

# PROJECT REPORT

TO: Planning Commission

AGENDA DATE: May 24, 2023

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m. / No. 3

PROJECT TYPE: Variance #22-0004 (Scott Eugene Hendrickson) SUPERVISOR DIST: #2

LOCATION: 61 W. Palo Verde Road APN: 033-306-004-000

Ocotillo, CA 92259

PARCEL SIZE: +/- 10,000 Sq. Ft.

Ocotillo/Nomirage Community Area Plan

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

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

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 5/24/2023

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

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

1. FIND THAT VARIANCE #22-0004 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (A) CLASS 5 MINOR ALTERATIONS TO LAND USE LIMITATION OF CEQA AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND
2. CONSIDER THE APPROVAL OR DENIAL OF VARIANCE #22-0004 TO ENCROACH INTO THE REAR AND SIDE YARD SETBACKS.

**STAFF REPORT**  
**Planning Commission Meeting**  
**May 24, 2023**

**Project Name:**      **Variance #22-0004**

**Applicant:**            **Steve Eugene Hendrickson**  
**61 W. Palo Verde Ave Ocotillo, CA 92274**

**Project Location:**

The proposed Variance is located within the Ocotillo Townsite at 61 W. Palo Verde Ave Ocotillo, CA 92259; further identified as Assessor's Parcel Number (APN) 033-306-004-000, and is legally described as Lot 46, Ocotillo Townsite Unit 1.

**Project Summary:**

The applicant submitted a Variance application (Variance #22-0004) to allow for a metal storage shed on a concrete slab to encroach into the rear (south) and side (east) yard setbacks in an R-1 (Low Density Residential) zone. The applicant is requesting to retain the twelve by thirty foot (12' x 30') metal storage shed, which encroaches into the twenty-five feet (25') rear yard setback by two feet, six inches (2'6") and the five feet (5') side yard setback by two (2') feet. The metal storage shed was in place at time of property purchase approximately thirteen years ago, and used to store construction materials and serves to secure and store off-road vehicles for personal use. Two (2) letters have been submitted by neighbors of the applicant in support of and with no objection to the current location of the storage shed.

**Land Use Analysis:**

The project site is designated as "Residential" under the Imperial County General Plan and is zoned "R-1" (Light Residential) per Zoning Map #59 of the Imperial County Title 9 Land Use Ordinance. Current setback requirements for an "R-1" zone include a twenty five foot (25') rear yard setback and a five (5) foot side yard setback. The requested Variance would allow the metal storage shed to remain in place, as it was when applicant purchased the property.

**Surrounding Land Use Ordinance:**

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

**Environmental Review:**

The proposed project is exempt from CEQA (California Environmental Quality Act) per section 15305 Minor alterations in land use limitation which include "...variances not resulting in the creation of any new parcel."

**Staff Recommendation:**

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

1. Find that Variance #22-0004 is categorically exempt from CEQA per Article 19, Section 15305 (a) Class 5 Minor Alterations to Land Use Limitation of CEQA and that no further environmental documentation is necessary; and,
2. Consider the approval or denial of Variance #22-0004 to encroach into the rear and side yard setbacks.

**Prepared By:** Evelia Jimenez, Planner II  
Planning & Development Services

for 

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**Reviewed By:** Michael Abraham, AICP, Assistant Director  
Planning & Development Services



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**Approved By:** Jim Minnick, Director  
Planning & Development Services

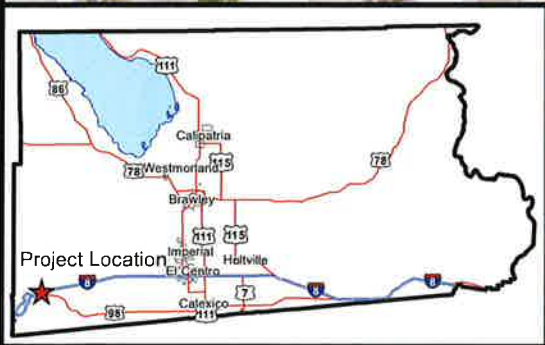
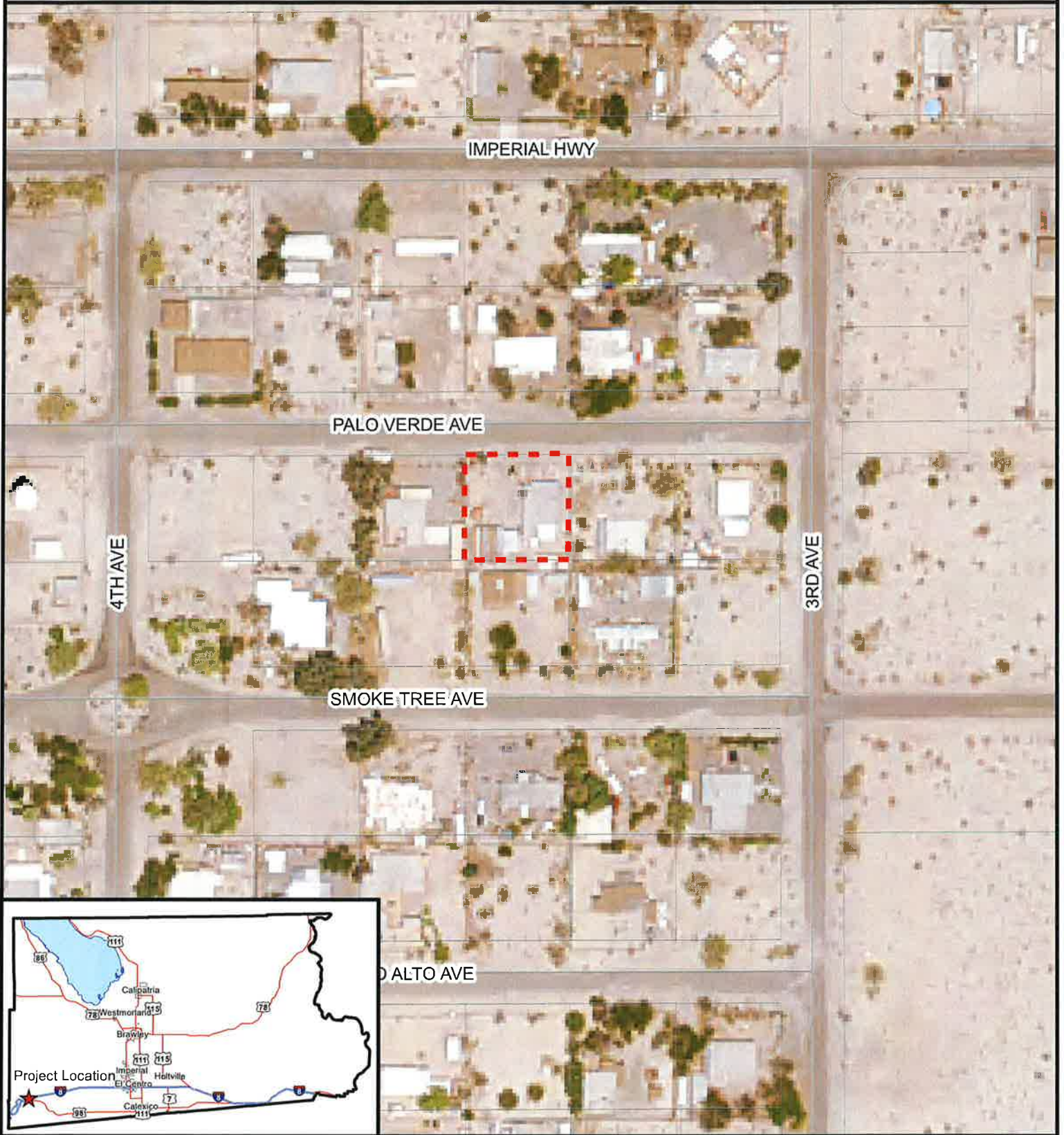
for 

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- Attachments:
- A. Vicinity Map
  - B. Site Plan
  - C. Planning Commission Resolutions
  - D. Conditions of Approval
  - E. Application
  - F. Comment Letters

**Attachment A.**  
**Location Map**

# PROJECT LOCATION MAP



**STEVEN EUGENE HENDRICKSON**  
**VA #22-0004**  
**APN 033-306-004-000**

-  Project Location
-  Centerline
-  Parcels



**Attachment B.**  
**Site Plan**

**PROPERTY OWNER:**  
STRAEL ENGINE HENDRICKSON  
3402 ROBERTS ST. #200  
SAN DIEGO, CA 92110

**PROJECT SCOPE:**  
EXISTING SHED TO REMAIN  
12' X 30' METAL ON SLAB  
PROPERTY WAS PURCHASED  
WITH THE SHED AND WOULD  
TO KEEP FOR STORAGE

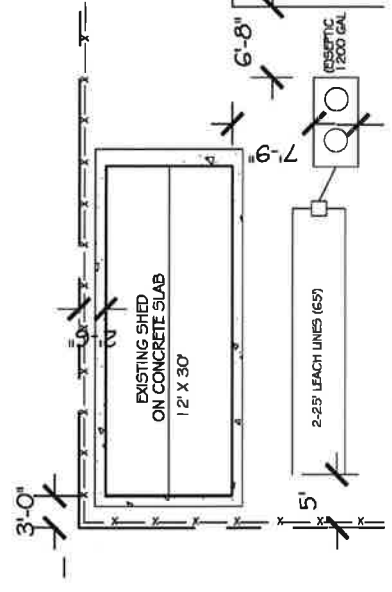
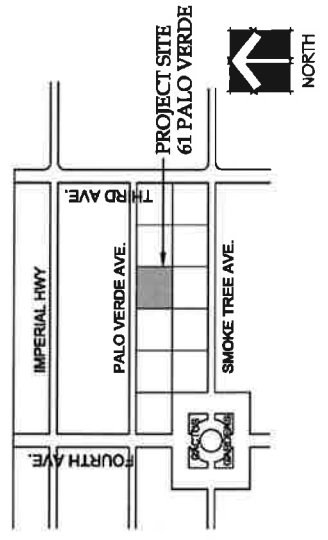
**LEGAL DESCRIPTION:**  
LOT 46, TOWNSHIP OF  
OCOTILLO UNIT NO. 1, IN THE  
OFFICE OF THE COUNTY OF  
IMPERIAL, STATE OF  
CALIFORNIA, ACCORDING TO  
MAP NO. 340 ON FILE IN  
THE OFFICE OF THE COUNTY  
RECORDER OF IMPERIAL  
COUNTY.

**LOT AREA:**  
100' X 100' = 10,000 S.F.

**HENDRICKSON  
RESIDENCE**  
61 W. PALO VERDE AVE.  
OCOTILLO, CA 92259  
033-306-004-000

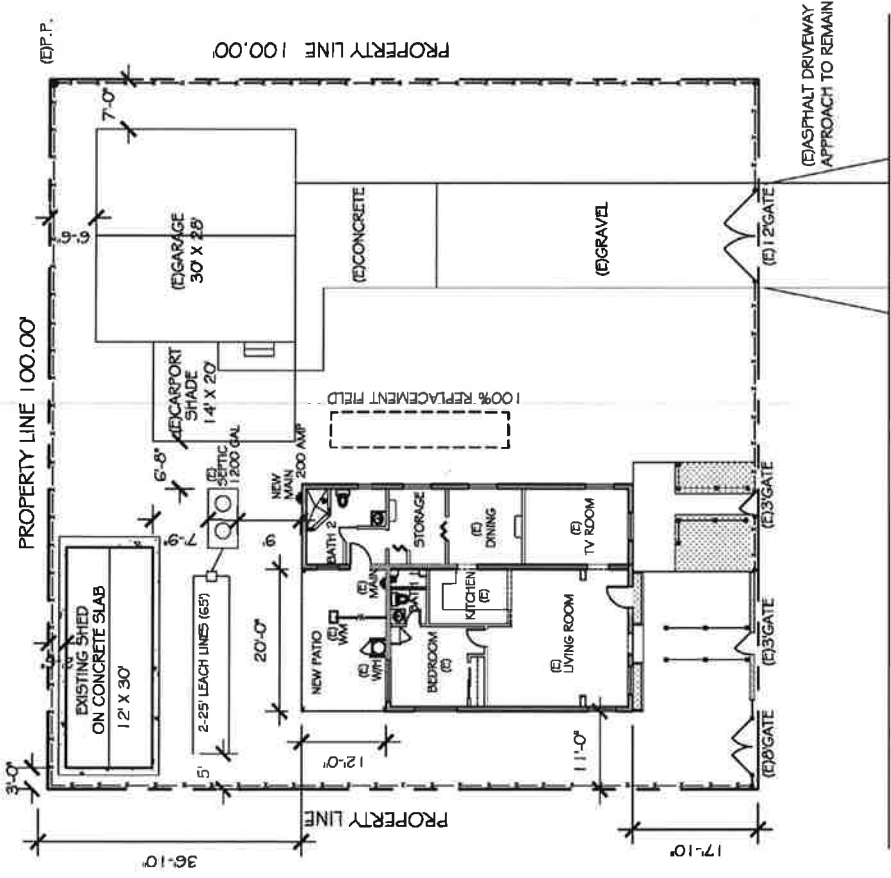
**SHEET #:**  
**1**  
Blk: 61 PaloVerde.dwg 10-25-22

**VICINITY MAP**



**ENLARGED AREA**  
SCALE: 3/32" = 1'-0"

**PROPERTY BOUNDARY NOTE:**  
THESE DOCUMENT DRAWINGS SHOWN ON  
OR SELECTED GENERAL CONTRACTOR - OWNER  
ASSUMES RESPONSIBILITY FOR DIRECTION AND ASSURANCE  
COORDINATION OF ALL WORK - INSPECTION - and  
CRAFTSMANSHIP FOR PROJECT. Plans prepared  
by Cecilia Griffiths Vogel 760.455.7600  
*Cecilia Vogel*



**APPROXIMATE  
PROPERTY LINES  
FROM PLAT MAP  
33-300**  
**SITE PLAN**  
SCALE: 1/16" = 1'-0"

**W. PALO VERDE AVE.**  
ASPHALT PAVED ROAD





**Attachment C.**  
**Resolutions & Findings**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF PLANNING COMMISSION OF THE COUNTY OF IMPERIAL CALIFORNIA APPROVING/DENYING "VARIANCE #22-0004" FOR SCOTT EUGENE HENDRICKSON.**

**WHEREAS**, Steve Eugene Hendrickson has submitted an application for Variance #22-0004 to allow for existing metal storage shed on concrete slab to encroach into rear and side yard setbacks; and,

**WHEREAS**, Variance #22-0004 has been prepared in accordance with the requirements of the State Planning and Zoning Law, California Environmental Quality Act, the State CEQA Guideline, the County's "Rules and Regulations to Implement CEQA, and the County's Land Use Ordinance, Title 9 as amended; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility for consideration of approval/denial for Variance #22-0004; and,

**WHEREAS**, public notice of the public hearing for said application has been given, and the Planning Commission has heard, received and considered all oral and written protest, objections and evidence presented by interested parties at a public hearing held with respect this item on May 24, 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 Variance #22-0004 prior to approval/denial. The Planning Commission finds and determines that the Variance is adequate and prepared in accordance with the requirements of the State Planning and Zoning Law, the County's Land Use Ordinance, Title 9 as amended, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law; the County's Land Use Ordinance, Title 9 as amended; and the County of Imperial regulations, the following findings for the approval/denial of Variance 22-0004 and Findings have been made as follows:

- 1. That there are special circumstances applicable to the property described in the application filed for such variance, or to its intended use, that do not apply generally to the property or class of use in the same zone or vicinity. (Imperial County Code § 90202.08 A. (1))**

The applicant submitted a Variance application for an existing 12' x 30' metal storage shed, placed on a concrete slab, encroaching into the rear and side yard setback. The metal storage shed was in place at time of property purchase approximately thirteen years ago.

- 2. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located. County Code § 90202.08 A (2)**

The metal storage shed is not materially detrimental to the public welfare or injurious to the property or improvements in the vicinity. Structure has been on-site, and in its current location, for more than thirteen (13) years and has caused no report of negative affect on surrounding land and/or landowners. Surrounding landowners have provided verbal consent for accessory structure to remain in place as it is has not caused a disturbance, to surrounding properties.

3. **That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning laws is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. County Code § 90202.08 A (3)**

There are no special circumstances applicable to the subject property.

4. **That the granting of such variance will not adversely affect the comprehensive General Plan.**

The site location is designated R-1 (Low Density Residential) by the Imperial County Land Use Ordinance Title 9. A Variance for the sole purpose of retaining existing twelve foot by thirty foot (12' x 30') metal storage shed that is within the rear and side yard setback, will not adversely affect the comprehensive General Plan.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE\DENY** Variance #22-0004 for the encroachment of rear and side yard setbacks.

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Rudy Schaffner, Chairman  
Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **May 24, 2023** by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**Attachment D.**  
**Conditions of Approval**

# CONDITIONS OF APPROVAL

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## VARIANCE (V) #22-0004

APN 033-306-004-000

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### **NOTICE TO APPLICANT!**

*The above-referenced Variance, 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 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 approval of the Variance 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 and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.*

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### **SITE SPECIFIC CONDITIONS:**

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1. The applicant must submit building permit and fees for the metal shed.
2. The use shall be limited to incidental storage and shall not be used to store hazardous materials unless approved by the Fire Department.
3. The use shall not allow human occupancy of the containers.
4. The Metal shed shall not be connected to a power source.
5. The metal shed shall be maintained in good condition and free of graffiti at all times.

**Attachment E.**  
**Application**


# VARIANCE

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 <b>Steven Eugene Hendrickson</b>		EMAIL ADDRESS <b>mbew@western towing.com</b> <b>Cg4557600@gmail.com</b>	
2. MAILING ADDRESS (Street / P O Box, City, State) <b>3802 Rosecrans St. #290 San Diego</b>		ZIP CODE <b>92110</b>	PHONE NUMBER <b>619-204-5153</b>
3. ENGINEERS NAME _____ CA. LICENSE NO. _____		EMAIL ADDRESS _____	
4. MAILING ADDRESS (Street / P O Box, City, State) _____		ZIP CODE _____	PHONE NUMBER _____
5. ASSESSOR'S PARCEL NO. <b>033-306-004-000</b>		ZONING (existing) <b>R1</b>	
6. PROPERTY (site) ADDRESS <b>61 W. Palo Verde Ave.</b>		SIZE OF PROPERTY (in acres or square foot) <b>10,000 s.f.</b>	
7. GENERAL LOCATION (i.e. city, town, cross street) <b>Ocotillo</b>			
8. LEGAL DESCRIPTION <b>Lot 46, Townsite of Ocotillo Unit No. 1, in the office of the County of Imperial, State of California, according to Map No. 340 on file in the office of the County recorder Of Imperial County.</b>			
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) <b>(E)Storage Shed 12'x30' encroaches to the rear (south)setback 2'-6" and side (east)setback 2'-0"</b>			
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : <b>The Owner purchased the property with the Shed as is located on site and it is on concrete pad and is metal Both the rear and side neighbors have no objections and shed causes no rain drainage onto either property.</b>			
10. DESCRIBE THE ADJACENT PROPERTY East <b>Single Family Residence</b> West <b>Single Family Residence</b> North <b>Palo Verde Street, Single Family Residence</b> South <b>Single Family Residence</b>			

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

**Steven Eugene Hendrickson** 10-12-22  
Print Name Date  
 \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name Date  
\_\_\_\_\_  
Signature

### REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN \_\_\_\_\_
- B. FEE **1,000.00** \_\_\_\_\_
- C. OTHER **Email from Fire with No issues w/shed** \_\_\_\_\_
- D. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: 	DATE <b>10/28/22</b>	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	OTHER DEPT'S required
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> P W
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> E H S
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> A. P. C. D.
		<input type="checkbox"/> O. E. S
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**V #**  
**22-0004**

**Attachment F.**  
**Comment Letters**



Timothy Trompeter

57 West Palo Verde Ave

Ocotillo, Ca 92259

Parcel number: 033306005000

To Whom it May Concern:

I, Timothy Trompeter, am the tenant at 57 West Palo Verde Ave, Ocotillo, CA 92259, parcel number 033306005000.

This letter is regarding the storage shed on property at 61 West Palo Verde Ave, Ocotillo, CA 92259. This building is adjacent to the property I own. It is very well kept and I have no objection to it being where it is.

Sincerely,


Timothy Trompeter

A handwritten signature in black ink, appearing to be 'T. Trompeter', written over a horizontal line.

**RECEIVED**

**MAR 08 2023**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**



Brianna L Scherer  
609 Starbright Lane, Alpine, CA 91901  
858-518-4500  
Bscherer858@gmail.com

To Whom It May Concern:

I am the trustee for the Brianna Lorraine McCadam 2008 Living Trust, which owns Lot #45, at 65 W Palo Verde Ave, Ocotillo, CA – APN 033-306-003-000.

I approve for Steven Hendrickson, at the lot adjacent to Lot #45, to have the metal building less than five (5) feet from the property line.

Any questions or concerns regarding this matter, I can be reached at the above number and/or email address.

Sincerely,



Brianna L Scherer

**RECEIVED**

FEB 27 2023

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES





**AIR POLLUTION CONTROL DISTRICT**

November 22, 2022

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

SUBJECT: Variance 22-0004 – Steven Eugene Hendrickson

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Variance ("V") 22-0004 ("Project"). The project seeks a variance for an existing 12'x30' storage shed, which is within the rear (south) setback and the side (east) setback of the parcel identified as Assessor's Parcel Number 033-306-004 located at 61 W Palo Verde Ave., Ocotillo.

The Air District has no comment on the project.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Ismael Garcia  
Environmental Coordinator I

Reviewed by,  
Monica N. Soucier  
APC Division Manager



# 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/<br>Miguel Figueroa                                | <input checked="" type="checkbox"/> IC Sheriff's Office – Ryan Kelley/<br>Robert Benavidez/ Scott Sheppard/<br>Ray Loera/ Manuel Deleon | <input checked="" type="checkbox"/> Fort Yuma – Quechan Indian Tribe -<br>H. Jill McCormick/Jordan D. Joaquin |
| <input checked="" type="checkbox"/> County Counsel – Eric Havens  | <input checked="" type="checkbox"/> IID – Donald Vargas   | <input checked="" type="checkbox"/> Ocotillo Mutual Water Company-<br>Board of Directors                      |
| <input checked="" type="checkbox"/> APCD – Belen Leon/ Monica Soucier/ Jesus<br>Ramirez                                     | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/<br>Alfredo Estrada/Robert Malek                                  | <input checked="" type="checkbox"/> Board of Supervisors – Luis Plancarte                                     |
| <input checked="" type="checkbox"/> EHS – Vanessa R. Ramirez/ Jeff Lamoure/<br>Alphonso Andrade/ Jorge Perez/ Mario Salinas | <input checked="" type="checkbox"/> Ag. Commissioner – Carlos Ortiz/<br>Sandra Mendivil/ Jolene Dessert/<br>Margo Sanchez/ Ana L. Gomez | <input checked="" type="checkbox"/> Campo Band of Mission Indians –<br>Marcus Cuero/ Jonathan Mesa            |
| <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John<br>Gay  |   |   |

From: Victoria Escalante, Planner I - (442) 265-1736 or [victoriaescalante@co.imperial.ca.us](mailto:victoriaescalante@co.imperial.ca.us)

Project ID: V22-0004

Project Location: 61 W Palo Verde Ave, Ocotillo, CA 92274 APN 033-306-004

Project Description: The applicant proposes a 12'x30' Storage Shed, which came with home purchase, is within rear (south) rear setback 2'-6" and side (east) setback 2'0". Shed is placed on concrete pad and is metal. Surrounding neighbors are reported to have no issue with shed as it causes no drainage issue on either property.

Applicants: Steven Eugene Hendrickson

Comments due by: November 28<sup>th</sup> 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: Ara Gomez Signature: [Signature] Title: Ag Biologist

Date: 11/22/22 Telephone No.: 442 265 1500 E-mail: aragomez@coimperial.ca.us

VEIMRIS:\AllUsers\APN\033\306\004\V22-0004\V22-0004 Request for Comments 11 16 22 .docx

## **Evelia Jimenez**

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**From:** Andrew Loper  
**Sent:** Thursday, January 26, 2023 3:40 PM  
**To:** Victoria Escalante  
**Subject:** RE: BP# 61053 61 W. Palo Verde AVE. Ocotillo

Thank you for the information, ICFD has no additional comments.

Andrew Loper  
Imperial County Fire Department  
Lieutenant/Fire Prevention Specialist  
2514 La Brucherie Road, Imperial CA 92251  
Office: 442-265-3021  
Cell: 760-604-1828

**From:** Victoria Escalante <VictoriaEscalante@co.imperial.ca.us>  
**Sent:** Thursday, January 26, 2023 1:31 PM  
**To:** Andrew Loper <AndrewLoper@co.imperial.ca.us>  
**Subject:** RE: BP# 61053 61 W. Palo Verde AVE. Ocotillo

Good afternoon Mr. Loper,

The applicant intends to maintain 12' x 30' metal storage shed which is located in the south rear setback by two feet six inches (2'6") and the east side setback by two (2') feet. The metal storage shed is currently used to store construction materials but, when available, also serves to securely store off-road vehicles.

Current setback regulation in "R-1" states rear setbacks should be as follows:

Side: 5ft  
Front: 25ft.  
Rear: 25ft.

If you have any other questions, please let me know.

Thank you and have a nice day,

*Victoria Escalante*

Planner I  
Imperial County Dept. of Planning & Development Services  
801 Main St  
El Centro, CA 92243  
442-265-1750

**From:** Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>  
**Sent:** Thursday, January 26, 2023 1:26 PM  
**To:** Victoria Escalante <[VictoriaEscalante@co.imperial.ca.us](mailto:VictoriaEscalante@co.imperial.ca.us)>  
**Subject:** FW: BP# 61053 61 W. Palo Verde AVE. Ocotillo

Thank you  
Andrew Loper  
Fire Prevention Specialist  
Imperial County Fire Department  
442-265-3021

**From:** Andrew Loper  
**Sent:** Friday, July 15, 2022 7:48 AM  
**To:** Javier Ortiz <[javierortiz@co.imperial.ca.us](mailto:javierortiz@co.imperial.ca.us)>; Guillermo Mendoza <[GuillermoMendoza@co.imperial.ca.us](mailto:GuillermoMendoza@co.imperial.ca.us)>  
**Cc:** Stephen Berry <[StephenBerry@co.imperial.ca.us](mailto:StephenBerry@co.imperial.ca.us)>; Melissa Pacheco <[MelissaPacheco@co.imperial.ca.us](mailto:MelissaPacheco@co.imperial.ca.us)>; Linda Hunt <[LindaHunt@co.imperial.ca.us](mailto:LindaHunt@co.imperial.ca.us)>; Sergio Rubio <[SergioRubio@co.imperial.ca.us](mailto:SergioRubio@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>  
**Subject:** RE: BP# 61053 61 W. Palo Verde AVE. Ocotillo

Good Morning  
Thank you for the email and the information. Could you provide what the setback requirement is and what the storage is at currently?

Could the property owner apply for a variance or non-conforming use with your department?

Being the structure is constructed mainly of steel, it does provide a little bit more exposure protection or the chance of fire spread to be slightly minimal. Imperial County Fire Department will provide whatever assistance is needed to help with this issue and supports the ICPDS office decision on what needs to be done.

Andrew Loper  
Imperial County Fire Department  
Lieutenant/Fire Prevention Specialist  
2514 La Brucherie Road, Imperial CA 92251  
Office: 442-265-3021  
Cell: 760-604-1828

**From:** Javier Ortiz <[javierortiz@co.imperial.ca.us](mailto:javierortiz@co.imperial.ca.us)>  
**Sent:** Thursday, July 14, 2022 4:45 PM  
**To:** Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; Guillermo Mendoza <[GuillermoMendoza@co.imperial.ca.us](mailto:GuillermoMendoza@co.imperial.ca.us)>  
**Cc:** Stephen Berry <[StephenBerry@co.imperial.ca.us](mailto:StephenBerry@co.imperial.ca.us)>; Melissa Pacheco <[MelissaPacheco@co.imperial.ca.us](mailto:MelissaPacheco@co.imperial.ca.us)>; Linda Hunt <[LindaHunt@co.imperial.ca.us](mailto:LindaHunt@co.imperial.ca.us)>; Sergio Rubio <[SergioRubio@co.imperial.ca.us](mailto:SergioRubio@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>  
**Subject:** BP# 61053 61 W. Palo Verde AVE. Ocotillo

Hello,

I have attached plans for a project in the City of Ocotillo that is remodeling an existing house. During the plan review it was noted that the Existing storage shed in the back of

the property does not comply with the Imperial County Setbacks. I'm reaching out to you with pictures from the outside & inside of the storage shed so you could give us some guidance if the structure could encroach into the setback. Currently the storage is storing construction materials for the project but normally it stores Recreational Vehicles for off roading. If you have any questions or comments please let us know so we can inform the applicant about this project.

Thanks,

Javier Ortiz  
Building Inspector 2  
Imperial County Planning & Development

**Evelia Jimenez**

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**From:** Daniel Tsosie <dtosie@campo-nsn.gov>  
**Sent:** Friday, January 13, 2023 4:37 PM  
**To:** Victoria Escalante  
**Subject:** Re: Project : V22-0004/ APN 033-306-004

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

Thank you for following up. We The Campo Band of Mission Indians do not have any more concerns with "Project : V22-0004/ APN 033-306-004".

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](#)

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**From:** Victoria Escalante <VictoriaEscalante@co.imperial.ca.us>  
**Sent:** Friday, January 13, 2023 4:27:52 PM  
**To:** Daniel Tsosie <dtosie@campo-nsn.gov>  
**Subject:** FW: Project : V22-0004/ APN 033-306-004

Good afternoon Mr. Sosie,

Here is the email we got from you. If we can get this back with the no comment response, that'd be perfect.

If you have any questions or concerns, please let me know.

Thank you so much and have a great weekend,

*Victoria Escalante*

Planner I  
Imperial County Dept. of Planning & Development Services  
801 Main St  
El Centro, CA 92243  
442-265-1750



**From:** Daniel Tsosie <[dtsosie@campo-nsn.gov](mailto:dtsosie@campo-nsn.gov)>  
**Sent:** Thursday, November 17, 2022 1:05 PM  
**To:** Melina Rizo <[melinarizo@co.imperial.ca.us](mailto:melinarizo@co.imperial.ca.us)>  
**Subject:** RE: Project : V22-0004/ APN 033-306-004

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

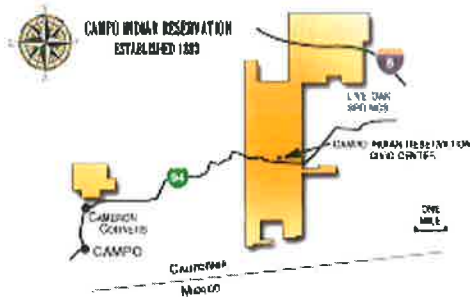
Hello Melina , my name is Daniel Tsosie, I am the Cultural Resource Manager (CRM) for the Campo Band of Mission Indians. We received your letter regarding "Project : V22-0004/ APN 033-306-004". After review, we are requesting for consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21080.3.1 subdivisions (b), (d), and (e) for mitigation potential project impacts to cultural resources for the referenced project. Thank you for reaching out.

Best Regards,

**Daniel Tsosie**

Campo Band of Mission Indians  
Cultural Resource Manager  
36190 Church Road,  
Campo, CA 91906

Cell: 619-760-6480  
Office: 619-478-9046 ext.278  
E-mail: [dtsosie@campo-nsn.gov](mailto:dtsosie@campo-nsn.gov)



**Evelia Jimenez**

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**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Friday, November 18, 2022 7:24 AM  
**To:** Melina Rizo; Victoria Escalante  
**Subject:** RE: [EXTERNAL]:AB52 Letter for V22-0004

**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:** Melina Rizo <melinarizo@co.imperial.ca.us>  
**Sent:** Wednesday, November 16, 2022 4:05 PM  
**To:** 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>; Victoria Escalante <VictoriaEscalante@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 V22-0004

**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 **V22-0004/ APN 033-306-004-000** {61 W Palo Verde Ocotillo, CA}

Should you have any questions, please feel free to contact Victoria Escalante at 442-265-1736, or by email at [victoriaescalante@co.imperial.ca.us](mailto:victoriaescalante@co.imperial.ca.us).

Thank you,

*Melina Rizo*

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

