

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: November 12, 2025
AGENDA TIME: 9:00AM / No. 3

PROJECT TYPE: Brandon Martin and Francesca Palmer
Lot Merger (MERG) #00190 SUPERVISOR DIST. #4

LOCATION: 2286 & 2290 Corona Avenue APN(s): 013-081-021 & 013-081-022

Salton City, CA 92275 PARCEL SIZE: ±0.68-AC

GENERAL PLAN (existing) Low Density Residential WEST SHORE/SALTON CITY URBAN AREA PLAN GENERAL PLAN (proposed) N/A

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 11/12/2025

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

Quechan Indian Tribe, ACBCI, & IID

REQUESTED ACTION:

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

- FIND THAT LOT MERGER #00190 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
- FIND THAT LOT MERGER #00190 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
- APPROVE LOT MERGER #00190, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department
801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736,
Jim Minnick, Director of ICPDS
AM/AT/S:\AllUsers\APN\013\081\021\MERG00190\PC\Project Report.docx

STAFF REPORT
Planning Commission Meeting
November 12, 2025
Lot Merger (MERG) #00190

Applicant: **Brandon Martin & Francesca Palmer**
 12538 Ridgeton Drive,
 Lakeside, CA 92040

Agent: **Timothy Reilly**
 211 San Felipe Drive,
 Imperial, CA 92251

Project Location:

The proposed project site is located at 2286 & 2290 Corona Avenue, Salton City, CA 92275; further identified as Assessor's Parcel Number(s) 013-081-021 & 013-081-022 and legally described as Lots 40 and 41, from Block 25, Tract 527, FM 3-32, in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The Applicants are proposing a comprehensive lot merger between two contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles. All future developments will be made to County standards.

The proposed utilities are identical to existing utilities and will not change as a result of the merger. Water and sewer to the newly merged lot would be provided via existing water and sewer service lines provided by the Coachella Valley Water District and Salton Community Services District, respectively. Physical access would continue to be via Corona Avenue.

Existing Parcels:

- "Parcel A" (013-081-021) – ±0.32 Acres
- "Parcel B" (013-081-022) – ±0.36 Acres

Total: ±0.68 Acres

Proposed Merged Parcel Size:

- Parcel A+B = ±0.68 Acres

County Ordinance:

Lot Merger (MERC) #00190 is consistent with the Imperial County Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00 “Lot Mergers Initiated by Property Owner”.

Land Use Analysis:

Under the West Shores/Salton City Urban Area Plan, the land use designation for both parcels is Low Density Residential and zoned R-1 (Low Density Residential Zone) per Zoning Map 67 of the Imperial County Title 9 Land Use Ordinance.

In accordance with Section 90403.03, Chapter 3, Division 4 of Title 9 Imperial County Land Use Ordinance, all fences must be located on or within the property lines of the applicant’s property. Currently, the applicant’s existing 6-foot chain link fence encroaches onto the adjacent property to the south. Additionally, a propane tank was relocated without the required building permit following a leak, and it has been moved outside of the property boundaries. Once these encroachments are addressed, the proposed project will be consistent with the County’s General Plan and zoning ordinances. Per Condition of Approval S-1, the final Certificate of Compliance will not be recorded until these encroachments are addressed

Surrounding Land Uses, Zoning and General Plan Designations:

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

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00190 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

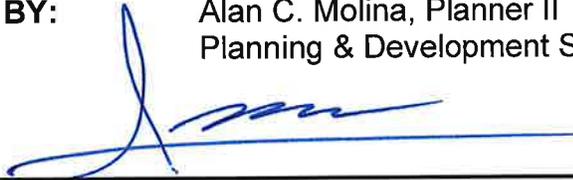
Staff Recommendation:

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

1. Find that Lot Merger (MERG) #00190 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Merger (MERG) #00190 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00190, subject to the attached conditions.

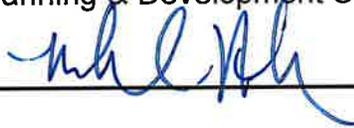
PREPARED BY:

Alan C. Molina, Planner II
Planning & Development Services



REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services



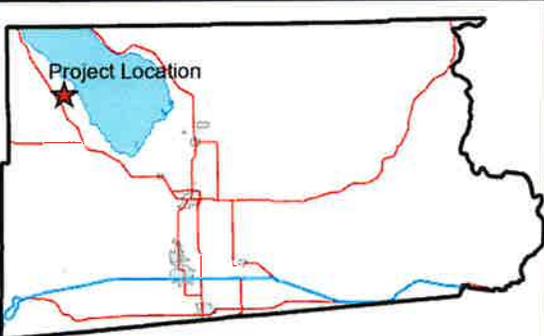
ATTACHMENTS:

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

ATTACHMENT “A”

VICINITY MAP

PROJECT LOCATION MAP



BRANDON MARTIN & FRANCESCA PALMER
MERG #00190
APNs: 013-081-021
& 013-081-022

-  Project Location
-  Parcels
-  Centerline

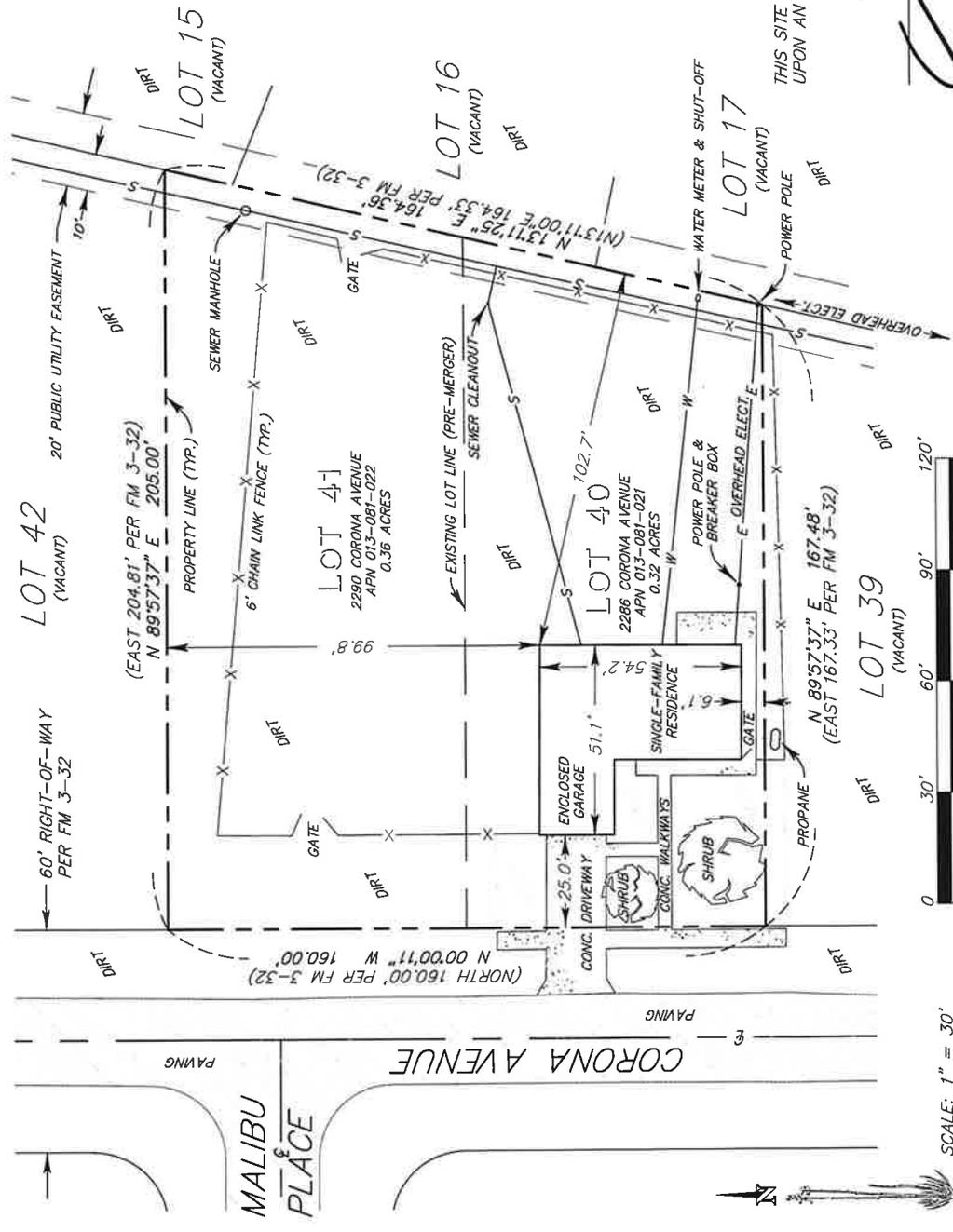


ATTACHMENT “B”

SITE PLAN

LOT MERGER NO.

LOTS 40 & 41, BLOCK 25, TRACT NO. 527, FM 3-32
SITE PLAN



LANDOWNER & APPLICANT:
BRANDON MARTIN AND FRANCESCA PALMER

MAILING ADDRESS:
12538 RIDGETON DRIVE
LAKESIDE, CA 92040
PHONE: (619) 694-6413

PROPERTY ADDRESS:
2286 & 2290 CORONA AVENUE
SALTON CITY, CA 92274

ASSESSOR PARCEL NUMBERS:
013-081-021 & 013-081-022

LOT AREAS:
LOT 40: 0.32 ACRES
LOT 41: 0.36 ACRES
MERGED: 0.68 ACRES

ZONING DESIGNATION:
ZONE R1

UTILITIES:

SEWER (S): SALTON COMMUNITY SERVICES DIST.
WATER (W): COACHELLA VALLEY WATER DIST.
ELECTRIC (E): IMPERIAL IRRIGATION DIST.
PROPANE: REFILL VIA VENDOR

SURVEYOR:
TIMOTHY REILLY
T. REILLY & ASSOCIATES
211 SAN FELIPE DRIVE
IMPERIAL, CA 92251
PHONE: (442) 456-9956

THIS SITE PLAN WAS PREPARED BY ME AND IS BASED
UPON AN ACCURATE BOUNDARY LINE SURVEY.



[Signature]
19 AUG 2025
TIMOTHY J. REILLY,
PLS NO. 8759

SCALE: 1" = 30'
PRINTED AT 11"x17"

ATTACHMENT “C”

PC RESOLUTION & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00190” FOR BRANDON MARTIN AND FRANCESCA PALMER.

WHEREAS, Brandon Martin and Francesca Palmer submitted an application for Lot Merger #00190 to combine two (2) contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles; 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 November 12, 2025; and,

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

SECTION 1. The Planning Commission has considered the proposed Lot Merger prior to approval. The Planning Commission finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Merger #00190 have been made as follows:

A. Are the lots or parcels contiguous?

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

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

MERG #00190 is zoned as R-1 (Low Density Residential Zone) per the West Shores/Salton City Urban Area Plan under the Imperial County Land Use Ordinance Title 9 and conforms to both State Law and County of Imperial Ordinance, subject to conditions of approval.

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

The lots are consistent with the Subdivision Map Act and County Ordinance. The two (2) subject lots were created through Final Map (FM) #3-32, Lots 40 & 41 of Block 25.

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

The two (2) parcels are contiguous, and the proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00 and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

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

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this comprehensive lot merger is to combine two (2) contiguous lots to create a single and larger lot. This newly consolidated lot is intended to accommodate the installation of an accessory structure within the West Shores/Salton City Urban Area Plan.

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

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

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

In accordance with Section 90403.03, Chapter 3, Division 4 of Title 9 Imperial County Land Use Ordinance, all fences must be located on or within the property lines of the applicant's property. Currently, the applicant's existing 6-foot chain link fence encroaches onto the adjacent property to the south. Additionally, a propane tank was relocated without the required building permit following a leak, and it has been moved outside of the property boundaries. Per Condition of Approval S-1, the final Certificate of Compliance will not be recorded until these encroachments are addressed.

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

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

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00190, 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 **November 12, 2025**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D”
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00190

APN(s) # 013-081-021 & 013-081-022

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) Prior to the recordation of the final Certificate of Compliance, the property owner shall remove all above and below structures from the adjacent properties or be realigned one hundred percent to the property footprint on all four sides of the fence.
- 2) The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
- 3) The lot merger shall be reflected in a deed, which shall be recorded.¹
- 4) A record of survey shall be required due to the encroachment shown on the provided site plan
- 5) At the time of development, a **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to be submitted to provide for property grading and drainage control and prevent damage to adjacent properties.¹

- 6) Prior the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommend grading and drainage controls were completed per the accepted drainage and grading letter.¹
- 7) At the time of development, per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance may be required.¹
- 8) At the time of development, an **Encroachment Permit** Application shall be submitted for the required street improvements (per Chapter 12.12 – Excavations on or near a Public Road of the Imperial County Ordinance).
- 9) The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.²
- 10) Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.²
- 11) Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.²
- 12) The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.²
- 13) 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.²
- 14) Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by 11D as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.²

INFORMATIVE:

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

1 - Imperial County Department of Public Works comment letter dated October 20, 2025.

2 – Imperial Irrigation District comment letter dated September 24, 2025

ATTACHMENT “E”
APPLICATION & SUPPORTING
DOCUMENTATION

LOT MERGER

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

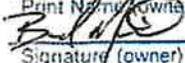
APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print

1	PROPERTY OWNER'S NAME BRANDON MARTIN & FRANCESCA PALMER	EMAIL ADDRESS BRANDONMARTIN6413@GMAIL.COM
2	MAILING ADDRESS 12530 RIDGETON DRIVE, LAKESIDE, CA	ZIP CODE 92040
3	ENGINEER'S NAME TIMOTHY REILLY	PHONE NUMBER (619) 694-6413
4	CAL LICENSE NO L-8759	EMAIL ADDRESS TREILLY@TREILLYINC.COM
5	MAILING ADDRESS 211 SAN FELIPE DRIVE, IMPERIAL, CA	ZIP CODE 92251
6	PHONE NUMBER (942) 456-9956	LOCATION CA 92274 SALTON CITY
7	PROPERTY 'A' (site) ADDRESS 2296 CORONA AVENUE, SALTON CITY	LOCATION CA 92274 SALTON CITY
8	PROPERTY 'A' ASSESSOR'S PARCEL NO (s) 013-091-021	SIZE OF PROPERTY (in acres or square foot) 0.32 ACRES
9	EXISTING USE RESIDENTIAL	CURRENT ZONE R-1
10	PROPERTY 'A' LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 40, BLOCK 25, TRACT No. 527, FM 3-32	
11	PROPERTY 'B' (site) ADDRESS 2290 CORONA AVENUE, SALTON CITY	LOCATION CA 92274 SALTON CITY
12	PROPERTY 'B' ASSESSOR'S PARCEL NO (s) 013-091-022	SIZE OF PROPERTY (in acres or square foot) 0.36 ACRES
13	EXISTING USE VACANT RESIDENTIAL	CURRENT ZONE R-1
14	PROPERTY 'B' LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 41, BLOCK 25, TRACT No. 527, FM 3-32	
15	EXPLAIN PURPOSE/REASON FOR LOT MERGER IN ADVANCE OF CONSTRUCTION OF ACCESSORY STRUCTURE ON CURRENT LOT 41	
16	PROPOSED MERGED PARCEL SIZE 0.68 ACRES	PROPOSED USE RESIDENTIAL

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

15	DESCRIBE PROPOSED SEWER SYSTEM(S)	EXISTING INFRASTRUCTURE CROSSES PROPERTY
16	DESCRIBE PROPOSED WATER SYSTEM	EXISTING INFRASTRUCTURE CROSSES PROPERTY
17	DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	EXISTING CORONA AVENUE
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

BRANDON MARTIN 8-18-2025
Print Name (owner) Date
 Signature (owner)

Print Name (Agent) Date

Signature (Agent) Date
An owners no-annex affidavit is required if application is signed by Agent

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY		DATE	8/28/25	REVIEW APPROVAL BY	OTHER DEPT S required
APPLICATION DEEMED COMPLETE BY	_____	DATE	_____	<input type="checkbox"/> P W	
APPLICATION REJECTED BY	_____	DATE	_____	<input type="checkbox"/> E H S	
TENTATIVE HEARING BY	_____	DATE	_____	<input type="checkbox"/> A P C D	
FINAL ACTION	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O E S	

MERG#
00190

LOT MERGER

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

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

1	PROPERTY OWNER'S NAME BRANDON MARTIN & FRANCESCA PALMER	EMAIL ADDRESS BRANDONMARTIN6413@GMAIL.COM
2	MAILING ADDRESS 12530 RIDGETON DRIVE, LAKEVIEW, CA	ZIP CODE 92040
3	ENGINEER'S NAME TIMOTHY REILLY	PHONE NUMBER (619) 694-6413
4	CAL LICENSE NO L-8759	EMAIL ADDRESS TREILLY@TREILLYINC.COM
5	MAILING ADDRESS 211 SAN FELIPE DRIVE, IMPERIAL, CA	ZIP CODE 92291
6	PHONE NUMBER (442) 456-9956	EMAIL ADDRESS TREILLY@TREILLYINC.COM
7	PROPERTY "A" (site) ADDRESS 2290 CORONA AVENUE, SALTON CITY, CA	LOCATION CA 92274 SALTON CITY
8	PROPERTY "A" ASSESSOR'S PARCEL NO. (s) 013-091-021	SIZE OF PROPERTY (in acres or square foot) 0.32 ACRES
9	EXISTING USE RESIDENTIAL	CURRENT ZONE R-1
10	PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 40, BLOCK 25, TRACT No. 927, FM 3-32	
11	PROPERTY "B" (site) ADDRESS 2290 CORONA AVENUE, SALTON CITY, CA	LOCATION CA 92274 SALTON CITY
12	PROPERTY "B" ASSESSOR'S PARCEL NO. (s) 013-091-022	SIZE OF PROPERTY (in acres or square foot) 0.36 ACRES
13	EXISTING USE VACANT RESIDENTIAL	CURRENT ZONE R-1
14	PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 41, BLOCK 25, TRACT No. 927, FM 3-32	
15	EXPLAIN PURPOSE/REASON FOR LOT MERGER IN ADVANCE OF CONSTRUCTION OF ACCESSORY STRUCTURE ON CURRENT LOT 41	
16	PROPOSED MERGED PARCEL SIZE 0.68 ACRES	PROPOSED USE RESIDENTIAL

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

15	DESCRIBE PROPOSED SEWER SYSTEM(S)	EXISTING INFRASTRUCTURE CROSSES PROPERTY
16	DESCRIBE PROPOSED WATER SYSTEM	EXISTING INFRASTRUCTURE CROSSES PROPERTY
17	DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	EXISTING CORONA AVENUE
18	IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

FRANCESCA PALMER 03/23/2025
Print Name (owner) Date

Signature (owner)

Print Name (Agent) Date

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

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE _____
- E. OTHER _____

APPLICATION RECEIVED BY _____
DATE _____
APPLICATION DEEMED COMPLETE BY: _____
DATE _____
APPLICATION REJECTED BY: _____
DATE _____
TENTATIVE HEARING BY: _____
DATE _____
FINAL ACTION APPROVED DENIED

REVIEW / APPROVAL BY OTHER DEPT'S required
 P W
 E H S
 A P C D
 O E S

DATE _____
DATE _____
DATE _____

MERG#

PROPOSED LEGAL DESCRIPTION

LOT MERGER No. _____

LOT "A":

LOTS 40 AND 41, BLOCK 25, TRACT 527, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED IN BOOK 3 OF FINAL MAPS, AT PAGE 32, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, BEING HENCEFORTH HELD TOGETHER AS ONE UNIT.

EXCEPTING THEREFROM ALL UNDERGROUND WATER IN, UNDER, OR FLOWING THROUGH SAID LAND, AND WATER RIGHTS APPURTENANT THERETO, AS RESERVED BY SALTON RIVIERA, INC., A CORPORATION, IN DEED RECORDED MAY 7, 1958, AS DOCUMENT No. 68 IN BOOK 991, PAGE 336 OF OFFICIAL RECORDS OF IMPERIAL COUNTY.

ALSO EXCEPTING THEREFORM ONE-HALF INTEREST IN ALL MINERALS, OIL, BREA, ASPHALTIUM, COAL, AND ALL OTHER HYDROCARBON SUBSTANCES, AND ALL GEOTHERMAL RESOURCES, LYING IN, OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY TO EXTRACT SAME, AS CONVEYED TO ARBA HOLDING Co., A GENERAL PARTNERSHIP, BY DEED RECORDED JANUARY 21, 1986, AS DOCUMENT No. 86-00792, IN BOOK 1553, PAGE 343 OF OFFICIAL RECORDS OF IMPERIAL COUNTY.

THIS DESCRIPTION OF LAND WAS PREPARED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



TIMOTHY J. REILLY, PLS 8759

20 Aug 2015

EXISTING LEGAL DESCRIPTIONS
(PRE-MERGER)
LOT MERGER No. _____

PARCEL 1:

LOT 40, BLOCK 25, TRACT 527, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 3, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM ALL UNDERGROUND WATER IN, UNDER OR FLOWING THROUGH SAID LAND, AND WATER RIGHTS APPURTENANT THERETO, AS RESERVED BY SALTON RIVIERA, INC., A CORPORATION IN DEED RECORDED MAY 7, 1958 AS DOCUMENT No. 68 IN BOOK 991, PAGE 336 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFORM ONE-HALF INTEREST IN ALL MINERALS, OIL, BREA, ASPHALTIUM, COAL AND ALL OTHER HYDROCARBON SUBSTANCES, AND ALL GEOTHERMAL RESOURCES, LYING IN OR UNDER SAID LAND, BUT WITHOUT RIGHT SURFACE ENTRY TO EXTRACT SAME, AS CONVEYED TO ARBA HOLDING Co., A GENERAL PARTNERSHIP BY DEED RECORDED JANUARY 21, 1986 AS DOCUMENT No. 86-00792 IN BOOK 1553, PAGE 343 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 41, BLOCK 25, TRACT 527, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 3, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM ALL UNDERGROUND WATER IN, UNDER OR FLOWING THROUGH SAID LAND, AND WATER RIGHTS APPURTENANT THERETO, AS RESERVED BY SALTON RIVIERA, INC., A CORPORATION IN DEED RECORDED MAY 7, 1958 AS DOCUMENT No. 68 IN BOOK 991, PAGE 336 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFORM ONE-HALF INTEREST IN ALL MINERALS, OIL, BREA, ASPHALTIUM, COAL AND ALL OTHER HYDROCARBON SUBSTANCES, AND ALL GEOTHERMAL RESOURCES, LYING IN OR UNDER SAID LAND, BUT WITHOUT RIGHT SURFACE ENTRY TO EXTRACT SAME, AS CONVEYED TO ARBA HOLDING Co., A GENERAL PARTNERSHIP BY DEED RECORDED JANUARY 21, 1986 AS DOCUMENT No. 86-00792 IN BOOK 1553, PAGE 343 OF OFFICIAL RECORDS.

RE: MERG00190

From Timothy Reilly <treilly@treillyinc.com>

Date Thu 9/4/2025 4:37 PM

To Alan Molina <alanmolina@co.imperial.ca.us>

Cc Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>

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

Good afternoon, Alan.

It was good meeting your acquaintance today, albeit by phone. Thank you for sharing the scanned documents and receipt.

The purpose of the lot merger is simply that, just to merge the two contiguous lots that are under common ownership. The landowners expressed a desire to construct an accessory structure in the future that would serve as a garage for off-road vehicles during cooler months when off-road activity is favorable. Because constructing an accessory structure on Lot 40 would require rerouting of existing utilities, locating the accessory structure on Lot 41 is more preferable. However, Lot 41 does not have a primary structure on it. Thus, to be consistent with the Imperial County ordinances, completing a lot merger would allow the landowners to construct an accessory structure on the same lot as their primary structure at a convenient location that would not require relocation of existing utilities.

The proposed utilities are identical to existing utilities and will not change as a result of the merger. The sewer service is provided by Salton Community Services District. Water is provided by Coachella Valley Water District. Imperial Irrigation District provides electricity. Both Lot 40 and Lot 41 front a public street, Corona Avenue. The access to and from Corona Avenue will not change as a result of the merger.

The landowners are still weighing their options (costs) related to constructing an accessory structure. If/when they decide to move forward with its construction, an application will be submitted for a building permit. Any utilities needed for that structure will be addressed on future plans submitted for building permit approval.

I hope this helps. Feel free to contact me at any time.

Thank you.

Timothy J. Reilly, PLS

T. Reilly & Associates: (442)456-9956

LAND PLANNING – SURVEYING – MAPPING

From: Alan Molina <alanmolina@co.imperial.ca.us>

Sent: Thursday, September 4, 2025 2:35 PM

To: Timothy Reilly <treilly@treillyinc.com>

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>

Subject: MERG00190

ATTACHMENT “F”
COMMENT LETTERS



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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Public Works works for the Public



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OCT 20 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

October 20, 2025

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

Attention: Alan Molina, Planner I

SUBJECT: LM 190 – Brandson Martin & Francesca Palmer;
Located on 2286 Corona Avenue, Salton City, CA 92274
APNs 013-081-021 & 013-081-022

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on September 11, 2025 for the above mentioned project. The applicant is proposing a comprehensive lot merger between two contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles.

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

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot merger shall be reflected in a deed, which shall be recorded.
3. A record of survey shall be required due to the encroachment shown on the provided site plan.
4. At the time of development, a **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to be submitted to provide for property grading and drainage control and prevent damage to adjacent properties.
5. Prior the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommend grading and drainage controls were completed per the accepted drainage and grading letter.
6. At the time of development, Per Section 12.10.020 – Street Improvement Requirements of Imperial County Ordinance may be required.
7. At the time of development, an **Encroachment Permit** Application shall be submitted for the required street improvements (per Chapter 12.12 – Excavations on or near a Public Road of the Imperial County Ordinance).

INFORMATIVE:

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

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

AIR POLLUTION CONTROL DISTRICT



September 25, 2025

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

RECEIVED

SEP 25 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: MERG 00190 Martin and Francesca Palmer

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for a Lot Merger 00190 at 2286 Corona Avenue in Salton City, also identified as Assessor Parcel Numbers 013-081-021 and 013-081-022. The comprehensive merger would combine two (2) contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles. The parcels are zoned R-1 (Low Residential).

The Air District has no comment on the merger, but any future development on the merged lots must adhere to Air District Rules and Regulations.

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

Sincerely,

Curtis Blondell,
APC Environmental Coordinator II

Reviewed by,
Monica N. Soucier,
APC Division Manager

Re: [EXTERNAL]:Tribal Culture Resources under the California Environmental Quality Act, AB 52

From Jill McCormick <historicpreservation@quechantribe.com>

Date Fri 9/12/2025 7:05 AM

To Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>

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

Good morning,

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

Jill

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

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SEP 12 2025

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES



From: Kamika Mitchell <kamikamitchell@co.imperial.ca.us>

Sent: Thursday, September 11, 2025 3:20 PM

To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

Subject: [EXTERNAL]:Tribal Culture Resources under the California Environmental Quality Act, AB 52

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-015-2025-009

September 24, 2025

[VIA EMAIL TO:alanmolina@co.imperial.ca.us]
Imperial County
Alan Molina
801 Main St.
El Centro, CA 92243

Re: MERG00190

Dear Alan Molina,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the MERG00190 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

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Wednesday, September 24, 2025

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SEP 24 2025

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

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

SUBJECT: Brandson Martin & Francesca Palmer (APN: 013-081-021 & 013-081-022)

Dear Alan Molina:

On Thursday, September 11, 2025, the Imperial Irrigation District received a request from the County of Imperial Planning and Development Services for agency review for the Branson Martin & Francesca Palmer project located at 2286 Corona Ave, Salton City, CA 92274. The project consists of a proposal to merge two contiguous lots to accommodate the installation of an accessory structure that would serve as a garage for off-road vehicles.

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

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

part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

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

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

Respectfully,



Geoff Holbrook
General Counsel

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

Re: MERG00190 Request for Comments PW

From Alan Molina <alanmolina@co.imperial.ca.us>

Date Fri 10/3/2025 9:01 AM

To Carlos Yee <CarlosYee@co.imperial.ca.us>

Cc Gustavo Mendoza <gustavomendoza@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>

Good afternoon Carlos,

Thank you for providing your input. Per the Planning and Development Director, the Planning Department has no choice but to move forward with the lot merger process. Please note that a condition of approval will be included that will require the property owner to remove all above and below structures from the adjacent property or be realigned one hundred percent to the property footprint on all four sides of the fence.

Does the Department of Public Works have any comments at this time?

Best regards,

Alan Molina

Planner II

Imperial County Planning & Development Services Department

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

alanmolina@co.imperial.ca.us

From: Carlos Yee <CarlosYee@co.imperial.ca.us>

Sent: Wednesday, September 24, 2025 1:39 PM

To: Alan Molina <alanmolina@co.imperial.ca.us>

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gustavo Mendoza <gustavomendoza@co.imperial.ca.us>

Subject: RE: MERG00190 Request for Comments PW

Good afternoon Alan,

After reviewing the update provided below with our County Surveyor, we were instructed that in order for our Department to provide any comments/conditions for LM 190, the propane tank and fence issues shall be completed first.

Please let me know if you have any questions.

Regards.

Carlos Yee | Permit Specialist

ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243

Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Alan Molina <alanmolina@co.imperial.ca.us>

Sent: Thursday, September 18, 2025 4:44 PM

To: Carlos Yee <CarlosYee@co.imperial.ca.us>

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>

Subject: Re: MERG00190 Request for Comments PW

Good afternoon Carlos,

Per the property owner, Brandon Martin, the propane tank was relocated without a building permit due to a gas leak. It was explained to him that a building permit is required to relocate a propane tank. The property owner stated that he would return the propane tank to its original location through the appropriate building permit.

Additionally, a site inspection will be conducted to verify the height of the existing fence to determine if it required a building permit. After such determination, the Planning Department will work with the Applicant to address this item.

Should you have any questions or concerns, please feel free to contact me.

Best regards,

Alan Molina
Planner II

Imperial County Planning & Development Services Department

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

alanmolina@co.imperial.ca.us

From: Carlos Yee <CarlosYee@co.imperial.ca.us>

Sent: Wednesday, September 17, 2025 11:47 AM

To: Alan Molina <alanmolina@co.imperial.ca.us>

Subject: RE: MERG00190 Request for Comments PW

Good morning Alan,

In order for our Department to move forward with the review, please address our staff's comments below:

- It is our understating that the propane tank shown on the provided site plan was originally located easterly on the back of the house. The site plan now shows the propane tank relocated southerly next to the existing fence encroaching into the adjacent property. Could you please verify if the propane tank was relocated under a building permit, and if so, could you please provide a PDF of the application and site plan?
- Additionally, please be advised that the adjacent property into which the propane gas and fence are encroaching is owned by others.

Thank you.

Carlos Yee | Permit Specialist

ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243

Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>

Sent: Thursday, September 11, 2025 2:59 PM

To: Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>

Cc: Alan Molina <alanmolina@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valriegrijalva@co.imperial.ca.us>

Subject: MERG00190 Request for Comments PW

Good afternoon,

Please see attached Request for Comments packet for **MERG00190** Brandson Martin & Francesca Palmer

Comments are due by **September 26th, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Kayla Henderson

Office Assistant III

IC Planning & Development Services

801 Main Street

El Centro, CA 92243

(442)265-1736

(442)265-1735 (Fax)

kaylahenderson@co.imperial.ca.us