

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: October 22, 2025
AGENDA TIME: 9:00AM / No. 2

PROJECT TYPE: Ana Luisa Landeros
Lot Merger (MERG) #00166 SUPERVISOR DIST. #4

LOCATION: 255 East Fifth Street APN(s): 021-144-003

Niland, CA 92257 PARCEL SIZE: ±0.172-AC

GENERAL PLAN (existing) Urban (Niland) GENERAL PLAN (proposed) N/A

ZONE (existing) R-1 (Low Density Residential Zone) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 10/22/2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: N/A

☐ 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	☐	NONE	☒	ATTACHED
AG	☐	NONE	☒	ATTACHED
APCD	☐	NONE	☒	ATTACHED
E.H.S.	☒	NONE	☐	ATTACHED
FIRE / OES	☒	NONE	☐	ATTACHED
OTHER		Quechan Indian Tribe & IID		

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT MERGER #00166 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT MERGER #00166 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT MERGER #00166, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department

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

Jim Minnick, Director of ICPDS

S:\AllUsers\APN\021\144\003\MERG00166\IPC\Project Report.docx

STAFF REPORT
Planning Commission Meeting
October 22, 2025
Lot Merger (MERG) #00166

Applicant: **Ana Luisa Landeros**
 1241 North Cherry Avenue
 Heber, CA 92249

Project Location:

The proposed project site is located at 255 East Fifth Street, Niland, CA 92257; further identified as Assessor's Parcel Number(s) 021-144-003-000 and legally described as Lots 19 and 20, from Block 28, Townsite of Niland OM 2 81 82, of the Niland Urban Area Plan, in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The Applicant is proposing a lot merger between two (2) undersized lots identified under APN 021-144-003 and zoned as R-1 (Low Density Residential Zone), to create a single and larger lot to accommodate the installation of a mobile home. All future developments will be made to County standards.

Water and sewer to the newly merged lot would be provided via existing water and sewer service lines. Physical access would continue to be via Fifth Street.

Existing Parcels:

- "Parcel A" (021-144-003) – ±0.086 Acres
- "Parcel B" (021-144-003) – ±0.086 Acres

Total: ±0.172 Acres

Proposed Merged Parcel Size:

- Parcel A+B = ±0.172 Acres

County Ordinance:

Lot Merger (MERG) #00166 is consistent with the Imperial County Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00 "Lot Mergers Initiated by Property Owner".

Land Use Analysis:

Under the Niland Urban Area Plan, the land use designation for both parcels is Urban and zoned R-1 (Low Density Residential Zone) per Zoning Map #11A of the Imperial

County Title 9 Land Use Ordinance. The proposed project is consistent with the County's General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant/Residential	R-1 (Low Density Residential Zone)	Urban
North	Residential	R-1 (Low Density Residential Zone)	Urban
South	Residential	R-1 (Low Density Residential Zone)	Urban
East	Vacant/Residential	R-1 (Low Density Residential Zone)	Urban
West	Vacant/Residential	R-1 (Low Density Residential Zone)	Urban

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00166 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

Staff recommend that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Merger (MERG) #00166 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Merger (MERG) #00166 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00166, subject to the attached conditions.

PREPARED BY:

Alan C. Molina, Planner II
Planning & Development Services



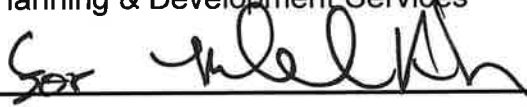
REVIEWED BY:

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. PC Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment Letters

ATTACHMENT “A”

VICINITY MAP

PROJECT LOCATION MAP



LUXOR AVE

5th St

6th St

Project Location



ANA LUISA LANDEROS
MERG #00166
APN 021-144-003

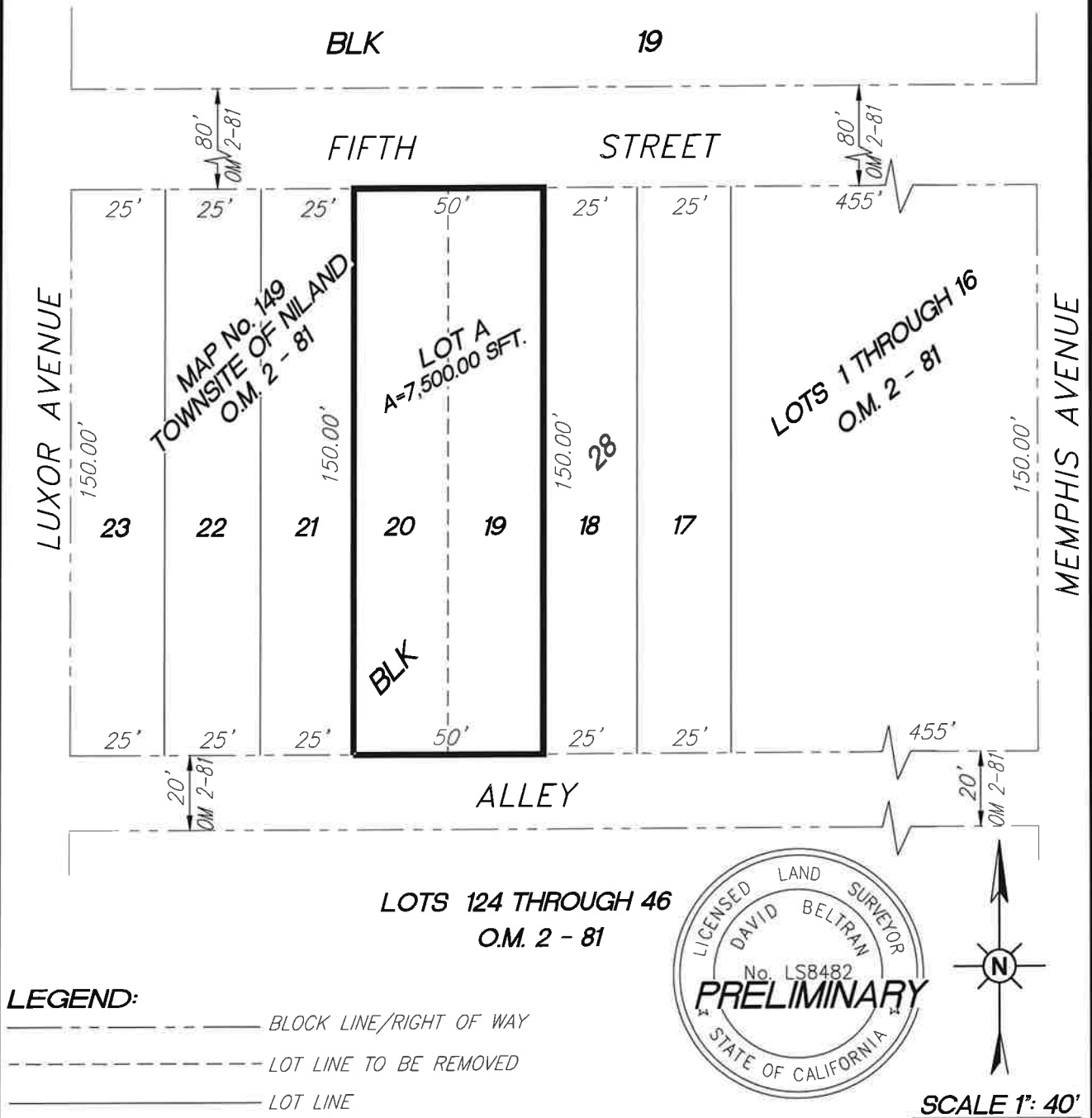
--- Project Location
--- Parcels
--- Centerline



ATTACHMENT “B”
SITE PLAN

EXHIBIT "B"

LOT MERGER NO. _____



NOTES:

- 1.- AREA OF LOT A= 7,500.00 S.F.
(0.17 ACRES MORE OR LESS)
- 2.- DIMENSIONS SHOWN HEREON ARE RECORD DATA
PER MAP No.149, TOWNSITE OF CALIPATRIA O.M. 2-81

Dynamic Consulting Engineers, Inc.
2415 Imperial Business Park Drive, Suite B
Imperial, CA 92251

ATTACHMENT “C”
PC RESOLUTION & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00166” FOR ANA LUISA LANDEROS.

WHEREAS, Ana Luisa Landeros submitted an application for Lot Merger #00166 to combine two (2) undersized lots to create a single and larger lot to accommodate the installation of a mobile home; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; 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 October 22, 2025; 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 (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 #00166 have been made as follows:

A. Are the lots or parcels contiguous?

The two (2) parcels are contiguous, and the proposed lot merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00.

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

MERG #00166 is zoned as R-1 (Low Density Residential Zone) per the Niland Urban Area Plan under the Imperial County Land Use Ordinance Title 9 and conforms to both State Law and County of Imperial Ordinance.

- 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 are consistent with the Subdivision Map Act and County Ordinance. The two (2) subject lots were created through Original Map (OM) #2-81, Lots 19 & 20 of Block 28.

- 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 (2) parcels are contiguous, and the proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00 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 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 comprehensive lot merger is to combine two (2) contiguous lots to create a single and larger lot. This newly consolidated lot is intended to accommodate the installation of a mobile home within the Niland Urban Area Plan.

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

Access to the adjoining lots will not be restricted by the lot merger. If approved, the newly merged parcel will continue to have access via Fifth Street.

- G. The parcels, as merged, will not conflict with the location of any existing structures on the property.**

The lot merger does not conflict with the location of any existing structures on the property, as the lots in question are currently vacant.

- H. No new lots are created through the merger.**

The merger will not create new lots. The two (2) residential parcels will be combined to create a larger one.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00166, 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 **October 22, 2025**, 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) #00166

APN(s) # 021-144-003

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 Director 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 1/2" 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 legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
- 2) The lot merger shall be reflected in a deed, which shall be recorded.¹
- 3) A **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to be submitted to provide for property grading and drainage control and prevent damage to adjacent properties.¹
- 4) Prior the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommend grading and drainage controls were completed per the accepted drainage and grading letter.¹
- 5) Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance the following street improvements are required and must be shown on site plan:

- a) **Concrete paved driveway** from 5th Street existing edge of pavement to County Right-of-Way shall be installed per Imperial County Dwg No. 411B Concrete Driveway for Street with No Curb. ¹
- 6) **Encroachment Permit** Application shall be submitted for the required driveway (per Chapter 12.12 - Excavations on or near a Public Road of the Imperial County Ordinance). ¹
- 7) The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost. ²
- 8) Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure. ²
- 9) Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. ²
- 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. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists. ²
- 11) The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project. ²
- 12) Applicant shall provide a surveyed legal description and 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. ²

INFORMATIVE:

A **Transportation Permit** may be required from road agency(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads. ¹

1 - Imperial County Department of Public Works comment letter dated October 2, 2025.

2 – Imperial Irrigation District comment letter dated August 8, 2025

ATTACHMENT “E”
APPLICATION & SUPPORTING
DOCUMENTATION

LOT MERGER

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 ANA LUISA LANDEROS	EMAIL ADDRESS ana.landerosc21@gmail.com	
2. MAILING ADDRESS 1241 N. CHERRY AVE; HERBET CA	ZIP CODE 92249	PHONE NUMBER (760) 791.4286
3. ENGINEER'S NAME ANA LUISA LANDEROS	CAL. LICENSE NO. 92249	
4. MAILING ADDRESS	ZIP CODE	PHONE NUMBER
5. PROPERTY "A" (site) ADDRESS 255 E. 5th ST	LOCATION NILAND, CA 92257	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 021.144.003	SIZE OF PROPERTY (in acres or square foot) 25' X 150'	
7. EXISTING USE VACANT LAND (PREVIOUS HOME - WAS DEMO)	CURRENT ZONE R-1	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 19 & 20 BLOCK 28 TOWNSHIP OF NILAND 0 M 2 B 1 B 2		
9. PROPERTY "B" (site) ADDRESS 255 E. 5th ST	LOCATION NILAND, CA 92257	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 021.144.003	SIZE OF PROPERTY (in acres or square foot) 25' X 150'	
11. EXISTING USE VACANT LAND (PREVIOUS HOME WAS DEMO)	CURRENT ZONE R-1	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 19 & 20 BLOCK 28 TOWNSHIP OF NILAND 0 M 2 B 1 B 2		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER INSTALLING SINGLE WIDE MOBILE HOME 14' X 60' (RESIDENTIAL USE)		
14. PROPOSED MERGED PARCEL SIZE 50' X 150'	PROPOSED USE INSTALL A MOBILE HOME	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	CITY SEWER ON STREET
16. DESCRIBE PROPOSED WATER SYSTEM	CITY WATER METER LOCATED IN THE ALLEY
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	VACANT LOTS NO ACCESS REQUIREMENTS
18. IS THIS PARCEL PLANNED TO BE ANNEXED? ☐ Yes ☒ 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

ANA LUISA LANDEROS **12 JUNE 2025**
Print Name (owner) Date
Ana L. Landeros
Signature (owner)

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
- E. OTHER

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

INITIATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE **6/30/25** REVIEW / APPROVAL BY
DATE _____ OTHER DEPT'S required:
DATE _____ ☐ P W
DATE _____ ☐ E H S
DATE _____ ☐ A P C D
DATE _____ ☐ O E S
DATE _____ ☐ _____

MERG#

00166



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

7-17-12 MF
4-30-99 RM
10-15-97 LC
5-20-97 LS
9-23-03 AR
2-5-02 AR
12-12-01 AR
10-25-88 RM
3-28-85 RM
2-26-88 LS

11-14-24 MA

58-004
58-003

NE 1/4 SEC 9

58-004
58-003

Assessor's Map Bk.21-Pg.14
County of Imperial, Calif.

EXHIBIT "A"
LOT MERGER NO. _____
LEGAL DESCRIPTION

LOT A

LOTS 19 AND 20, INCLUSIVE, BLOCK 28, TOWNSITE OF NILAND, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 149, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,500.00 SQUARE FEET (0.17 ACRES), MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE DESCRIBED REAL PROPERTY SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

PRELIMINARY

DAVID BELTRAN, PLS 8482
DYNAMIC CONSULTING ENGINEERS, INC.

DATE



ATTACHMENT “F”
COMMENT LETTERS



IID

A century of service.

RECEIVED

By Imperial County Planning & Development Services at 2:45 pm, Aug 08, 2025

www.iid.com

Since 1911

Friday, August 8, 2025

Alan Molina
Planner I
Planning and Development Services
801 Main Street
El Centro, CA 92243

SUBJECT: Ana Luisa Landeros Lot Merger (MERG00166 (Niland))

Dear Alan Molina:

On Wednesday, July 23, 2025, the Imperial Irrigation District received a request from the Imperial County Planning and Development Services for agency for the Ana Luisa Landeros Lot Merger located at 255 E. 5Th Street, Niland, CA 92257. The applicant is proposing a comprehensive lot merger between two undersized lots under APN 021-144-003 zoned as R-1(Low Density Residential Zone), to accommodate the installation of a mobile home.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

4. 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. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service upgrade, please contact the areas service planner Mr. Oscar Ruelas at 760-482-3423 or email at ORuelas@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project.
7. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
8. 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.
9. Applicant shall provide a surveyed legal description and 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.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Geoff Holbrook
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept
Paul Rodriguez – Deputy Manager., Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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Public Works works for the Public



October 2, 2025

RECEIVED

By Imperial County Planning & Development Services at 4:38 pm, Oct 02, 2025

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

Attention: Alan Molina, Planner I

SUBJECT: LM 166 – Ana Luisa Landeros:
Located on 255 E. 5th Street, Niland, CA 92257
APN 021-144-003

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on July 25, 2025 for the above mentioned project. The applicant is proposing a comprehensive lot merger between two undersized lots under APN 021-144-003 zoned as R-1 (low Density Residential Zone), to accommodate the installation of a mobile home.

Department staff has reviewed the package information. Please be aware if the following shall be conditions of approval as described:

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot merger shall be reflected in a deed, which shall be recorded.
3. A **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to be submitted to provide for property grading and drainage control and prevent damage to adjacent properties.
4. Prior the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommend grading and drainage controls were completed per the accepted drainage and grading letter.
5. Per Section 12.10.020 – Street Improvement Requirements of Imperial County Ordinance the following street improvements are required and must be shown on site plan:
 - a. **Concrete paved driveway** from 5th Street existing edge of pavement to County Right-of-Way shall be installed per Imperial County Dwg No. 411B Concrete Driveway for Street with No Curb.
6. **Encroachment Permit** Application shall be submitted for the required driveway (per Chapter 12.12 – Excavations on or near a Public Road of the Imperial County Ordinance).

INFORMATIVE:

- A **Transportation Permit** may be required from road agency(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads.

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:

A handwritten signature in blue ink, appearing to read "Atondo V.", is written over the printed name.

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

RECEIVED

Olivia Lopez

JUL 26 2025

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Saturday, July 26, 2025 6:56 AM
To: Olivia Lopez; Planning - ICPDSComentLetters
Subject: Re: [EXTERNAL]:MERG00166 Request for Comments

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

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

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Friday, July 25, 2025 2:22 PM

To: Jaciel Lainez <JacielLainez@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquez-Bazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Ryan Kelley <rkelly@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; Joanna Smith Hoff <iidenvironmental@iid.com>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Daniel Tsosie

Olivia Lopez

From: Jaciel Lainez
Sent: Thursday, August 7, 2025 3:37 PM
To: Olivia Lopez; Alan Molina
Cc: Planning - ICPDSCCommentLetters; Margo Sanchez
Subject: RE: MERG00166 Request for Comments

RECEIVED

AUG 07 2025

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICE

Good Afternoon,

The Ag Commissioner's Office has No Comment on this project. Thank you.

Best,



Imperial County Agricultural
Commissioner's Office

Jaciel Lainez

Agricultural Biologist/Standards Specialist IV
Weights & Measures/Special Projects

(442) 265-1490

jaciellainez@co.imperial.ca.us

<https://agcom.imperialcounty.org>

852 Broadway Ave, El Centro, CA 92243

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From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Friday, July 25, 2025 2:22 PM

To: Jaciel Lainez <jaciellainez@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquez-Bazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Ryan Kelley <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; Joanna Smith Hoff <jiidenvironmental@iid.com>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Daniel Tsosie <dtosie@campo-nsn.gov>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>; Adriana Ceballos

AIR POLLUTION CONTROL DISTRICT



August 7, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 8:26 am, Aug 08, 2025

SUBJECT: MERG 00166 Ana Luisa Landeros

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for a Lot Merger 00166 at 255 E. 5th Street in Niland. The comprehensive merger would combine two (2) undersize lots (lots 19 and 20) under Assessor Parcel Number 021-144-003 zoned as R-1 (Low Residential) to accommodate the installation of a mobile home.

The Air District has no comment.

The Air District's Rules and Regulations and other forms can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell,
APC Environmental Coordinator II

Reviewed by

Monica N. Soudier,
APC Division Manager