

STAFF REPORT
Planning Commission
July 12, 2023
Lot Merger #00153

Applicant: **Grewal Holdings, LLC**
21550 Oxnard Street, Suite 655
Woodland Hills, CA 91367

Agent: **ProTerra**
Jose Carlos Romero, P.L.S.
444 South 8th Street, Suite B-4
El Centro, CA 92243

Project Location:

The proposed project site consists of nine (9) parcels and a segment of Stefani Street located at 1761 Maggio Road, Calexico, CA 92231, within the Gateway of the Americas Specific Plan Area. These parcels are further identified as Assessor's Parcel Numbers 059-434-009, 059-434-010, 059-434-011, 059-434-012, 059-434-013, 059-435-003, 059-435-004, 059-435-005 and 059-435-006; legally described as Lots 4, 5, 6, 7, 8, 9, 10, 17, and 18 of the Maggio Commercial Park Subdivision, Tract 941-Unit 4, Township 17 South, Range 15 East of the San Bernardino Base & Meridian (S.B.B.M.).

The proposed project area is bounded by Maggio Boulevard on the North, Marcy Street on West, and State Route 7 (SR-7) on the South, approximately 4.5 miles east of the City of Calexico, and approximately (1) one mile northeast of the Calexico East Port of Entry.

Project Summary:

The applicant is proposing a comprehensive Lot Merger to combine nine (9) parcels and a segment of Stefani Street, which is currently in the process of being vacated, for the future development and construction of a new TA Truck Stop. All lots are located east of Marcy Street and adjacent to California State Route 7 (CA-SR7) within the Gateway of the Americas Specific Plan Area. The Lot Merger would create a single +/- 16.72-acre parcel.

Water to the newly merged parcel will be provided via an existing 18" water line along Maggio Boulevard and an existing 12" water line on Marcy Street.

Sewer the newly merged parcel will be provided via an existing 12" sewer line along Maggio Boulevard and an existing 8" sewer line on Marcy Street.

Physical access to the newly merged parcel will be via Maggio Boulevard and Marcy Street.

Existing Parcels Size:

Parcel 1 (059-434-009) – +/- 1.10 acres
Parcel 2 (059-434-010) – +/- 1.13 acres
Parcel 3 (059-434-011) – +/- 1.08 acres
Parcel 4 (059-434-012) – +/- 1.28 acres
Parcel 5 (059-434-013) – +/- 1.57 acres
Parcel 6 (059-435-003) – +/- 1.30 acres
Parcel 7 (059-435-004) – +/- 1.80 acres
Parcel 8 (059-435-005) – +/- 2.45 acres
Parcel 9 (059-435-006) – +/- 3.40 acres

Proposed Merged Parcel Size: +/- 16.72 acres

Project Background:

- A Street Vacation Request for the segment of Stefani Street was submitted to the County Road Commissioner on October 19, 2022.
- According to the Department of Public Works, the Road Abandonment application for the segment of Stefani Street is tentatively scheduled to be heard before the Board of Supervisors on July 11, 2023.

County Ordinance:

Upon approval of the Road Abandonment application for the segment of Stefani Street by the Board of Supervisors, Lot Merger #00153 will be consistent with the Imperial County Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00 “Lot Mergers Initiated by Property Owner,” as well as with the Gateway of the Americas Specific Plan, Section (III)(D)(1)(d) “Minimum Lot Dimensions” which states that the required minimum lot dimension in a Gateway Commercial (GC) zoned parcel to be 10,000 square feet.

Land Use Analysis:

Under the Imperial County General Plan, the land use designation for all parcels is Gateway of the Americas Specific Plan Area and the project site is currently zoned as “GC” (Gateway Commercial) per Zoning Map #18 of the Imperial County Title 9 Land Use Ordinance.

The proposed Lot Merger anticipates the combination of nine (9) parcels and a segment of Stefanie Street together for the future development and construction of a new TA Truck Stop within the Gateway of the Americas Specific Plan Area. The proposed Lot Merger would create a single +/- 16.72 acre parcel.

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	GC-Gateway Commercial	Gateway Specific Plan
North	Vacant	GC-Gateway Commercial	Gateway Specific Plan
South	Industrial/Warehousing	GI-Gateway Industrial	Gateway Specific Plan
East	Commercial/Truck Stop	GC-Gateway Commercial	Gateway Specific Plan
West	Vacant	GC-Gateway Commercial	Gateway Specific Plan

Environmental Determination:


After review of the CEQA Guidelines, it has been determined that Lot Merger #00153 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 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 #00153 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
2. Find that Lot Merger #00153 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Merger #00153, subject to the attached conditions.

PREPARED BY: Gerardo A. Quero, Planner I
Planning & Development Services



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



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

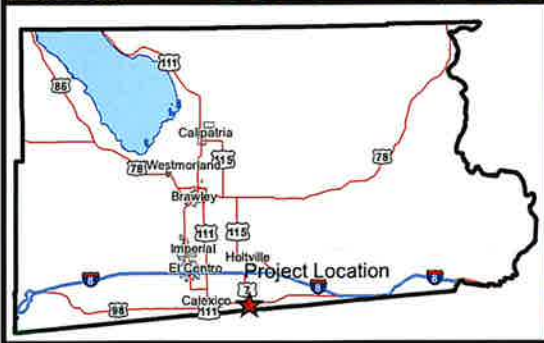
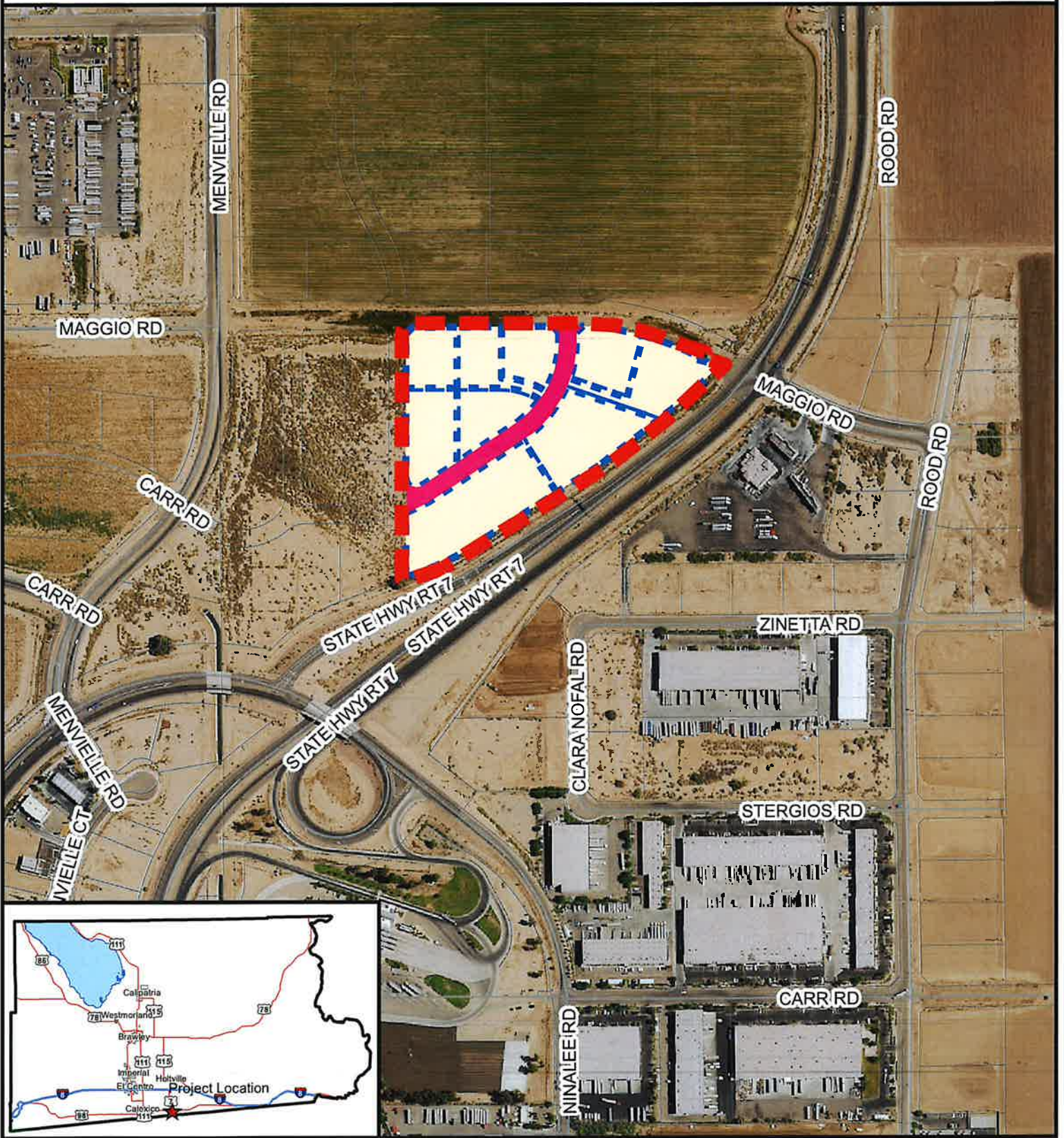


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment Letters

ATTACHMENT "A" – VICINITY MAP

PROJECT LOCATION MAP



**GREWAL HOLDINGS, LLC
(TA TRUCK STOP)
MERG #00153
APN 059-434-009, 010, 011, 012, 013,
059-435-003, 004, 005 AND 006**

	Proposed Road To Be Abandoned
	Existing Parcel Configuration
	Proposed Lot Merger
	Centerline
	Parcels

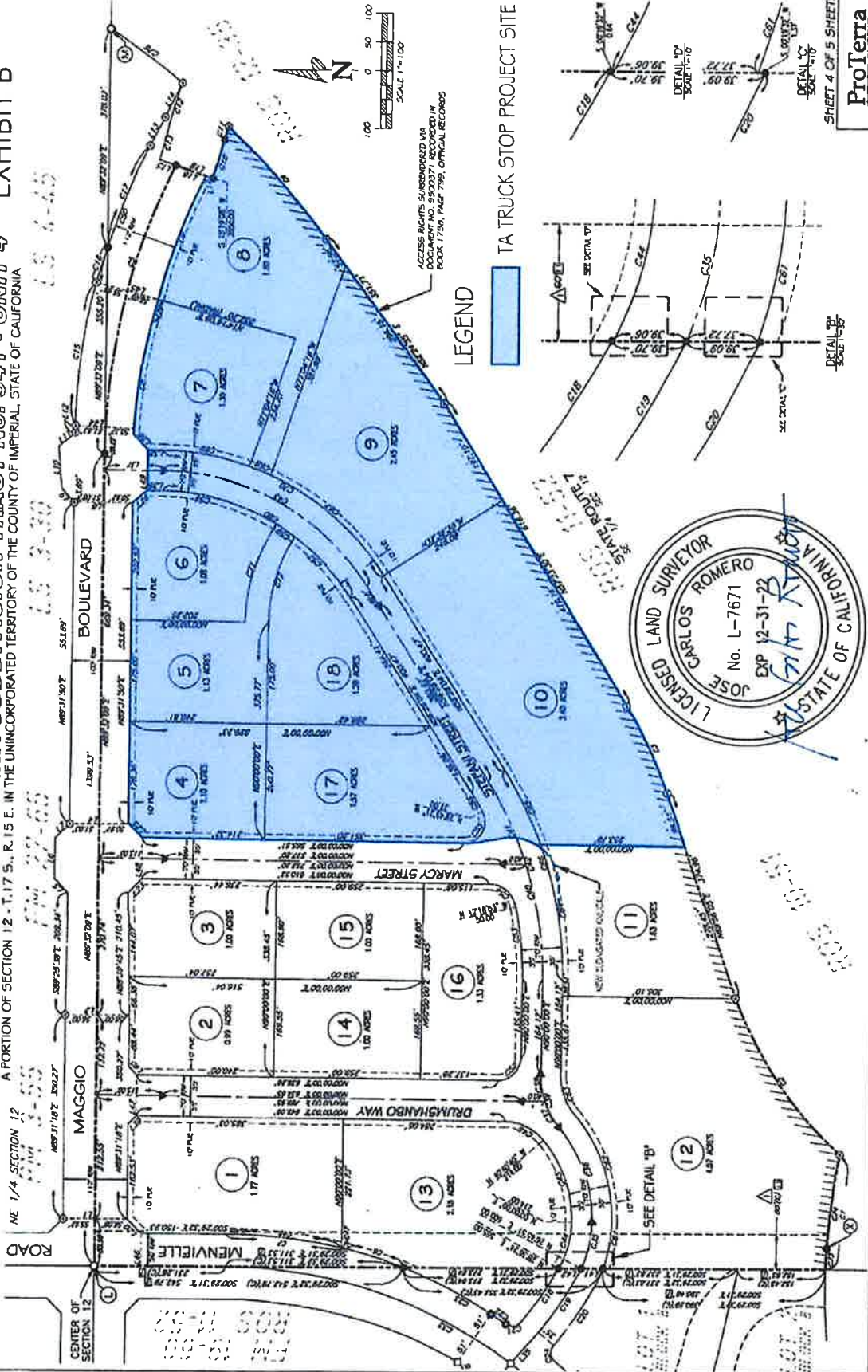


ATTACHMENT "B" – SITE PLAN

FM B28 P28

EXHIBIT B

MAGGIO COMMERCIAL PARK SUBDIVISION TRACT No. 941 - UNIT 4
A PORTION OF SECTION 12 - T.17 S., R.15 E. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

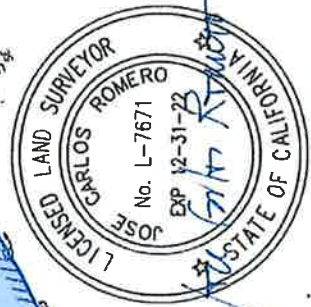
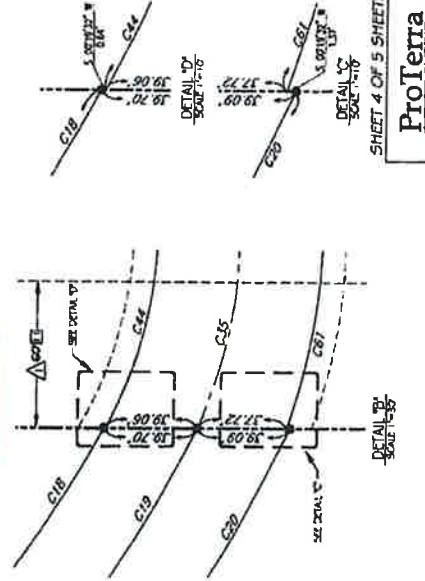


ACCESS RIGHTS AS SHOWN OR AS SHOWN BY RECORD MAP IN BOOK 1756, PAGE 739, OFFICIAL RECORDS

LEGEND



TA TRUCK STOP PROJECT SITE



SHEET 4 OF 5 SHEETS
Protera
SHEET 111 13 13 27 28

ATTACHMENT "C" – PC RESOLUTIONS

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00153” GREWAL HOLDINGS, LLC.

WHEREAS, Grewal Holdings, LLC submitted an application for Lot Merger #00153 to combine nine (9) lots and a segment of Stefani Street for the future development and construction of a new TA Truck Stop within the Gateway of the Americas Specific Plan Area; 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 July 12, 2023; 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 #00153 have been made as follows:

A. Are the lots or parcels contiguous?

Upon the tentative approval of the Road Abandonment application for the segment of Stefani Street, the nine (9) parcels will be contiguous and the proposed merger will be 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.

MERG #00153 is zoned as GC (Gateway Commercial) located within the Gateway of the Americas Specific Plan Area 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.

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

Upon the tentative approval of the Road Abandonment application for the segment of Stefani Street, the nine (9) parcels will be contiguous and the proposed merger will be consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9 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 lot merger is to combine nine (9) lots and a segment of Stefani Street for the future development and construction of a new TA Truck Stop within the Gateway of the Americas Specific Plan Area.

- 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.

- 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.

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

The merger will not create new lots. The nine (9) parcels and a segment of Stefani Street, once abandoned, will be combined to create one parcel.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Merger #00153, 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 **July 12, 2023** 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) #00153

APN(s) # 059-434-009, 059-434-010, 059-434-011, 059-434-012, 059-434-013, 059-435-003, 059-435-004, 059-435-005 and 059-435-006

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 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. Provide a Lot Merger prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Merger.

3. Approval of Lot Merger #00153 shall be subject to the tentative approval of Stefani Street's Road Abandonment application.
4. Lot Merger #00153 shall be subject to conditions of approval set forth by the Imperial County Department of Public Works.
5. Applicant should contact the California Department of Transportation (Caltrans) prior to the future development of the parcel. ¹
6. The Lot Merger legal description should include the proposed vacated Stefani Street along with the nine (9) Lots. ²
7. Exhibit "B" is acceptable; however, an exhibit should be included without the Lots and Street. ²

1 - California Department of Transportation (Caltrans) comment letter dated November 21, 2022.

2 - Imperial County Department of Public Works comment letter dated May 18, 2023.

**ATTACHMENT “E” – APPLICATION &
SUPPORTING DOCUMENTATION**

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 Grewal Holdings LLC, a California Limited Liability Company		EMAIL ADDRESS ravigrewal192@gmail.com	
2. MAILING ADDRESS 21550 Oxnard Street, Suite 655, Woodland Hills, CA		ZIP CODE 91367	PHONE NUMBER 310-748-1348 cell
3. ENGINEER'S NAME J. Carlos Romero, Land Surveyor		CAL. LICENSE NO. PLS 7,671	EMAIL ADDRESS jcrproterraus@gmail.com
4. MAILING ADDRESS Pro Terra, 444 South 8th Street, Suite B-4, El Centro, CA		ZIP CODE 92243	PHONE NUMBER 760-235-5185 cell
5. PROPERTY "A" (site) ADDRESS Addresses to Be Determined		LOCATION SE Quadrant Maggio & SR-7 Gateway of the Americas	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 590-434-009 + 590-434-010 + 590-434-011 + 590-434-012 + 590-434-013 = 6.16 AC		SIZE OF PROPERTY (in acres or square foot)	
7. EXISTING USE LOT "A" = 5 Empty Parcels			CURRENT ZONE Commercial
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Lots 4, 5, 6, 17 & 18 of Maggio Commercial Park Subdivision Tract No. 941 - Unit 4			
9. PROPERTY "B" (site) ADDRESS Addresses to Be Determined		LOCATION SE Quadrant Maggio & SR-7 Gateway of the Americas	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 590-435-003 + 590-435-004 + 590-435-005 + 590-435-006		SIZE OF PROPERTY (in acres or square foot) 8.99 AC	
11. EXISTING USE LOT "B" = 4 Empty Parcels			CURRENT ZONE Commercial
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Lots 7, 8, 9, & 10 of Maggio Commercial Park Subdivision Tract No. 941 - Unit 4			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER A comprehensive Lot Merger of all Lots 4, 5, 6, 7, 8, 9, 10, 17 & 18 and a segment of Stefani Street, all of which are located east of Marcy Street. Once merged, the new parcel will consists of approx. 16.72 AC for the New TA Truck Stop. The Street Vacation was submitted 10.19.22 to the County Road Commissioner.			
14. PROPOSED MERGED PARCEL SIZE 16.72 AC		PROPOSED USE Commercial - Truck Stop	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	Existing Sewer Collection & Treatment System Gateway of The Americas
16. DESCRIBE PROPOSED WATER SYSTEM	Existing Water Distribution & Treatment System Gateway of the Americas
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Through Driveway (ormer Stefani & Maggio) and through Marcy Street
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.

RAVINDER GREWAL NOV 21, 2022
Print Name (owner) Date

Jose Carlos Romero
Signature (owner) Managing Member

JOSE CARLOS ROMERO NOV 21, 2022
Print Name (Agent) Date

JCR Romero
Signature (Agent)
No owners notarized affidavit is required if application is signed by Agent.

REQUIRED SUPPORT DOCUMENTS

- A. - SITE PLAN Attached + Final Map + Assessor's Plat
- B. PROPOSED LEGAL DESCRIPTION Attached
- C. PRELIMINARY TITLE REPORT (6 months or newer) Attached
- D. FEE \$5,700 Check attached
- E. OTHER Grand Deed to Grewal Holdings LLC

APPLICATION RECEIVED BY: _____

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: APPROVED DENIED

DATE 11/28/22

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.

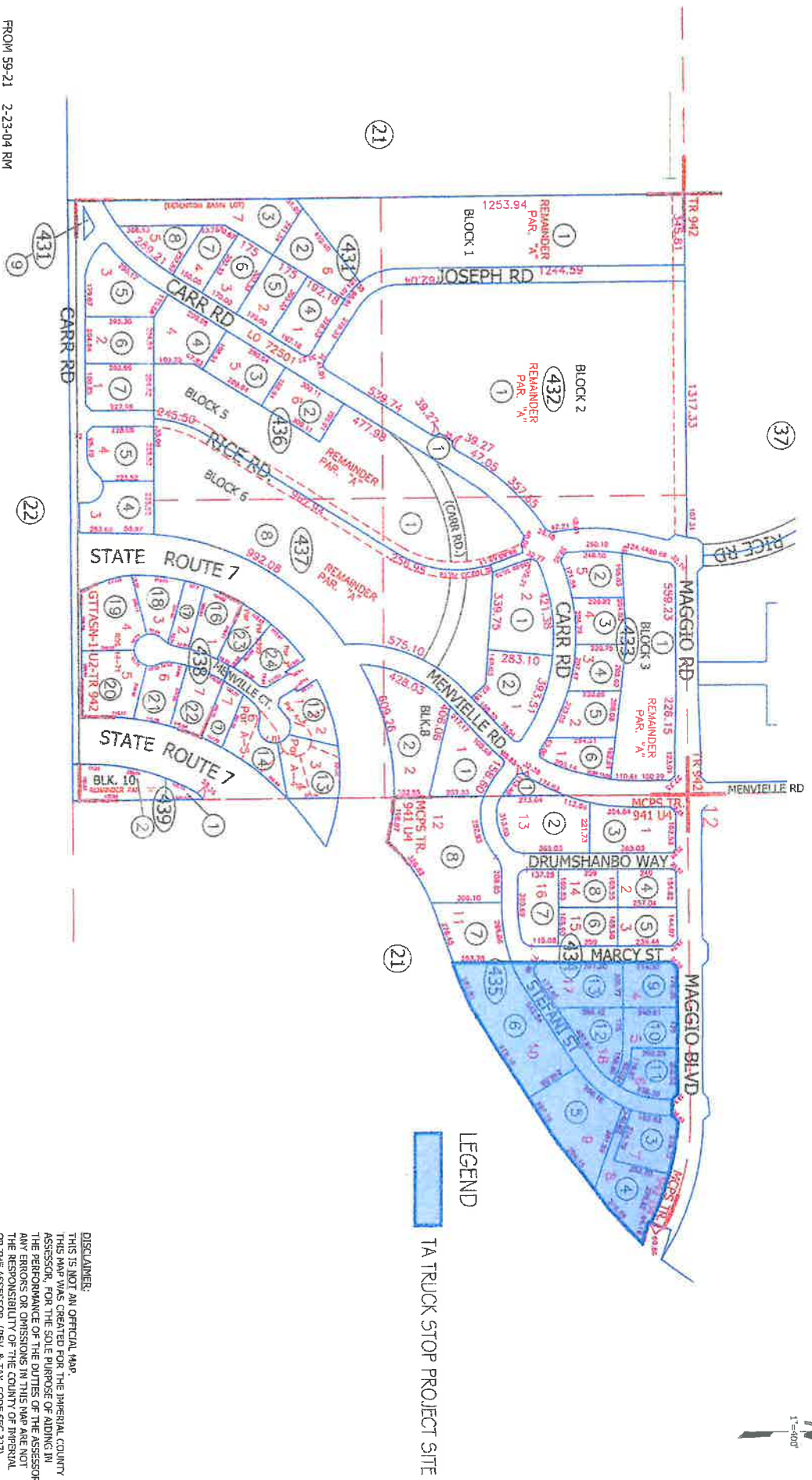
P. W.

E. H. S.

A. P. C. D.

O. E. S.

MERG#



- FROM 59-21 2-23-04 RM
- 3-1-01 AR 4-20-05 AR
- 3-15-01 AR 3-12-06 LC
- 6-5-01 AR 7-3-07 LC
- 2-3-03 AR 7-20-12 MF
- 3-3-03 AR 11-3-16 MF
- 9-23-03 AR 9-10-12 MF
- 5-27-22 MF
- 5-11-20 MF
- 11-3-16 MF
- 6-13-16 MF

699-430-01-01 STREETS IN SEC. 12 GATEWAY TO THE AMERICAS TR. 942 NO. 1 UNIT 1



LEGEND
 [Blue shaded area] TA TRUCK STOP PROJECT SITE

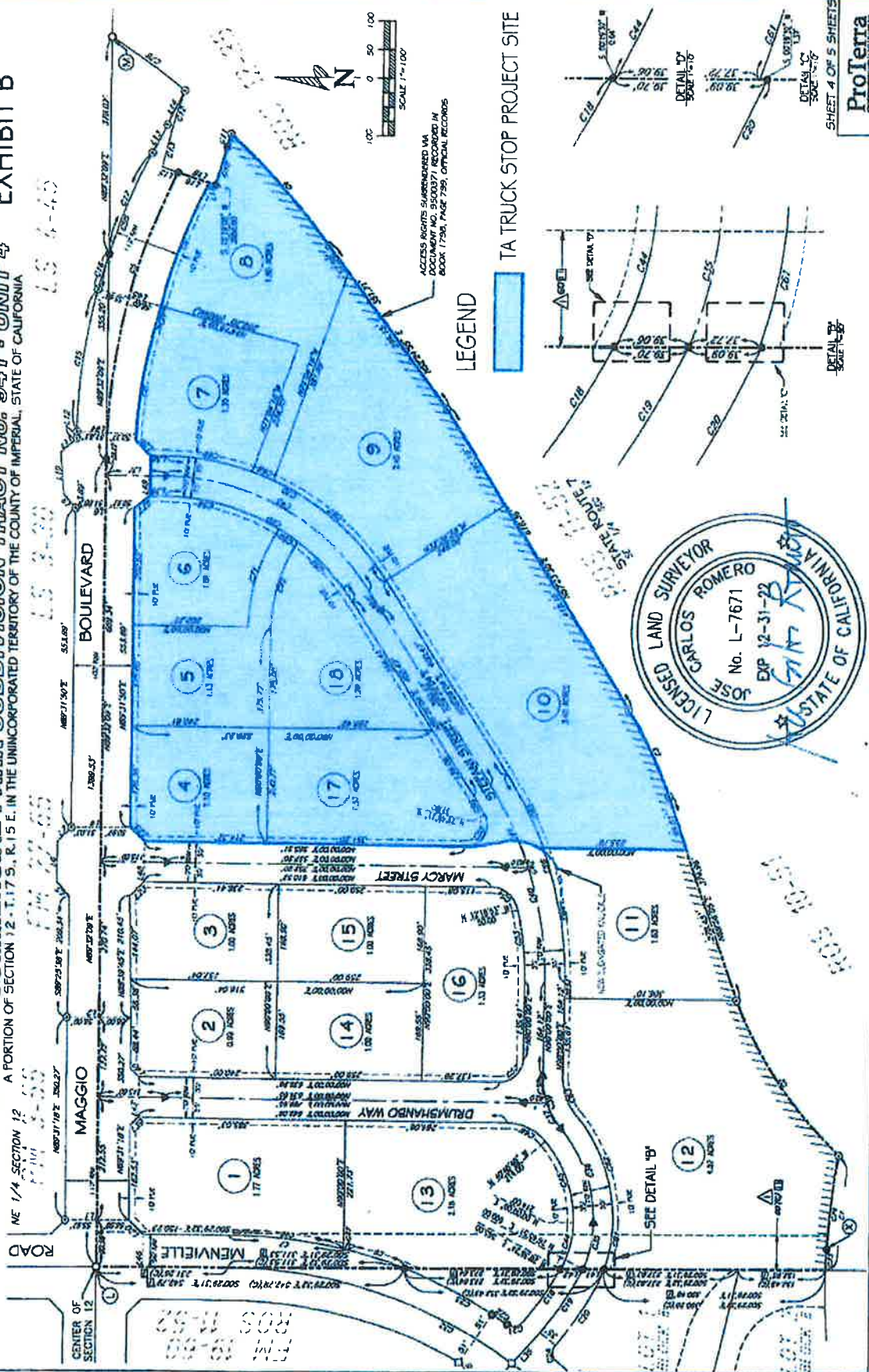
DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE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

Assessor's Map Bk.59-Pg.43
 County of Imperial, Calif.

FM B28 P28

MAGGIO COMMERCIAL PARK SUBDIVISION TRACT No. 941 - UNIT 4 EXHIBIT B
A PORTION OF SECTION 12 - T. 17 S., R. 15 E., IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

LS 3-20
LS 4-40



LEGEND



TA TRUCK STOP PROJECT SITE



PROFFER
SHEET 4 OF 5 SHEETS
PROJECT 11, 15, 10, 27, 25

EXHIBIT "A"
LOT MERGER
LEGAL DESCRIPTION

LOTS 4 THROUGH 10, INCLUSIVE, AND LOTS 17 AND 18 OF MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 – UNIT 4, IN AN UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE MAP ON FILE IN BOOK 28, PAGE 25 OF FINAL MAPS IN THE IMPERIAL COUNTY RECORDER'S OFFICE.

CONTAINING 16.72 ACRES, MORE OR LESS

THE AREA THAT COMPRISES THIS LEGAL DESCRIPTION IS AS SHOWN ON EXHIBIT "B" ATTACHED HERETO.



ATTACHMENT "F" – COMMENT LETTERS

COUNTY EXECUTIVE OFFICE


Miguel Figueroa
County Executive Officer
miguelfigueroa@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

November 16, 2022

TO: Gerardo Quero, Planning and Development Services Department

FROM: Rosa Lopez, Executive Office 

SUBJECT: Request for Comments – Grewal Holdings, LLC / MERG#00153 APN 059-434-009/010/011/012/013, 59-435-003/004/005/006

The County of Imperial Executive Office is responding to a Request for Comments Grewal Holdings, LLC / MERG#00153 APN 059-434-009/010/011/012/013, 59-435-003/004/005/006 Project. The Executive Office would like to inform the developer of conditions and responsibilities should the applicant seek a Conditional Use Permit (CUP). The conditions commence prior to the approval of an initial grading permit and subsequently continue throughout the permitting process. This includes, but not limited to:

- **Sales Tax Guarantee.** The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the County of Imperial, Jurisdictional Code 13998. The permittee will provide the County of Imperial a copy of the CDTFA account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits.
- **Construction/Material Budget:** The permittee will provide the County Executive Office a construction materials budget: an official construction materials budget or detailed budget outlining the construction and materials cost for the processing facility on permittee letterhead.

Should there be any concerns and/or questions, do not hesitate to contact me.

Gerardo Quero

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Friday, 18 November, 2022 7:20 AM
To: Allison Galindo; gerandoquero@co.imperial.ca.us
Subject: RE: [EXTERNAL]:AB52 Letter for MERG00153

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Allison Galindo <allisongalindo@co.imperial.ca.us>
Sent: Wednesday, November 16, 2022 4:11 PM
To: Gabby Emerson <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>; Gerardo Quero <gerandoquero@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Melina Rizo <melinarizo@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: [EXTERNAL]:AB52 Letter for MERG00153

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Attached hereto please find the AB52 letter for **MERG00153 APN 059-434-009/010/011/012/013, 059-435-003/004/005/006 {1761 Maggio Road, Calexico, CA 92231}**

Should you have any questions, please feel free to contact Gerardo Quero at 442-265-1736, or by email at gerandoquero@co.imperial.ca.us.

Thank you,

Allison Galindo

Office Assistant III
Imperial County Planning & Development Services
801 Main St.
El Centro, CA 92243
(442)265-1736



California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dof.ca.gov



November 21, 2022

11-IMP-7
PM 0.668

Merger 00153 For Nine Lots (Travel Centers of America Truck Stop)

Mr. Gerardo Quero
Planning & Development Services
Imperial County
801 Main Street,
El Centro, CA 92243

Dear Mr. Quero:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the proposed development project near State Route 7 (SR-7) and Maggio Road. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. Caltrans has the following comments:

Traffic Analysis

A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹

The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.

Active Transportation

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

Mr. Gerardo Quero
November 21, 2022
Page 2

bicycle, pedestrian, and transit modes as integral elements of the transportation network.

Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promote a complete and integrated transportation network.

Early coordination with Caltrans, in locations that may affect both Caltrans and the Imperial County is strongly encouraged.

Hydrology

Caltrans generally does not allow development projects to impact hydraulics within the State's Right-of-Way. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, the Department of Transportation (Caltrans) is not responsible for existing or future traffic noise impacts associated with the existing configuration of State Route 7.

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Clearly show/delineate Caltrans easements and Caltrans Right-of-Way (R/W) on future project plans.

Any work performed within Caltrans' Right of Way (R/W) will require discretionary review and approval by Caltrans. As part of the encroachment permit process, the applicant must provide an approved final environmental document, corresponding technical studies, and necessary regulatory and resource agency permits, specifically, any CEQA determinations or exemptions.

Mr. Gerardo Quero
November 21, 2022
Page 3

If you have any questions or concerns, please contact Sandra Vazquez, LDR
Coordinator, at (619) 987-3580 or by e-mail sent to Sandra.Vazquez@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

November 16, 2022
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

- | To: County Agencies | State Agencies/Other | Cities/Other |
|--|--|---|
| <input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/
Miguel Figueroa | <input checked="" type="checkbox"/> IC Sheriff's Office –Ray Loera/
Ryan Kelley/ Manuel Deleon | <input checked="" type="checkbox"/> City of Calexico- Esperanza Colio/
Christopher Velasco |
| <input checked="" type="checkbox"/> County Counsel – Eric Havens | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/
Alfredo Estrada/Robert Malek | <input checked="" type="checkbox"/> IID – Donald Vargas |
| <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus
Ramirez | <input checked="" type="checkbox"/> U.S Customs Off-Calexico- Ronald
Estrada | <input checked="" type="checkbox"/> Border Patrol Manager- Dirk J. Saar/
Nubia L. Bastidas (Avalos) |
| <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso
Andrade/Jorge Perez/Vanessa R Martinez | <input checked="" type="checkbox"/> Gateway Of The Americans- John
Gay | <input checked="" type="checkbox"/> Fort Yuma – Quechan Indian Tribe -
H. Jill McCormick/Jordan D. Joaquin |
| <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John
Gay | <input checked="" type="checkbox"/> Campo Band of Mission Indians –
Marcus Cuero/ Jonathan Mesa | <input checked="" type="checkbox"/> Caltrans –District 11- Roger Sanchez |
| <input checked="" type="checkbox"/> Assessors – Robert Menvielle | <input checked="" type="checkbox"/> Board of Supervisors – Raymond
Castillo- District #5 | |
| <input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Ana L
Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos
Ortiz | | |

From: Gerardo Quero, Planner I - (442) 265-1736 or gerardoquero@co.imperial.ca.us
 Project ID: MERG#00153
 Project Location: 1761 Maggio Road Calexico, CA 92231 APN 059-434-009/010/011/012/013, 059-435-003/004/005/006
 Project Description: Applicant proposes to merge nine (9) lots together with the Stefani Street segment for the future development and construction of a new TA Truck Stop. All lots are located east of Marcy Street adjacent to CA State Route 7 within the Gateway of the Americas Specific Plan Area.

Applicants: Grewal Holdings, LLC
 Comments due by: December 2nd, 2022 at 5:00PM

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No comments

Name: Ana Gomez Signature: [Signature] Title: Ag Biologist
 Date: 11/30/2022 Telephone No.: 442 265 1500 E-mail: ana.gomez@co.imperial.ca.us

G:\AGIS\AllUsers\APN059434009\MERG00153\MERG00153 Request for Comments 11 16 22 .docx



December 1, 2022

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

SUBJECT: Lot Merger 00153 – Grewal Holdings, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Merger ("LM") 00153 ("Project") which seeks to combine nine lots for the future development and construction of a new truck stop. The project is located at 1761 Maggio Rd., Calexico, CA 92231 and includes parcels identified as Assessor's Parcel Numbers 059-434-009, 010, 011, 013 and 059-435-003, 004, 005, 006.

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

The Air District also requests a copy of the final recorded map for its records.

Finally, the Air District's Rules and Regulations can be found for review online at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions or concerns, please call our office at (442) 265-1800.

Sincerely,

Ismael Garcia
Environmental Coordinator I

Reviewed by,
Monica N. Soucier
APC Division Manager



IID

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December 2, 2022

Mr. Gerardo Quero
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: TA Truck Stop Project; Lot Merger No. 00153

Dear Mr. Quero:

On November 16, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00153. The applicant, Grewal Holdings, LLC; proposes to merge nine lots with a vacated (in process) segment of Stefani Street for the development and construction of a truck stop. The site is located at 1761 Maggio Road, Calexico, CA (APNs 059-434-009, -010, -011, -012, -013; 059-435-003, -004, -005, -006).

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

1. To obtain electrical service for the future truck stop project, the applicant should be advised to contact Joel Lopez, IID Service 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 district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required submit an electrical one-line diagram, operating voltage requirements, electrical panel loads and sizes, an AutoCAD file of the site plan and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the residential units. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. 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.
3. 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). The IID encroachment permit application and instructions 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.

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, canals, drain, 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.
Jamie Asbury – Manager, Energy Dept.
Constance Bergmark – Deputy Mgr. Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Gerardo Quero

From: Daniel Tsosie <dtosie@campo-nsn.gov>
Sent: Friday, 24 February, 2023 4:15 PM
To: Gerardo Quero
Cc: jcrproterraus; Diana Robinson; Michael Abraham
Subject: Re: New TA Truck Stop * USGS Plat * SPA Cultural Study

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

Hello Gerardo, thank you for your assistance in reaching the Calexico area. The information provided is great. We understand the project is in a highly impacted/ developed area, but we do take interest due the fact, it wasn't very long ago, when the tribe's interest was included. As the documents says, we many different contacts to neighboring tribes, for trade, war, and ceremonial.

After reviewing the information, mapping, and drawings of the APE and record search for "TA Refresh Travel Plaza, Maggio Road and State Route 7, Calexico, Imperial County, California 92231 (AEI #459445).

We the Campo Band of Mission Indians do not any more concerns. Thank you for your assistance with our interest to the project, Should any Cultural, pre-historic items arise, please let us know.

Best regards,

DANIEL TSOSIE
Campo Band of Mission Indians
Cultural Resource Manager

C: 619-760-6480
O: 619-478-9046 Ext. 278

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Gerardo Quero <gerardoquero@co.imperial.ca.us>
Sent: Thursday, February 23, 2023 11:20:14 AM
To: Daniel Tsosie <dtosie@campo-nsn.gov>
Cc: jcrproterraus <jcrproterraus@gmail.com>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: FW: New TA Truck Stop * USGS Plat * SPA Cultural Study

Good morning Mr. Tsosie,
Attached you will find similar information provided to you on my last email in reference to the Cultural Study performed in Gateway back in 1997. This information was researched and provided by the applicant.
Also, checking when would it be a good day and time for you to schedule a meeting to discuss this matter.
Should you have any questions, please feel free to contact me.

Regards and thanks in advance.



Gerardo A. Quero

Planner I

**Imperial County Planning
& Development Services**

801 Main Street

El Centro, CA 92243

Phone (442) 265-1748

From: Jose Carlos Romero <jcrproterraus@gmail.com>

Sent: Tuesday, 21 February, 2023 3:20 PM

To: Harry Nagpal <harry.nagpal73@gmail.com>; Gerardo Quero <gerardoquero@co.imperial.ca.us>

Cc: Ravinder Grewal <ravigrewal192@gmail.com>; Simran Grewal <simrankgrewal23@gmail.com>; Arjun Khosa <arjunkhosa@gmail.com>; Nono Khosa (nono.khosa@sandhoosinc.com) <nono.khosa@sandhoosinc.com>; Carl Schaffer <cschaffer@ideationdg.com>

Subject: New TA Truck Stop * USGS Plat * SPA Cultural Study

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

Good afternoon Harry and Gerardo

This is a follow-up to the email I sent you on 02.13.23

Attached for your review and reference a 24" x 36" PLAN consisting of USGS Plats depicting the Areas and Sites as shown in the 1997 Cultural Resources Study (see page 4/6 of PDF attached) that was included in the 1997 Gateway of the Americas Environmental Impact Report (EIR).

Also attached a PDF of the 1997 Specific Plan for Gateway of the Americas available at the Imperial County website: <https://www.icpds.com/planning/specific-plans/gateway> and page 133/174 of said PDF.

Please let me know if you have any questions or should you suggest for me to talk to the Bank and to the Indian Tribes Council in regards to this matter

Regards

J. Carlos Romero, Principal



Land Surveying + Mapping + Civil Engineering + Project Management

444 South Eight Street, Suite B4, Mail Box 9, El Centro CA 92243

760 235 5185 Office + Cell / jcrproterraus@gmail.com



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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[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

May 18, 2023

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

Attention: Gerardo Quero, Planner 1

SUBJECT: LM 153 – Grewal Holdings, LLC; located on 1761 Maggio Road, Calexico, CA 92231. APN's 059-434-009/ 010/ 011/ 012/ 013, 059-435-003/ 004/ 005/ 006.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on June 17, 2022 for the above mentioned project. The applicant proposes to merge nine (9) lots with Stefani Street segment for the future development and construction of a new TA Truck Stop. All lots are located east of Marcy Street adjacent to CA State Route 7 within the Gateway of the Americas Specific Plan Area.

Department staff has reviewed the package information and the following comments are provided for the applicant use:

1. The lot merger legal description should include the proposed vacated Stefani Street along with the nine (9) Lots.
2. Exhibit "B" is acceptable, however and exhibit should be included without the Lots and Street.

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 Gay, PE
Director of Public Works

GM/gv

JOHN PIERRE MENVIELLE
SHARON MENVIELLE TRUST
ROBERT F. MENVIELLE
P.O. Box 2712
El Centro, CA. 92244

July 3, 2023

John Gay
County Road Commissioner
Director, Imperial County Public Works Department
155 South 11th Street
El Centro, CA. 92243

RE: "Protest" Letters: Gateway of the America's Specific Plan, Maggio Commercial Park Subdivision
Tract 941 - Unit 4 "Pork Chop Property", Vacation Carr Road and Stefani Street.

Good morning John, on Thursday 6-29-2023 when Claudia Valadez gave me a copy of LLG's 3-27-2023 letter to Tom Du Bose' Vacation of Carr Road and Stefani Street, I told Claudia that Carlos Romeo had not given I. C. Public Works a copy of the 4 "Protest" letters that were delivered to John Gay and the I. C. Board of Supervisors in the past concerning the Vacation of Carr Road and Stefani Street. Claudia told me in order to include the "Protest" letters in this future Board Hearing I needed to deliver them to your office Monday 7-3-2023 before 12 noon. I also told Claudia I have a new "Protest" letter coming and I would deliver it to the Clerk of the Board later this week. Mr Mike Vogt the owner of IRE Development and Calexico Gateway Center, LLC which the Vacation of Carr Road and Stefani Street have a damaging effect on his Development North of Maggio Road will be delivering another letter to the Clerk of the Board later this week. Mr Vogt's "Protest" letter of 12-27-2022 is included in this delivered packet to Claudia along with the Menvielle Family 3 "Protest" letters.

"Protest" letter #1 - 8-20-2021, Menvielle Family
"Protest" letter #2 - 11-2-2022, Menvielle Family
"Protest" letter #3 - 12-27-2022, IRE Development, Mike Vogt
"Protest" letter #4 - 2-66-2023, Menvielle Family

Have a Happy July 4th.

Thank You,


John Pierre Menvielle

RECEIVED

JUL 03 2023

IMPERIAL COUNTY
PUBLIC WORKS

**John Pierre Menvielle
Sharon Menvielle, Trustee
Robert F. Menvielle
P.O. Box 2712
El Centro CA 92244**

8-20-2021

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

RE: Gateway of the America's Specific Plan

Tract 940 – Menvielle Plaza Business Park
Subdivision Unit No. 1, Phase 2
APN 059-210-051-000

Tract 941 – 38-acre Maggio Commercial Park
APN 059-210-035-000

Jim, the Menvielle's have been asked in an 8-13-2021 email from Jon Allen, CEO for Kilmainham Holding, LLC, owners of Tract 941, 38-acre Maggio Commercial Park, to jointly agree with Kilmainham Holding, LLC, to eliminate the median in Maggio Road between Menvielle Road and SR-7.

The Gateway of the America's Specific Plan adopted by Imperial County Board of Supervisors on 8-26-1997 shows Exhibit Number 111-3 Circulation Plan. Maggio Road from Menvielle Road to Rood Road is a 4-lane major arterial road with a median (see attached Exhibit A). The Circulation Plan was agreed to by all four major Gateway landowners Tracts 940, 941 and 942, who helped to form the Gateway Specific Plan with Imperial County.

The Menvielle's do not agree with Kilmainham Holding, LLC's request to eliminate the median in Maggio Road between Menvielle Road and SR-7.

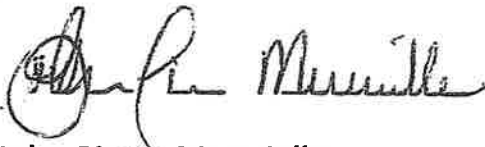
Kilmainham Holding, LLC and Grewal Holding, LLC are proposing to abandon part of A Street on Tract 941 38-acre Maggio Commercial Park. "A" Street is part of the Gateway of the America's Road Circulation Plan (See attached Exhibit B).

"A" Street circulation was agreed to by all four major Gateway landowner's Tracts 940, 941 and 942 as part of the overall Circulation Plan throughout the Gateway Specific Planning Area and approved on Tract 941 by the Imperial County Board of Supervisors. The request by Kilmainham Holding, LLC and Grewal Holding, LLC to abandon part of A Street on Tract 941 goes against the original Gateway Circulation Plan.

The Menvielle's are not in favor of abandoning part of A Street on Tract 941 38-Acre Maggio Commercial Park. "A" Street needs to remain as shown on Tract 941 for proper circulation within the Gateway.

Jim, we would appreciate your help in maintaining the integrity of the Gateway of the America's Specific Plan adopted by the Imperial County Board of Supervisors 8-26-1997 and the Conditions for the Major Subdivision Tracts 940, 941 and 942 adopted and amended by the Board of Supervisors on 1-19-1999.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Pierre Menvielle".

John Pierre Menvielle

cc: Jesus E. Escobar, Supervisor, District 1
Tony Rouhotas, Jr., Chief Executive Officer
John Gay, Director of Public Works
Michael Vogt, IRE Enterprises, Inc
Harvey Jernigan, BJ Engineering & Surveying



INTERNATIONAL BORDER
UNITED STATES
MEXICO

Tue Jun 30 13:30:22 1998

EXHIBIT B

**GATEWAY OF THE AMERICA'S
SPECIFIC PLAN AREA**

**TRACT MAPS
940, 941 & 942**

**John Pierre Menvielle
Sharon Menvielle Trust
Robert F. Menvielle
P.O. Box 2712
El Centro CA 92244**

November 3, 2022

John Gay, Director
Imperial County Public Works Department
155 South 11th Street
El Centro CA 92243

RE: Gateway of the America's Specific Plan
Tract 941 Maggio Subdivision 38-acres
Pork Chop Property
"A" Road Abandonment
Kilmainham Holding's, LLC
Grewal Holding's, LLC

John, thank you for meeting with me on 10-31-2022 to discuss the Menvielle's concerns of Kilmainham Holding's, LLC, and Grewal Holding's, LLC, owners of Tract 941 Maggio Subdivision 38-acre Pork Chop Property (See Exhibit A) and their plans to abandon "A" Street between Maggio Road and "B" Street on TM 941 (See Exhibit B, "A" Street).

"A" Street is part of the Gateway of the America's Road Circulation Plan (See Exhibit C). "A" Street Circulation was agreed to by all 4 major landowner's Tracts 940, 941 and 942, as part of the overall Circulation Plan throughout the Gateway Specific Plan Area, approved and adopted by the Board of Supervisors on 08-26-1997 with conditions for the major subdivision Tracts 940, 941 and 942, adopted and amended by the Board of Supervisors on 01-19-1999.

The Menvielle's, owners of Tract 940, are not in favor of abandoning "A" Street between Maggio Road and "B" Street on Tract 941, Maggio's Subdivision 38-acre Pork Chop Property. "A" Street needs to remain as shown on Imperial County's

Board of Supervisors approved Tract 941 for proper circulation within the Gateway SPA in order for Tract 940's Genet Road (see Exhibit D) to function as was originally designed when all 3 Tracts, 940, 941, and 942, were approved by Imperial County Board of Supervisors on 08-26-1997 and 01-19-1999.

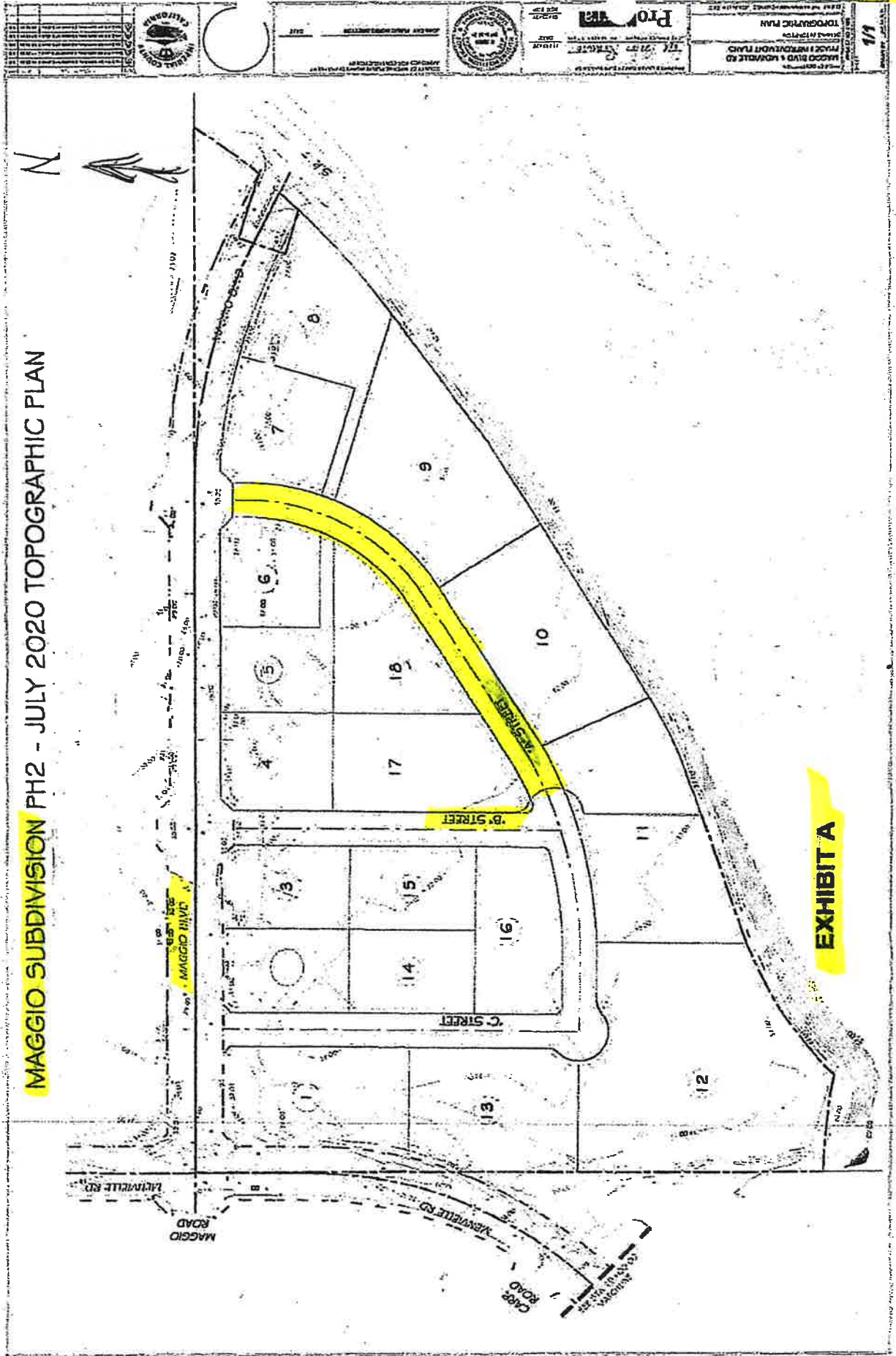
The Menvielle's feel it is important to maintain the integrity of the Gateway Specific Planning Area and will oppose any attempt to abandon "A" Street between Maggio Road and "B" Street on Tract 941's Maggio Subdivision 38-acre Pork Chop Property (see Exhibit E, Menvielle letter dated 08-20-2021).

Sincerely,



John Pierre Menvielle

CC's: Miguel Figueroa, Chief Executive Officer
Eric Havens, County Counsel
Jim Minnick, Director of Planning
Jesus Eduardo Escobar, Supervisor District 1
Luis A. Plancarte, Supervisor, District 2
Michael W. Kelley, Supervisor, District 3
Ryan E. Kelley, Supervisor, District 4
Raymond "Ray" Castillo, Supervisor, District 5
Michael Vogt, IRE Enterprises, Inc.
Harvey Jernigan, B.J. Engineering and Surveying



MAGGIO SUBDIVISION PH2 - JULY 2020 TOPOGRAPHIC PLAN

EXHIBIT A

Professional Engineer Seal: State of Michigan, License No. 2177, Name: PROFFER, Date: 11/20/20.

Professional Surveyor Seal: State of Michigan, License No. 11800, Name: PROFFER, Date: 11/20/20.

TOPOGRAPHIC PLAN
MAGGIO SUBDIVISION PH2
MAGGIO RIVE & MAGGIO RD
PLANNED DEVELOPMENT PLAN

1/1

GATEWAY OF THE AMERICAS TRACT MAPS
SPECIFIC PLAN AREA
940, 941 & 942

EXHIBIT C

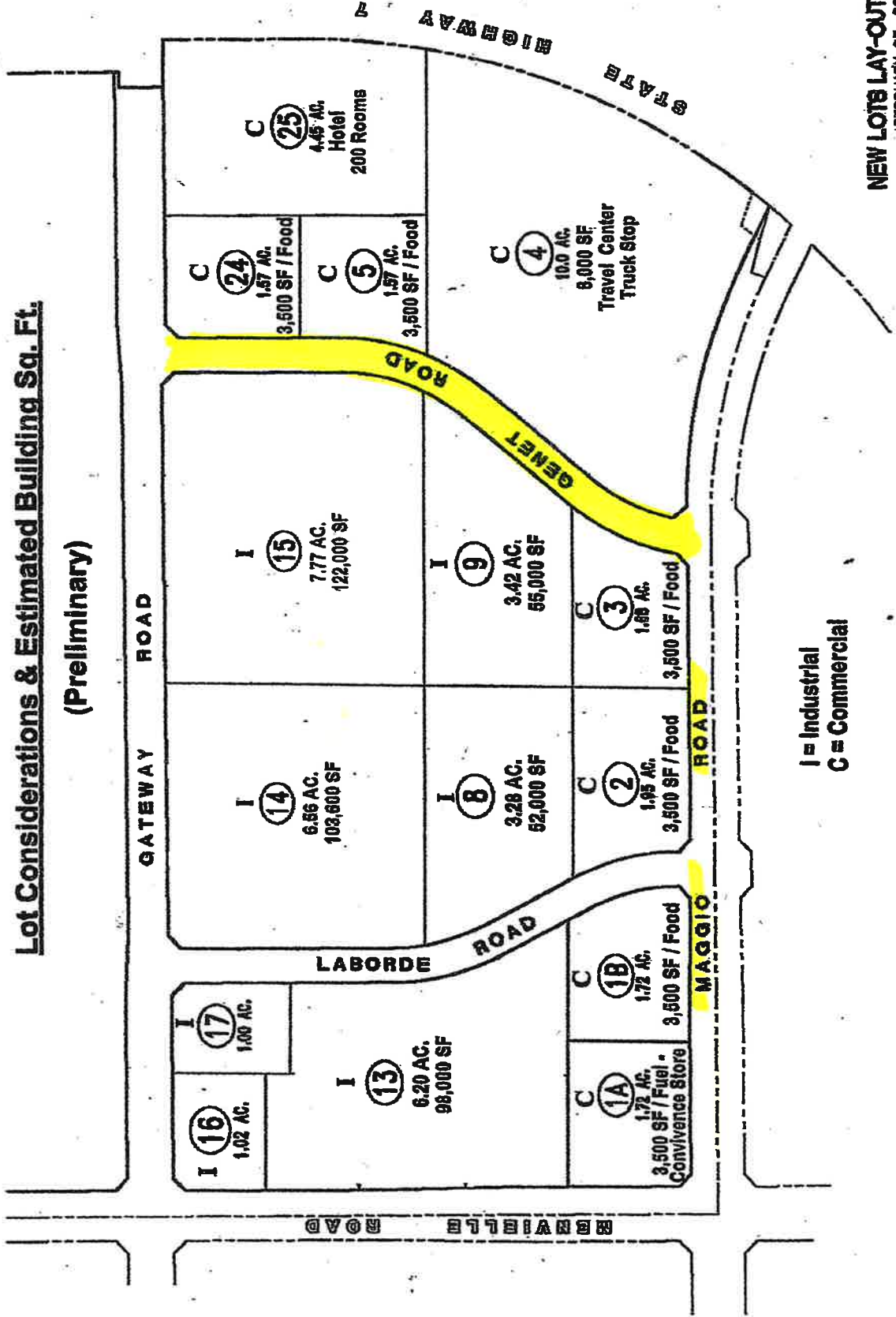


EXHIBIT C

Tue Jun 30 13:30:22 1998

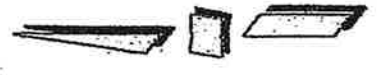
TRACT 940 MENVIELLE PLAZA BUSINESS PARK SUBDIVISION

Lot Considerations & Estimated Building Sq. Ft.
(Preliminary)



I = Industrial
C = Commercial

NEW LOTS LAY-OUT SKETCH
FEBRUARY 03, 2021



**John Pierre Menvielle
Sharon Menvielle, Trustee
Robert F. Menvielle
P.O. Box 2712
El Centro CA 92244**

8-20-2021

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

RE: Gateway of the America's Specific Plan

Tract 940 – Menvielle Plaza Business Park
Subdivision Unit No. 1, Phase 2
APN 059-210-051-000

Tract 941 – 38-acre Maggio Commercial Park
APN 059-210-035-000

Jim, the Menvielle's have been asked in an 8-13-2021 email from Jon Allen, CEO for Kilmainham Holding, LLC, owners of Tract 941, 38-acre Maggio Commercial Park, to jointly agree with Kilmainham Holding, LLC, to eliminate the median in Maggio Road between Menvielle Road and SR-7.

The Gateway of the America's Specific Plan adopted by Imperial County Board of Supervisors on 8-26-1997 shows Exhibit Number 111-3 Circulation Plan. Maggio Road from Menvielle Road to Rood Road is a 4-lane major arterial road with a median (see attached Exhibit A). The Circulation Plan was agreed to by all four major Gateway landowners Tracts 940, 941 and 942, who helped to form the Gateway Specific Plan with Imperial County.

The Menvielle's do not agree with Kilmainham Holding, LLC's request to eliminate the median in Maggio Road between Menvielle Road and SR-7.

Kilmainham Holding, LLC and Grewal Holding, LLC are proposing to abandon part of A Street on Tract 941 38-acre Maggio Commercial Park. "A" Street is part of the Gateway of the America's Road Circulation Plan (See attached Exhibit B).

"A" Street circulation was agreed to by all four major Gateway landowner's Tracts 940, 941 and 942 as part of the overall Circulation Plan throughout the Gateway Specific Planning Area and approved on Tract 941 by the Imperial County Board of Supervisors. The request by Kilmainham Holding, LLC and Grewal Holding, LLC to abandon part of A Street on Tract 941 goes against the original Gateway Circulation Plan.

The Menvielle's are not in favor of abandoning part of A Street on Tract 941 38-Acre Maggio Commercial Park. "A" Street needs to remain as shown on Tract 941 for proper circulation within the Gateway.

Jim, we would appreciate your help in maintaining the integrity of the Gateway of the America's Specific Plan adopted by the Imperial County Board of Supervisors 8-26-1997 and the Conditions for the Major Subdivision Tracts 940, 941 and 942 adopted and amended by the Board of Supervisors on 1-19-1999.

Sincerely,



John Pierre Menvielle

cc: Jesus E. Escobar, Supervisor, District 1
Tony Rouhotas, Jr., Chief Executive Officer
John Gay, Director of Public Works
Michael Vogt, IRE Enterprises, Inc
Harvey Jernigan, BJ Engineering & Surveying



Legend

6 Lane Prime Arterial (SR-98)

4 Lane Major Arterial (Median)

4 Lane Collector (no Median)
(Secondary Arterial)

2 Lane Local



Existing Traffic Signals



Proposed Future Traffic Signals



Access Points

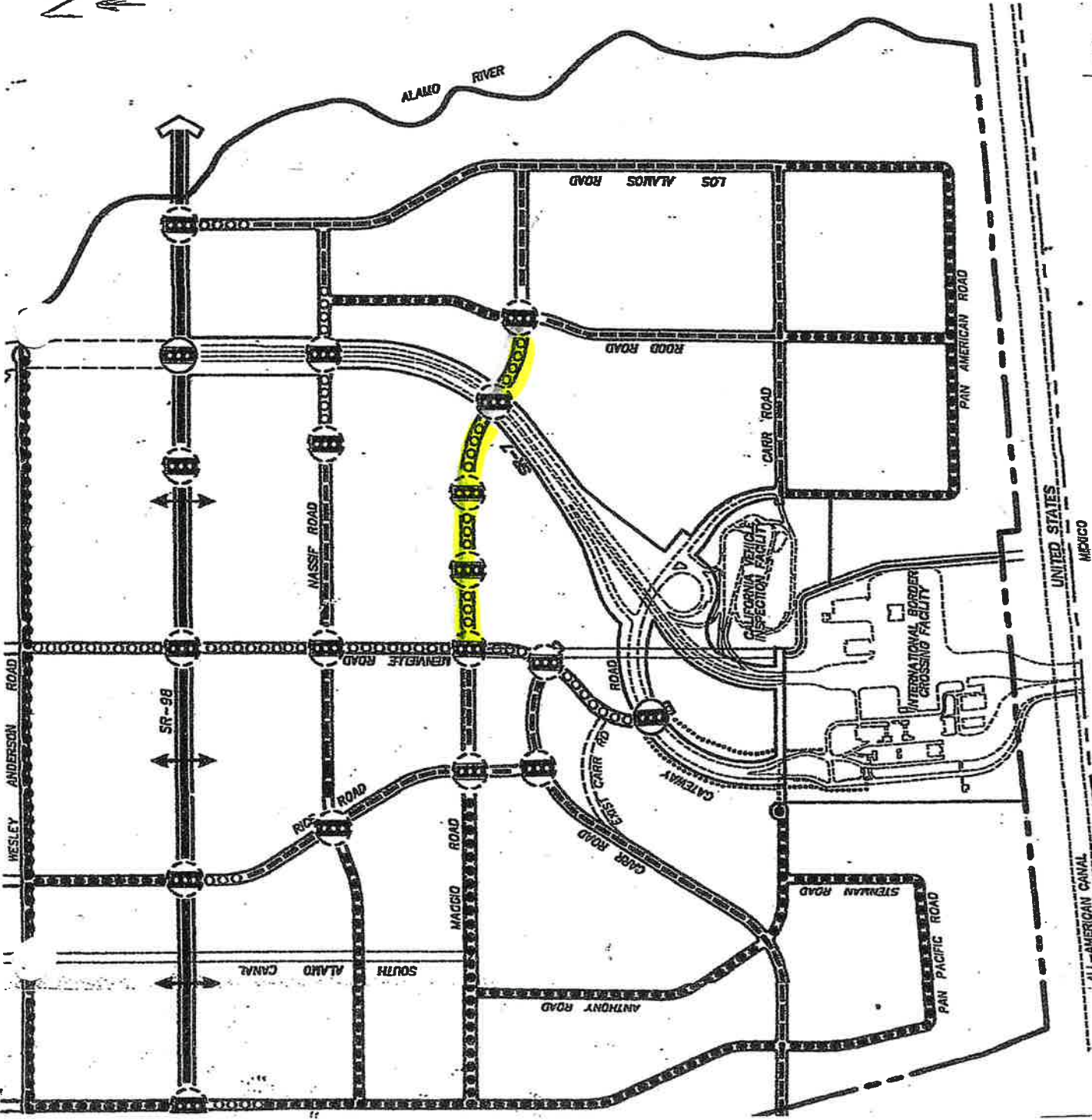


Pedestrian (Non-Motorized)*

* Sidewalk not contained in direct right of way. All other roads shown contain sidewalks both sides.

Proposed signals will require approval of Caltrans.

EXHIBIT A



UNITED STATES
MEXICO

ALL-AMERICAN CANAL

Circulation Plan Gateway Of The Americas

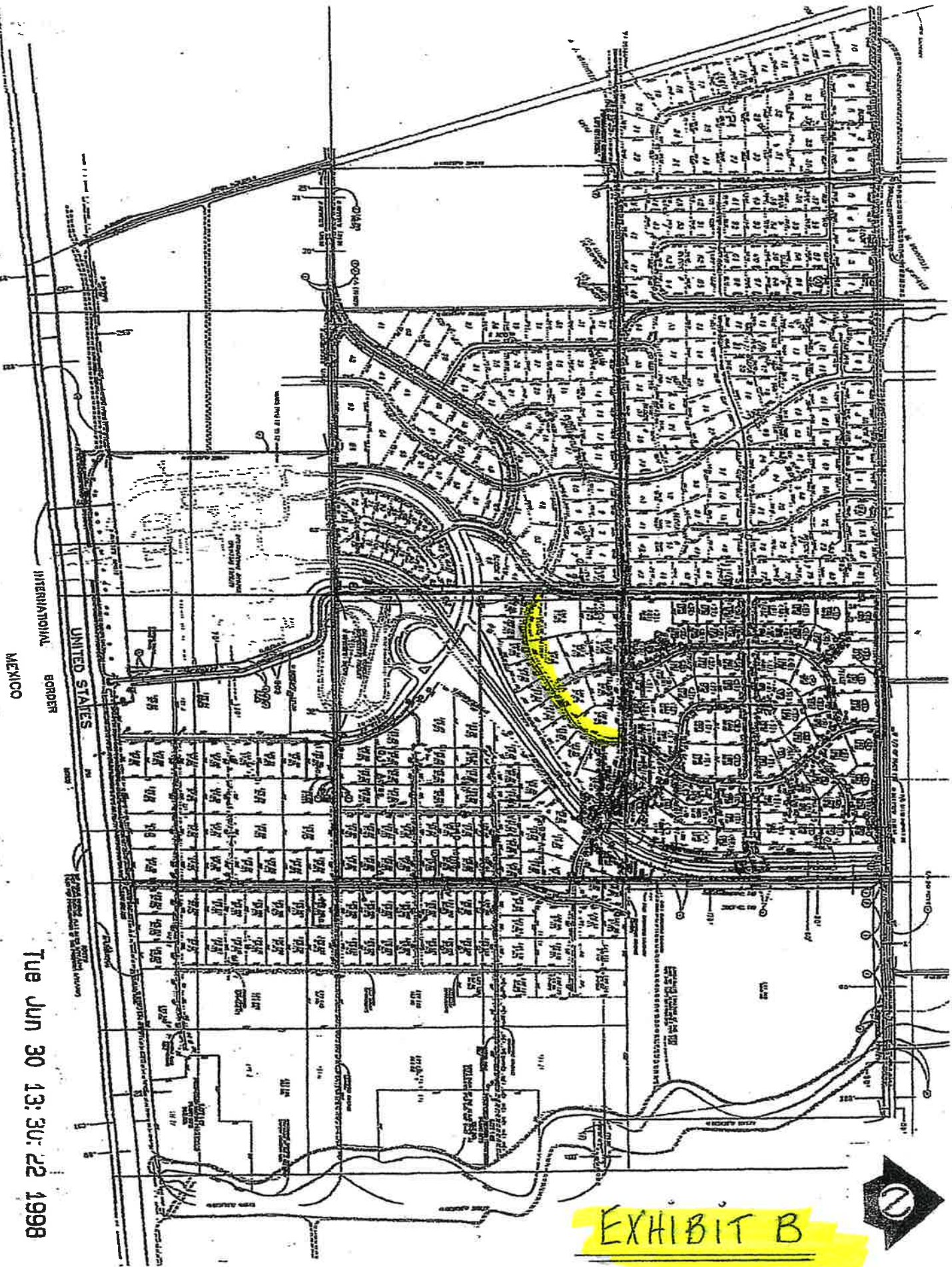
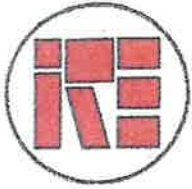


EXHIBIT B

**GATEWAY OF THE AMERICA'S
SPECIFIC PLAN AREA**

**TRACT MAPS
940, 941 & 942**



IRE DEVELOPMENT

A Division of IRE Enterprises, Inc.
Commercial Properties



December 27, 2022

John Gay
Director
Imperial County Public Works Department
155 South 11th Street
El Centro, CA 92243

RE: Gateway of the America's Specific Plan
Tract 941
Road "A" Abandonment

Dear John,

It has come to my attention that Street "A" in Gateway of the Americas Specific Plan Tract 941 (Maggio Subdivision) may be proposed to be eliminated. As the owner/developer of the adjacent property directly north of tract 941 I am opposed to this proposal. Our project called Calexico Gateway Center (Tract 940), which is under construction, will ultimately consist of 8 commercial pads and approximately 1.2 million sqft of industrial buildings which my company IRE Development will build in two phases - See exhibit "A". As you know, IRE Development was the first to develop industrial buildings at the Gateway starting in the year 2000. Since then our completed Gateway portfolio has grown to five business parks totaling 835,000 sqft – see exhibit B.

IRE Development is opposed to the elimination of Street A as is will compromise the connectivity of our two respective subdivisions. This will be the most damaging to both of our future commercial/retail businesses that need to have easy and direct traffic circulation in order to conveniently service mutual customers of Tract 940 and 941.

My company's acquisition of this 120 acre project was due in part in reliance of the Gateway SPA documents which have set out to create a high quality standard for development as well as a cohesive circulation plan to benefit property owners and end users alike. I believe a departure from this plan without a formal Master Plan Update will established a dangerous "piecemeal" precedent.

I appreciate your consideration of my serious concerns for this issue. Also I thank you for your continued leadership in guiding the development of the Gateway of the Americas Specific Plan.

Sincerely,

CALEXICO GATEWAY CENTER LLC, a
California limited liability company

By: I.R.E. ENTERPRISES, INC., a California
corporation, its Manager

By:


Michael A. Vogt, President

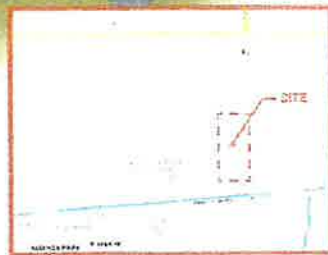
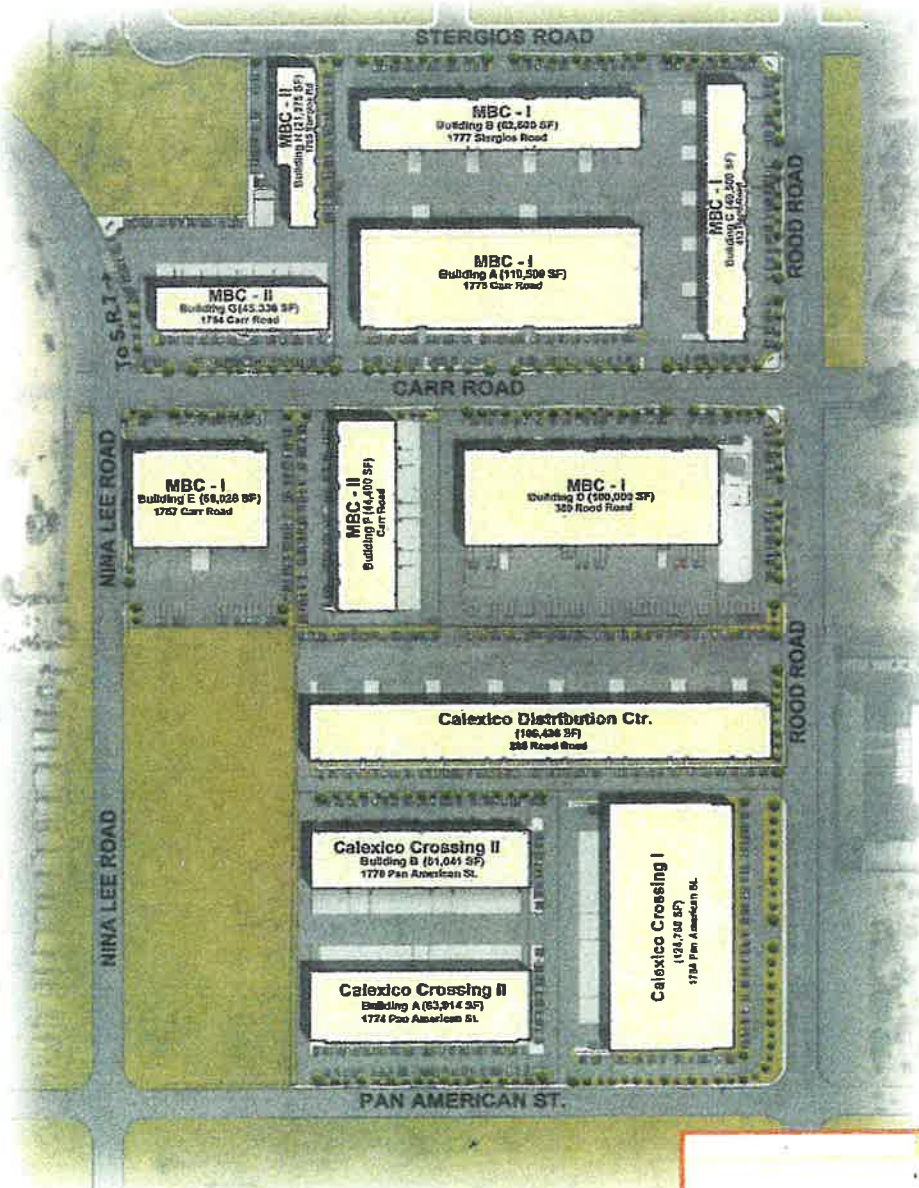
CC's: Miguel Figueroa, Chief Executive Officer
Eric Havens, County Counsel
Jim Minnick, Director of Planning
Jesus Eduardo Escobar, Supervisor, District 1
Luis A. Plancarte, Supervisor, District 2
Michael W. Kelley, Supervisor, District 3
Ryan E. Kelley, Supervisor District 4
John Hawk, Supervisor, District 5
Harvey Jernigan, BJ Engineering and Surveying

Exhibit A Calexico Gateway Center



Exhibit B
IRE Completed Gateway Portfolio

**INDUSTRIAL PROJECTS BY IRE
IN CALEXICO, CALIFORNIA
12 BUILDINGS-835,378 SF**



MASTER SITE PLAN- YEAR: 2020

(619) 661-6681

CALEXICO, CALIFORNIA

WARE MALCOMB 05.01.2020 PAGE 7

**John Pierre Menvielle
Sharon Menvielle Trust
Robert F. Menvielle
P.O. Box 2712
El Centro CA 92244**

February 6, 2023

**John Gay
County Road Commissioner
Director, Imperial County Public Works Department
155 South 11th Street
El Centro CA 92243**

**RE: Gateway of the America's Specific Plan
Maggio Commercial Park Subdivision
Tract 941 – Unit 4 "Pork Chop Property"
12-12-2022 Board of Supervisors Request for
Street Vacation Petition, Stefani Street
Segment east of Marcy Street**

**1-25-2023 Imperial County Planning Commission
Hearing Item #7 - Lot Line Adjustment #00328
Subject to Carr Road Abandonment on Tract 941 west of
Stefani Street at Drumshanbo Way and Carr Road Abandonment on Tract
942 east of Menvielle Road.**

Hello John,

Hope all is well with you. This is another "Protest Letter" by the Menvielle's Tract 940 of which the south half has been sold to Mike Vogt's Calexico Gateway Center, LLC and the Menvielle's north half that is in escrow with Calexico Gateway Center, LLC to close escrow at a future date.

The Menvielle's are protesting the 12-12-2022 Stefani Street Vacation Petition on Tract 941 from Maggio Road to Marcy Street and the 1-25-2023 Imperial County Planning Commission meeting Item #7 where Carr Road Abandonment from Stefani Street west of Drumshanbo Way to east of Menvielle Road on Tract 942 was discussed. (See Exhibits A and B)

Abandonment Vacation Petition of Stefani Street and Carr Road on Tract 941 and Carr Road on a portion of Tract 942 will cut off the Gateway SPA Circulation Plan agreed to by Gateway landowner Tracts 940, 941, and 942 and approved by the Imperial County Board of Supervisors on 8-26-1997. (See Exhibit C and D)

One of the Menvielle's Tract 940 selling points to Mike Vogt's Calexico Gateway Center, LLC was based on the Gateway's SPA's Circulation Plan that benefits all Gateway property owners and end users alike.

Abandoning Stefani Street and Carr Road on Tract 941 and Carr Road on a portion of Tract 942 is a departure from a well planned out circulation plan for the Gateway. Stefani Street and Carr Road abandonment is damaging to the Gateway's present and future commercial and industrial businesses that need easy and direct vehicle and truck circulation throughout the Gateway SPA.

The Menvielle's will oppose any attempt to abandon Stefani Street and Carr Road on Tracts 941 and 942, as shown in Exhibit B. We feel it is important to maintain the integrity of the Gateway Specific Planning Area's Circulation Plan as approved by the Gateway landowner Tracts 940, 941 and 942 and the Imperial County Board of Supervisors on 8-26-1997.

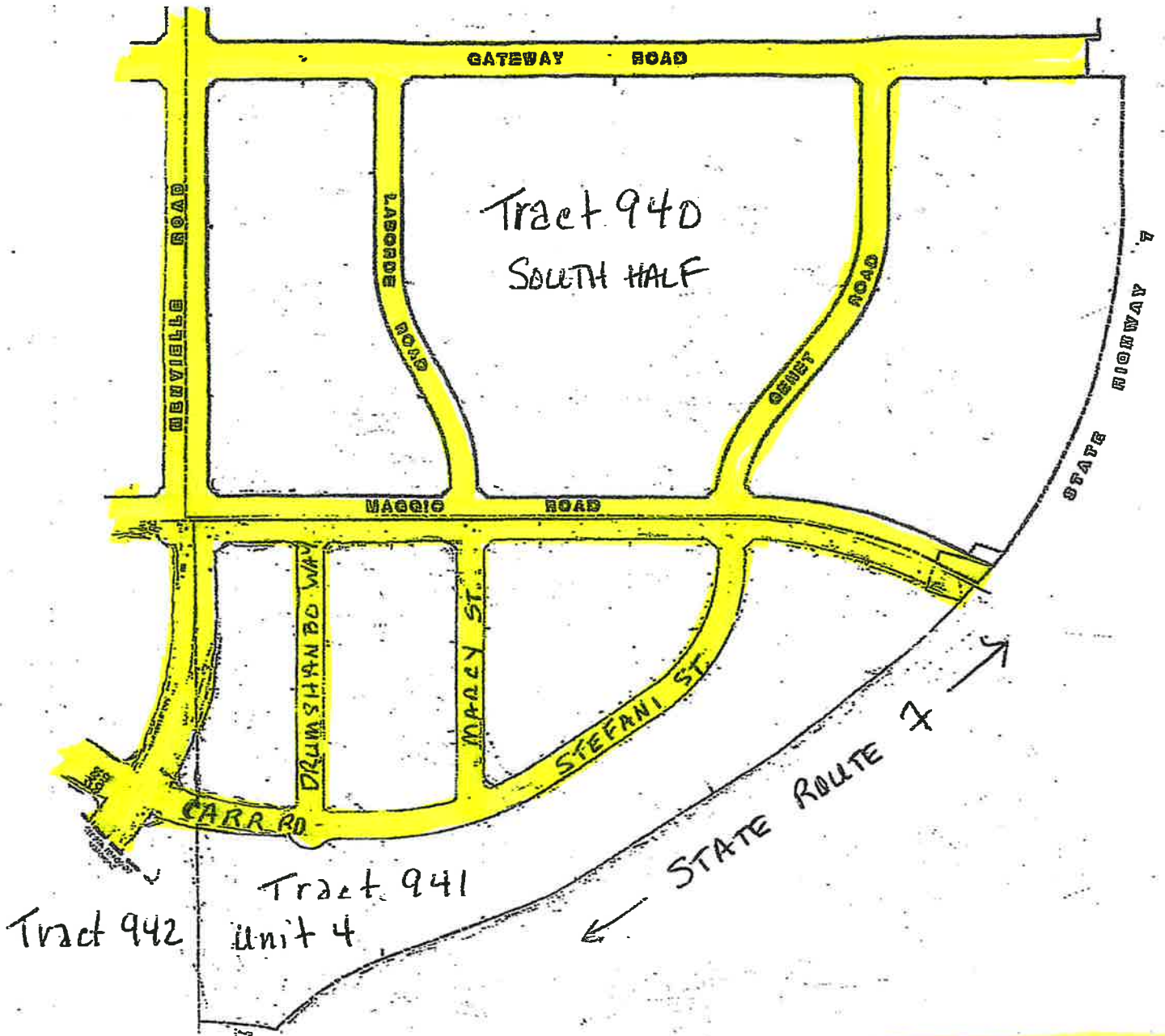
Sincerely,



John Pierre Menvielle

CC's: Miguel Figueroa, County Executive Officer
Eric Havens, County Counsel
Jim Minnick, Director of Planning
Jesus Eduardo Escobar, Supervisor District 1
Luis A. Plancarte, Supervisor, District 2
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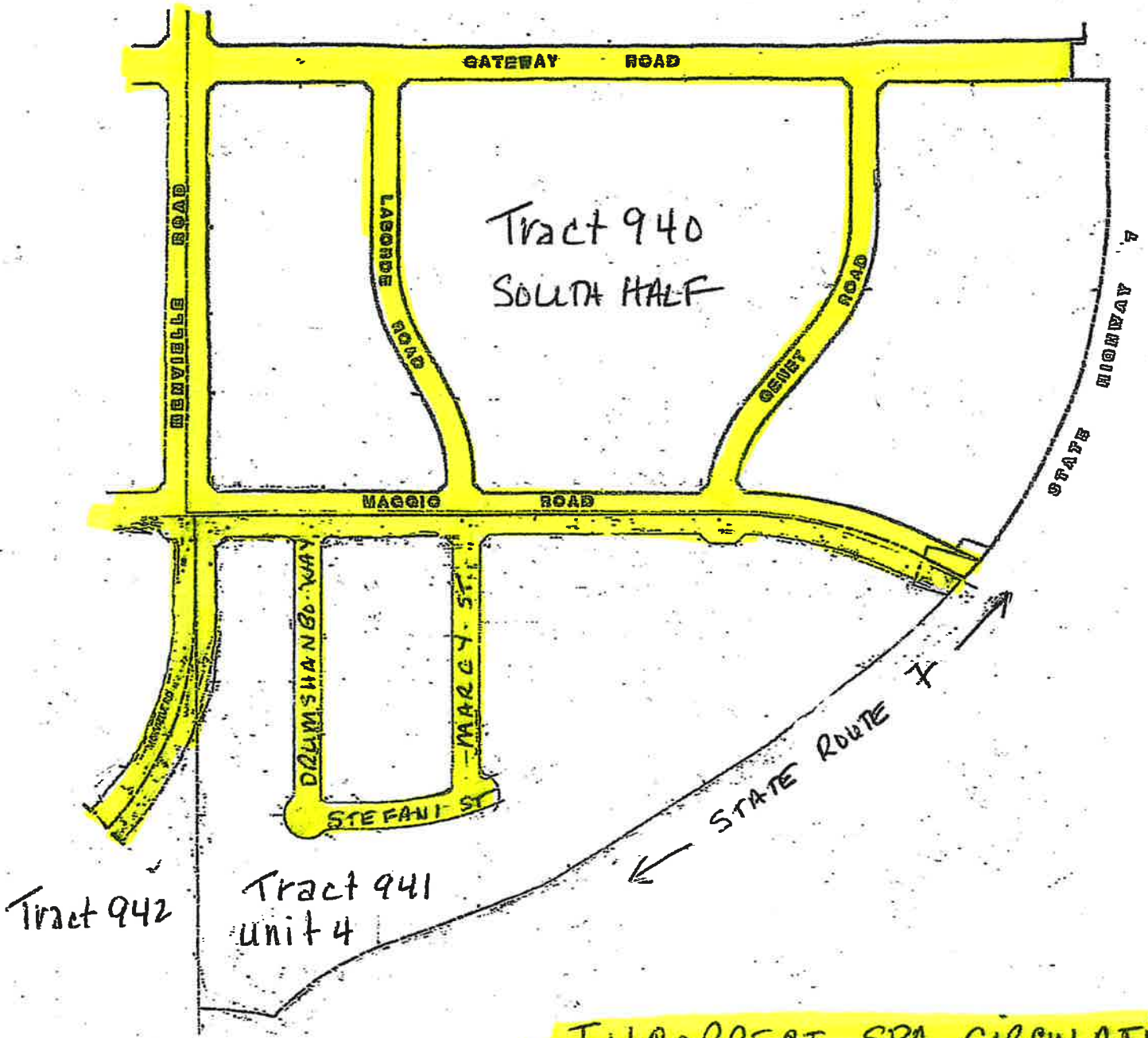
GATEWAY SPA CIRCULATION PLAN



CORRECT SPA CIRCULATION

Exhibit A

GATEWAY - SPA CIRCULATION PLAN



INCORRECT SPA CIRCULATION

Exhibit B

IMPERIAL COUNTY
BOARD OF SUPERVISORS
8-26-1997



Exhibit C

**GATEWAY OF THE AMERICA'S
SPECIFIC PLAN AREA**

**TRACT MAPS
940, 941 & 942**

IMPERIAL COUNTY
BOARD OF SUPERVISORS

8-26-1997

Tract 941 - UNIT 4
APPROVED CIRCULATION PLAN

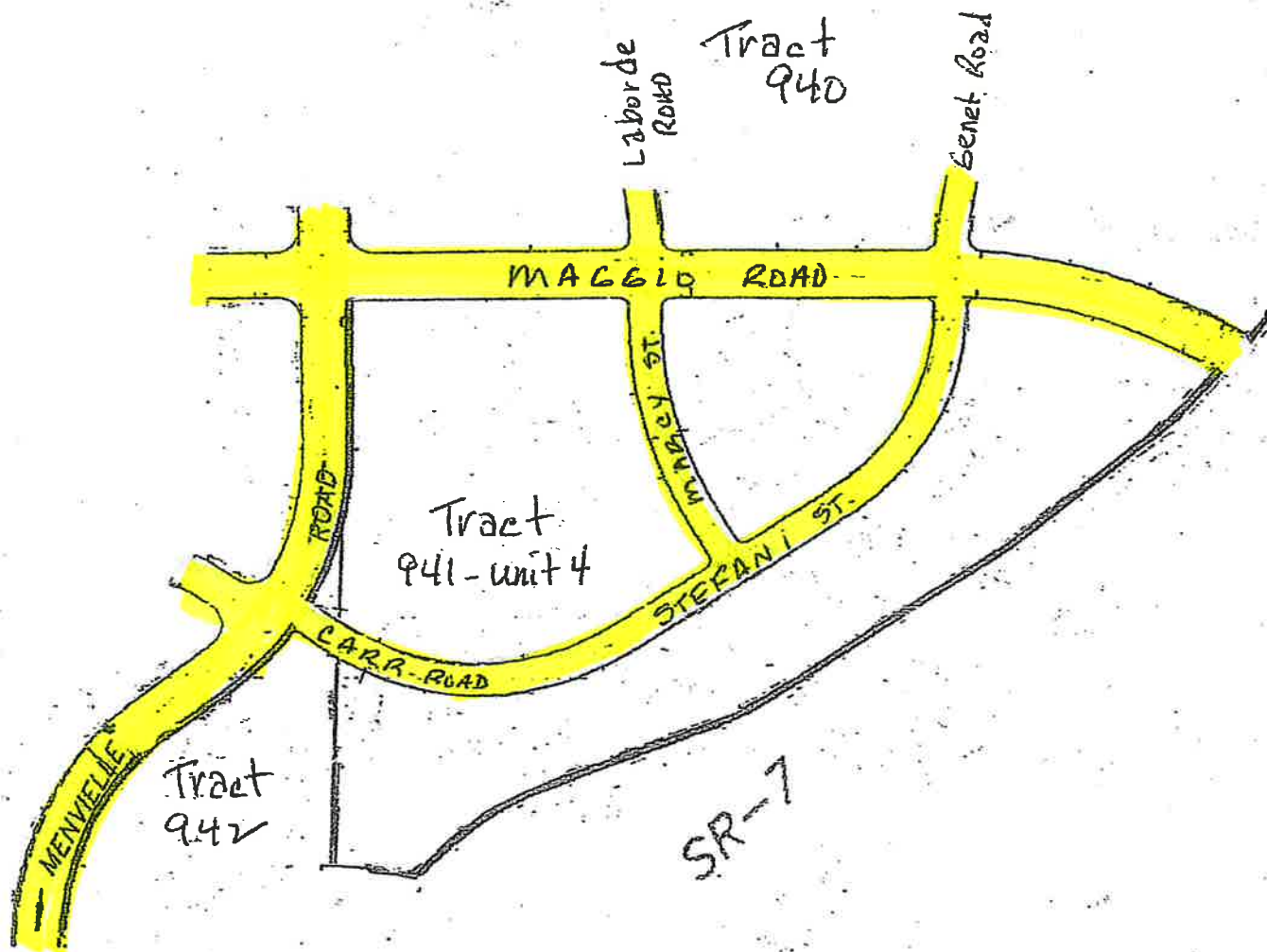


Exhibit D