**

AIR POLLUTION CONTROL DISTRICT



June 25, 2020

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

SUBJECT: Lot Merger 00146—Huot Sim and Weiyin Ji

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review proposed Lot Merger 00146 by applicants Huot Sim and Weiyin Ji. The applicants wish to merge three (3) parcels identified as APN 051-420-028 and 051-420-067 (051-420-067 is actually two (2) parcels) for the purpose of converting an existing bar into a donut shop. The project is located at 1798 W. Evan Hewes Highway in Seeley, California.

Upon review, the Air District reminds the applicants that conversion of the existing structure into a donut shop will need to conform to Air District rules and regulations, including Regulation VIII which is designed to mitigate fugitive dust during construction. The applicants are encouraged to review applicable rules and regulations on the Air District's website which can be accessed via the internet at <https://apcd.imperialcounty.org>. The Air District office can be reached at (442) 265-1800.

Sincerely,

Curtis Blondell
APC Environmental Coordinator

Reviewed by Monica Soucier
APC Division Manager



ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (412) 265-6000
Fax: (760) 482-2427

Training

Phone: (412) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (412) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (412) 265 3020

June 23, 2020

To: County of Imperial Planning and Building Department

RF: Lot Merger (MERG) #00146, 1798 W. Evan Hewes Highway, Seeley, CA 92273

APN: 051-420-028 & 051-420-067

Imperial County Fire Department would like to thank you for the chance to review and comment on the above mentioned project.

Imperial County Fire Department has the following comments for MERG #00146. The location exceeds the maximum distance to the nearest commercial fire hydrant. The nearest commercial hydrant is located approximately 535 feet to the north of 1798 W. Evan Hewes Highway on Haskell Rd. A commercial fire hydrant will need to be installed within 300 feet of the parcels. The applicant shall contact the Seeley Water District on requirements for installing water mains and hydrants within their district boundaries.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

RECEIVED

JUN 24 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



IID

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June 25, 2020

Ms. Jeanine Ramos
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

JUN 25 2020

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

SUBJECT: Lot Merger No. 00146

Dear Ms. Ramos:

On June 15, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on Lot Merger application no. 00146. The applicants, Huot Sim and Weiyin Ji, propose to merge three parcels located at 1798 W. Evan Hewes Hwy. in Seeley, California (APNs 051-420-028-000 and -067-000) to turn an existing bar into a donut shop.

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

1. If the applicant is contemplating an upgrade to the electrical service currently provided by IID to the site, for the purpose of the future development of a project, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@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 a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, generator specifications, type of disconnect, automatic transfer switch specifications, generator manual, generator operating procedures and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. 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 are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. 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, 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.**

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

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Sandra Blain – Deputy Manager, Energy Dept.,
Jesus Martinez – Engineer Principal, Energy Dept., Transmission Planning
Jamie Asbury – Asst. General Counsel
Vance Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Luis Valenzuela

From: Mario Salinas
Sent: Tuesday, June 23, 2020 9:40 AM
To: Jeanine Ramos
Subject: Lot Merger #00146

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ms. Ramos,

Pertaining to proposed Lot Merger #00146, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

Environmental Health Compliance Specialist I
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org



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Luis Valenzuela

From: Miriam Rosales <mrosales@seeleywaterdistrict.com>
Sent: Thursday, June 18, 2020 1:36 PM
To: Valerie Grijalva
Subject: Re: Request for Comments Lot Merger 00146
Attachments: d.a.pdf

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

Good Afternoon,

The only comment we have, is to make sure a grease interceptor is included in the construction.

Please update email information, I received this from my customer billing clerk, any further communication may be submitted to mrosales@seeleywaterdistrict.com

Thank you all, I have signed forms.

On Wed, Jun 17, 2020 at 8:22 AM Nancy Obeso <nobeso@seeleywaterdistrict.com> wrote:
Good Morning I received this e-mail on my days off. Information that needs to be e-mail to management.

Nancy Obeso

Customer Account Clerk I

SEELEY COUNTY WATER DISTRICT | 1898 W Main Street |

| PO BOX 161 | Seeley, CA 92273 |

Email: nobeso@seeleywaterdistrict.com

Office: 760.425.0000 Fax: 760.352.0589

www.DistrictsMakeTheDifference.org



----- Forwarded message -----

From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>

Date: Mon, Jun 15, 2020 at 5:05 PM

Subject: Request for Comments Lot Merger 00146

To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>, Sandra Mendivil

<SandraMendivil@co.imperial.ca.us>, Matt Dessert <MattDessert@co.imperial.ca.us>, Monica Soucier

<MonicaSoucier@co.imperial.ca.us>, Ryan Kelley <RyanKelley@co.imperial.ca.us>, Adam Crook

<AdamCrook@co.imperial.ca.us>, Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>, Esperanza

Colio <EsperanzaColio@co.imperial.ca.us>, Jeff Lamoure <JeffLamoure@co.imperial.ca.us>, Vanessa

Ramirez <VanessaRamirez@co.imperial.ca.us>, Jorge Perez <JorgePerez@co.imperial.ca.us>, Robert

Malek <RobertMalek@co.imperial.ca.us>, Andrew Loper <AndrewLoper@co.imperial.ca.us>, Rosa

Lopez <RosaLopez@co.imperial.ca.us>, John Gay <JohnGay@co.imperial.ca.us>, Carlos Yee

<CarlosYee@co.imperial.ca.us>, scottsheppard@icso.org <scottsheppard@icso.org>,

tgarcia@icso.org <tgarcia@icso.org>, dvargas@iid.com <dvargas@iid.com>, aellis@seeley.k12.ca.us

Planning and Development Services

801 Main Street

El Centro, CA 92243

Office: (442)265-1779

Fax: (442) 265-1735



Miriam Rosales

Administrative General Manager and Secretary of the Board

SEELEY COUNTY WATER DISTRICT | 1898 W Main Street

| PO BOX 161 | Seeley, CA 92273 |

Email: mrosales@seeleywaterdistrict.com

Direct Line: 760.425.0041 Office: 760.352.6612 Fax: 760.352.0589

www.DistrictsMakeTheDifference.org

"The greatest gift life has to offer is the opportunity to work hard at work worth doing."

-Theodore Roosevelt