

# PROJECT REPORT

**TO: Planning Commission**

**AGENDA DATE: January 10, 2024**

**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA TIME: 9:00am/ No.4**

Kazem Zomorrodian

PROJECT TYPE: Time Extension #23-0009 for Tract Map #00956 SUPERVISOR DIST #2

054-601-021-000 (FKA 054-170-038-000

LOCATION: 1135 Pitzer Rd. APNS: 054-605-068-000 (FKA 054-170-068-000

Heber, CA, 92249

PARCEL SIZE: +/- 8.34 acres Total

GENERAL PLAN (existing) Specific Plan Area/Heber Urban Area 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: January 10, 2024

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 NEGATIVE DECLARATION  EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

NONE

ATTACHED

AG. COMMISSIONER

NONE

ATTACHED

APCD

NONE

ATTACHED

DEH/EHS

NONE

ATTACHED

FIRE/OES

NONE

ATTACHED

OTHER: N/A

**STAFF RECOMMENDATION:**

**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. APPROVE TIME EXTENSION #23-0009 FOR TRACT MAP #00956 FOR THE 1<sup>ST</sup> TIME EXTENSION, SUBJECT TO THE CONDITIONS OF APPROVAL OF SAID TRACT MAP.**

**Planning & Development Services Department**

801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736

(Jim Minnick, Director)

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**STAFF REPORT**  
**Planning Commission**  
**January 10, 2024**  
**Time Extension #23-0009 for Tract Map #00956**

**Applicant:**           **Kazem Zomorrodian**  
                                  **1135 Pitzer Rd**  
                                  **Heber, CA 92249**

**Project Location:**

The project location is at 1135 Pitzer Rd, Heber, CA 92249; also known as Assessor's Parcel Numbers 054-601-021-000 and 054-605-068-000 (Formerly Known As 054-170-038-000 and 054-170-052-000) and legally described as THE REMAINDER POR OF LOT F, LYING NORH OF MERIDIAN ST, HEBER MEADOWS TR 956 SUBDIVISION S.B.B.M and THE REMAINDER POR OF LOT F LYING SOUTH OF MERIDIAN ST, HEBER MEADOWS TR 956 SUBDIVISION S.B.B.M.

**Project Summary:**

The applicant, Kazem Zomorrodian is requesting an one (1) year time extension for Tract Map #00956. The Tract Map was approved by the Board of Supervisors on August 3, 2004. Three (3) of the four (4) Tract Map Units have already been recorded, with Unit #4 being the remaining Unit of the Tract Map.

Upon approval of Tract Map #00956 in 2004, the map was set to expire 24 months after approval and received two (2) 36-month extensions with both Unit #1 and #2 recordation and a 24-month extension upon recordation Unit #3 for a maximum map lifetime of 10 years per the Subdivision Map Act Section 66452.6. During this time the State of California approved multiple legislative actions extending the life of Tentative Tract Maps and Parcel Maps effectively extending the life of Tract Map #00956 until August 3, 2023. However, per the Subdivision Map Act Section 66452.6, there are an additional six (6) 1-year extension available upon discretionary approval. As no 1-year extension has ever been requested, the proposed action would be the 1<sup>st</sup> available time extension of the allowed six (6) and **the new expiration date for Tract Map #00956 will be August 3, 2024.**

**County Ordinance:**

Time Extension #23-0009 for Tract Map #00956 is consistent with the Imperial County Title 9 Land Use Ordinance, Division 8: Chapters 3 and 6 and Division 25: Chapter 12.

**Land Use Analysis:**

According to the Imperial County General Plan, the land use designation for the parcel is "Specific Plan Area" and is within the Heber Community Plan area. The parcels are zoned R-1 (Low Density Residential) pursuant to Zone Map #12A.

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Vacant Land	R-1 (Low Density Residential)	Specific Plan Area/Heber Urban Area
<b>North</b>	Vacant Land	R-3 (Medium Density Residential)	Specific Plan Area/Heber Urban Area
<b>South</b>	Agriculture Equipment Company	C-2 (Medium Commercial)	Specific Plan Area/Heber Urban Area
<b>East</b>	Agriculture	A-2-G-SPA (General Ag with Geothermal Overlay in Specific Plan Area)	Specific Plan Area
<b>West</b>	Housing	R-1 (Low Density Residential)	Specific Plan Area/Heber Urban Area

**Environmental Determination:**

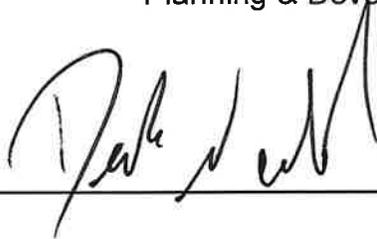
Tract Map #00956 was environmentally assessed and reviewed by the Environmental Evaluation Committee on March 11, 2004. It was found that the project would not have a significant effect on the environment and received a Mitigated Negative Declaration.

**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. Approve Time Extension #23-0009 for Tract Map #956 for the 1<sup>st</sup> time extension, subject to the conditions of approval of said Tract Map.

**PREPARED BY:** Derek Newland, Planner III  
Planning & Development Services



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



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



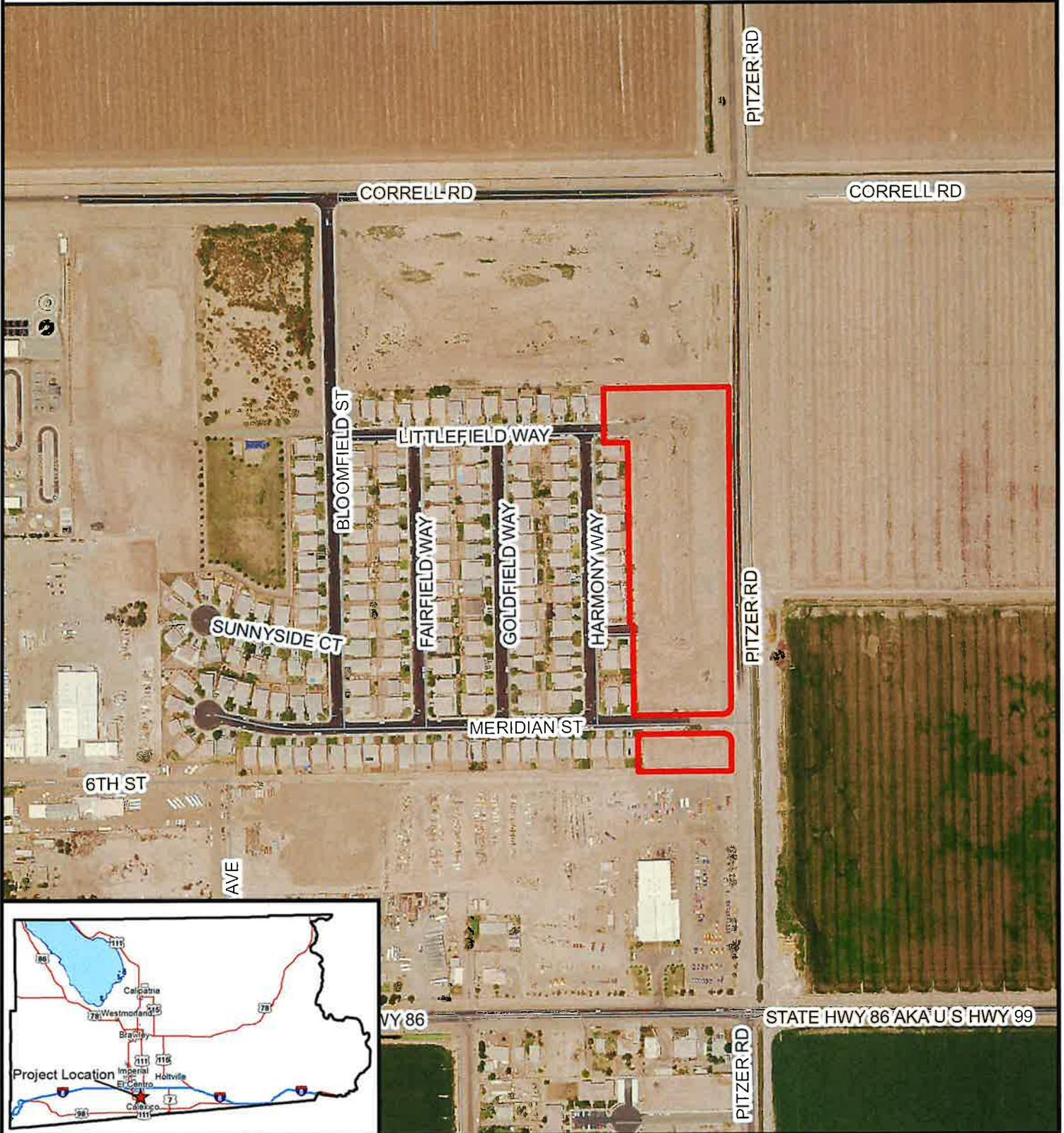
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**ATTACHMENTS:**

- A. Vicinity Map
- B. Tract Map Unit 4
- C. Planning Commission Resolution
- D. Tract Map #956 Conditions of Approval
- E. Time Extension Request Documents
- F. Comment Letters

**ATTACHMENT "A"**  
**Vicinity Map**

# PROJECT LOCATION MAP



**KAZEM ZOMORRODIAN**  
**EXT #23-0009 FOR TR #00956**  
**APN #054-601-021-000 & 054-605-068**  
**(FKA 054-170-038 & 052-000)**

 Project Parcels  
 Centerline



**ATTACHMENT "B"**  
**Tract Map Unit 4**

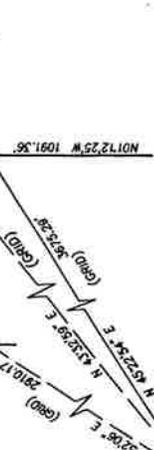
## HEBER MEADOWS TRACT 956 UNIT NO. 4

A PORTION OF LOT 1<sup>st</sup> OF HEBER MEADOWS TRACT 956, UNIT NO. 1, IN THE TOWNSHIP OF HEBER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, IN BOOK 23 AT PAGE 39 OF FINAL MAPS.

SHEET 2 OF 5 SHEETS

"MC CABE RM 1"  
DB 1751  
N. 1,854,480.07  
E. 6,791,948.76

N.W. COR LOT 70,  
FM 23-39  
N. 2729.27' E  
S. 2912.17' E  
N. 8935.58' E  
S. 2081.17' M



"HEBER RM 1"  
DB 1743  
N. 1,846,487.16  
E. 6,784,370.84

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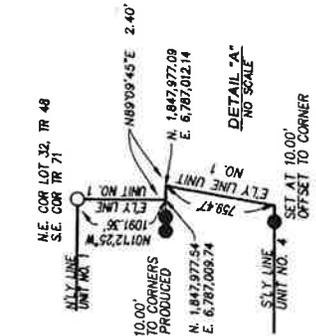
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NO.	BEARING	LENGTH
L1	N 0111'58" W	125.03'
L2	N 88'48'02" E	272.72'
L3	N 88'48'02" E	10.00'
L4	N 88'48'02" E	75.00'
L5	N 88'48'02" E	282.00'
L6	N 0111'58" W	117.98'
L7	N 0111'58" W	94.73'
L8	N00'10'42" E	1.49'

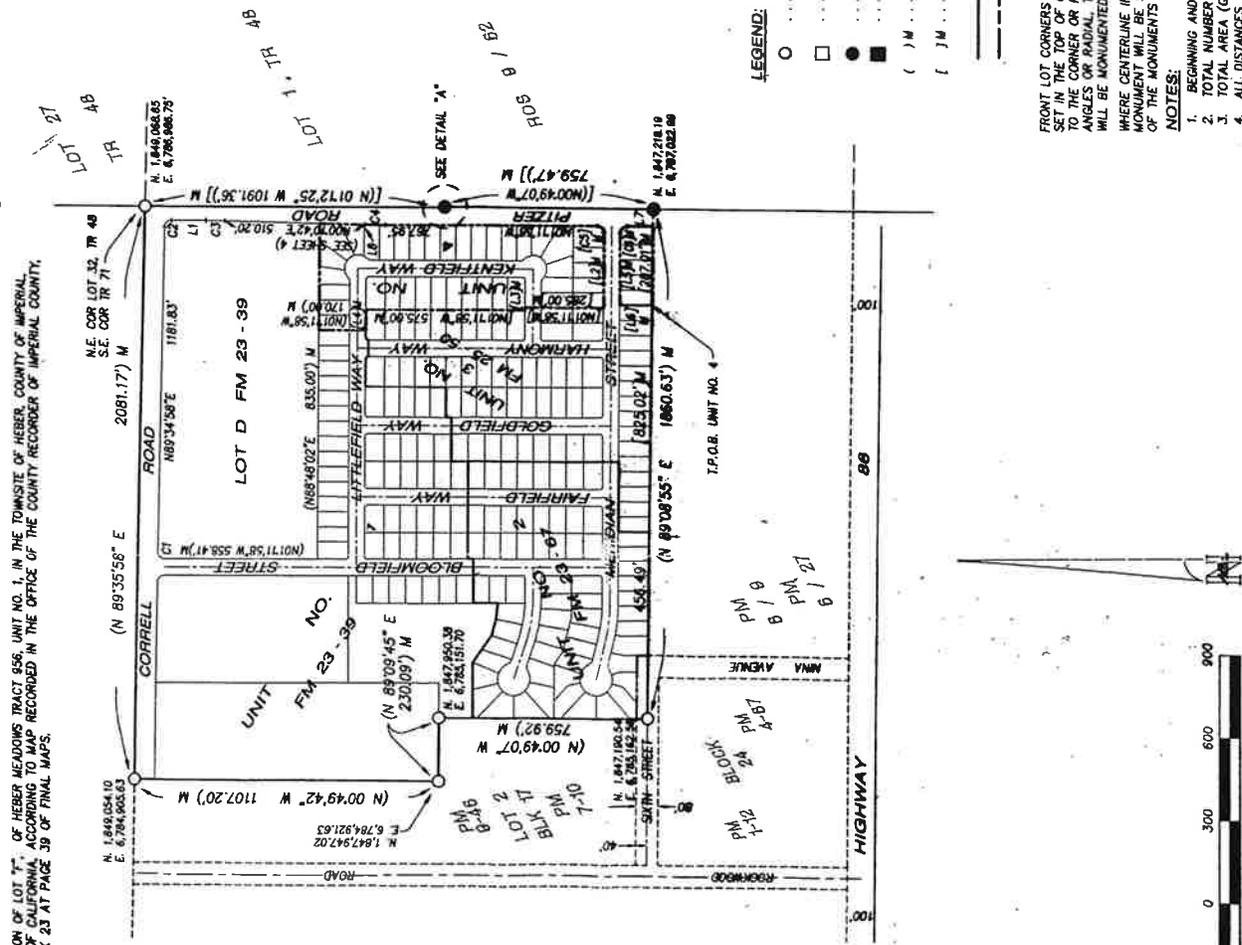
NO.	DELTA	RADIUS	LENGTH
C1	90°48'56"	25.00'	39.81'
C2	89°12'42"	25.00'	38.83'
C3	1°22'40"	2848.00'	70.81'
C4	1°22'40"	3051.00'	73.37'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'

### LEGEND:

- FOUND 2" IRON PIPE WITH DISC MARKED "LS 7632" PER HEBER MEADOWS TRACT 956 UNIT NO. 1, FM 23-39
- FOUND 2" IRON PIPE WITH DISC MARKED "LS 7632" PER HEBER MEADOWS TRACT 956 UNIT NO. 3, FM 25-50
- SET 2" X 24" IRON PIPE AND DISC MARKED "LS 7632" WITH 2 1/2" DISC MARKED "LS 7632"
- ( ) SET STREET SURVEY CONTROL WELL MONUMENT WITH 2 1/2" DISC MARKED "LS 7632"
- ( ) INDICATES RECORD DATA, PER HEBER MEADOWS TRACT 956 UNIT NO. 1, FM 23-39.
- ( ) INDICATES RECORD DATA, PER HEBER MEADOWS TRACT 956 UNIT NO. 3, FM 25-50
- INDICATES SUBDIVISION BOUNDARY
- INDICATES UNIT NO. 4 BOUNDARY

FRONT LOT CORNERS WILL BE MONUMENTED WITH A LEAD AND DISC MARKED "LS 7632". SET IN THE TOP OF CURB, ALONG AN EXTENSION OF THE LOT LINE, AT A 6.00' OFFSET TO THE CORNER OR RADIAL TO THE CURVE POINT, WHERE LOT LINES ARE NOT AT RIGHT ANGLES OR RADIAL TO THE CURVE. COURSE AND DISTANCE WILL BE SHOWN. (B) REAR LOT WILL BE MONUMENTED WITH A 1/2" X 18" REBAR AND PLASTIC CAP MARKED "LS 7632". WHERE CENTERLINE INTERSECTIONS CONFLICT WITH SEWER MANHOLES, THE CENTERLINE MONUMENT WILL BE SET AT A 5.00' OFFSET TO THE INTERSECTION. THE PLACEMENT OF THE MONUMENTS ARE SHOWN HEREON.

- NOTES:
- BEGINNING AND ENDING LOTS NUMBERS ARE 177 AND 219.
  - TOTAL NUMBER OF LOTS IS 43.
  - TOTAL AREA (GROSS) IS 8.29 ACRES.
  - ALL DISTANCES AND/OR STREET WIDTHS, SHOWN WITHOUT DECIMALS, REPRESENT THAT DISTANCE TO THE HUNDRETH.



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CCS 83, ZONE 6, GRID BEARING BETWEEN FIRST ORDER STATION "HEBER RM1" AND FIRST ORDER STATION "MC CABE RM 1". ALL BEARINGS ARE PUBLISHED IN THE NATIONAL GEODETIC SURVEY DATABASE. I.E. N 4332.98' E QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

### EASEMENTS:

- ▲ 10.00 FOOT PUBLIC UTILITY EASEMENT, GRANTED HEREON NOTE: THE PUBLIC UTILITY EASEMENT ALONG PITZER ROAD, CORRIELL ROAD AND BLOOMFIELD STREET, DEDICATED PER FM 23-39
- ▲ 20.00 FOOT POWER LINE EASEMENT, GRANTED HEREON, IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT.
- DRAINAGE EASEMENT, IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT, DEDICATED PER FM 23-39.
- EXISTING EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, ACQUIRED FOR RIGHT OF WAY UNDER THE ACT OF MARCH 3, 1891. (28 STAT. 1101) 43 USC 55946-950

JOB NO. 0349

**HALE ENGINEERING**  
CIVIL ENGINEERING SURVEYING LAND PLANNING  
(800) 715-1400  
(800) 715-1404 FAX  
FIELD COUNTY COURT  
SUN PERRY, CA 95111

# **ATTACHMENT "C"**

## **Planning Commission Resolution**

## RESOLUTION NO.

### A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING TIME EXTENSION #23-0009 FOR TRACT MAP #00956 FOR A 1-YEAR TIME PERIOD.

**WHEREAS**, Kazem Zomorrodian has submitted Time Extension #23-0009 requesting a new one (1) year time extension for Tract Map #00956; and,

**WHEREAS**, on August 3, 2004, the Board of Supervisors approved Tentative Tract Map #00956; and,

**WHEREAS**, Assembly Bill (AB) 1185 (adding Government Code Section 66452.6) was enacted on October 10, 2015, extended the discretionary time extension from five years to six years; and,

**WHEREAS**, pursuant to Government Code Section 66452.6(e), Time Extension #23-0009 qualifies for the 1-year statutory extension; and,

**WHEREAS**, the Planning Commission has considered evidence presented by the Imperial County Planning and Development Services Department and has heard, received, and considered all oral and written protests, objections and evidence presented by interested parties at a public hearing held with respect to this item on January 10, 2024; and,

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #23-0009 for a 1-year incremental period under Government Code Section 66452.6(e), subject to the conditions listed under Tract Map #00956.

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**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 January 10, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

ATTEST:

---

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

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**ATTACHMENT "D"**  
**Tract Map #956 Conditions of  
Approval**

**FINAL**  
**Conditions of Approval**  
for  
**Heber Meadows Tract Map #956 Subdivision**  
(APNs: 054-170-38 & 52-01)  
(Approved by Board of Supervisors on August 3, 2004)

*The Developer shall comply with all of the CONDITIONS specified below, prior to the map or any portion or phase of the map being recorded, unless a specific condition herein is deferred, or unless the implementation of the condition's requirement is to be implemented at a later date and is secured with an acceptable surety. The term "Developer" shall mean the current owner (s), or any developer (current or future) or any assignee(s), etc.*

---

**General Conditions 1**

---

- (1) The Developer 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.
- (2) The Developer shall pay any and all amounts as determined by the County of Imperial to defray all costs for the review of reports, field investigations, or other activities related to compliance with this project, County Ordinances, and/or any other laws that apply. No Tract Map shall record until all fees (costs) related to this map and the Mitigated Negative Declaration are paid in full.
- (3) The Developer shall provide and dedicate to the County and other applicable agencies all necessary easements.
- (4) All "off-site" improvement plans shall be reviewed and approved by the County of Imperial Department of Public Works in cooperation with the State of California Department of Transportation, and where applicable the Heber Public Utilities District, prior to any construction. The project shall be constructed to all County and State standards with the most restrictive condition applying.
- (5) All interior road improvements shall meet required standards of the County of Imperial.
- (6) All improvement plans including lot grading, infrastructure to be submitted to the County Department of Public Works for review and approval prior to construction. In performing the review, County standards shall govern.
- (7) All parcels shall have premise identification numbers clearly posted on the curb and the residence, per Uniform Fire Code 1988, (or latest edition) Section 10.208(a). Premise numbers shall be at least six inches (6") in height and of contrasting color to the background or internally illuminated. The numbers will be assigned by Planning/Building Department; however, the Developer shall provide an autocaed digital (map) copy to the department showing all lot numbers.

- (8) All plans, reports, and studies shall be reviewed and approved by the respective responsible agencies; prior to the Developer constructing or installing said improvements. All installation of said improvements shall be reviewed and inspected by the respective responsible agencies. Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the final map.
- (9) All easements of record must be shown on the Final Tract Map.
- (10) All solid and hazardous waste shall be disposed of in an approved solid waste disposal site in accordance with existing County, State, and Federal regulations.
- (11) The Developer shall implement a watering plan to control dust and reduce fugitive dust during construction, and shall provide a dust mitigation plan to the Imperial County Air Pollution Control District for review and approval prior to the recordation of the Tract Map. A copy shall be on file with the Planning/Building Department.
- (12) All improvements required for development shall be constructed, or in lieu thereof, security provided prior to recordation of the Tract Map, and shall be in conformance with the County of Imperial Ordinances.
- (13) The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the Tract Map.
- (14) A noise study/analysis has been done and shall be implemented, not to exceed exterior 70 CNEL and 55 CNEL interior dBA shall be installed through Planning/Building Department approved measures. A noise attenuation structure separating the project from adjacent residential and industrial areas shall be constructed shall be required to mitigate noise impacts from adjacent land uses.
- (15) The Developer shall provide a landscaping plan to the County Planning/Building Department for review and approval prior to issuance of the first building permit.
- (16) The Developer shall provide a full soils report for the site, including the addressing of seismic hazards and implement the design of all foundation systems according to the soil engineer's recommendation. Any and all construction shall meet the latest Uniform Codes and provide foundation roadbeds and other structures susceptible to expansive soils as recommended in the soils report.
- (17) A fiscal impact analysis/study for the whole project (single family and multi-family) in all of its phases, shall be prepared prior to the recordation of the first Final Map for mitigating all of the impacts of the project on the current level of services, i.e. fire, sheriff, roads, water and sewer, street lighting, detention area, and park maintenance for the life of the project.

- (18) An Assessment District shall be formed, pursuant to the Land Use Ordinance, Section 90806.26, et. seq., and said District shall pay the capital cost of the public improvement, the maintenance and operational expenses of the public improvements, or the cost of the service being provided, as identified within the fiscal impact analysis/study, prior to the sale of any parcel within the proposed project (pursuant to Government Code, Section 53750, (b)).

**Environmental Evaluation Committee Specific Mitigation Measures:<sup>2</sup>**

- (19) On-Site/Infrastructure Improvements (Public Works Department). The Developer shall construct sidewalks along the project's frontage with Correll Road and Pitzer Road; street lighting shall be provided along the project's frontage with Correll and Pitzer road with the feasibility of providing a bus stop at the project site and having the local transit authority extend bus service into the project area shall be considered and investigated, and the Developer shall dedicate rights-of-way for bike lanes connecting to the local bike network.
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- (21) Noise – (Planning/Building Department). The Developer shall construct a noise barrier of six feet measured vertically from the proposed pad elevation along backyard property lines of single-family lots adjacent to Pitzer Road; all of the recommended barriers shall wrap around side yards where they meet internal streets and drainages; barriers may be earthen berms, masonry, wood, plexiglass, glass or similar material or a combination of these materials and should be solid, with no openings from the ground to the indicated height; when grading plans and architectural plans become available, an indoor noise analysis shall be conducted for two-story single-family homes adjacent to or exposed to noise levels greater than 65 dB CNEL; proposed multiple-family homes shall either be situated at least 110 feet from the centerlines of Pitzer Road and Correll Road or be provided with air conditioning or mechanical devices providing fresh air so windows can remain closed to achieve an interior noise level of 45 dB CNEL; and, future homeowners shall receive notification regarding the potential noise impacts associated with nearby agricultural and other activities.
- (22) Traffic - (Department of Public Works/CALTRANS). The Developer shall contribute a "fair share" towards the planned future signalization of the SR 86/I-8 westbound ramps intersection; the Developer shall contribute a fair share towards the planned future signalization of the SR 86/I-8 eastbound ramps intersection; the Developer shall contribute a fair share towards the future signalization of the Dogwood

Road/Chick Road/Danenberg Road intersection and provide dedicated left-turn pockets on each approach; the Developer shall contribute a fair share towards the signalization of the Dogwood Road/Correll Road Intersection and provide dedicated westbound left-turn and right-turn lanes on Correll Road and provide a dedicated southbound left-turn lane on Dogwood Road; the Developer shall provide a bond or other surety for the construction of a traffic signal at the SR 86/Pitzer Road and a dedicated eastbound left-turn lane and a dedicated westbound right-turn lane for access onto and off of SR 86 when warrants are met; the Developer shall contribute a fair share towards the signalization and associated geometric improvements of the SR 111/Jasper Road intersection; the Developer shall provide a bond or other surety for the signalization of the future access points on both Correll Road and Pitzer Road when traffic signal warrants are met and signalization shall include dedicated left-turn pockets; the Developer shall ensure that driveways to the multi-family portion of the project shall be restricted to right-turn only in the future at the discretion of the County Public Works Director; and, the Developer shall contribute a "fair share" towards the provision of a second northbound left-turn lane and a dedicated eastbound right-turn lane at the SR 111/SR 86 intersection.

**Traffic and Road Related Conditions:<sup>3</sup>**

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- (23) The Developer shall agree to participate in the "Dogwood/McCabe Benefit Fee Area" which provides for road and park improvements within the Benefit Fee Area, which this development lies within.
  - (a) If the Tract Map records prior to the "Benefit Fee Area" being implemented, then the improvements shall be the Developer's responsibility with no "fair share" cost sharing and all improvements shall be provided or security provided as required by County Ordinance prior to the recordation of the Tract Map;
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- (32) The Developer shall install fire hydrants and fire protection systems to plans and specifications approved by the County Public Works Department, the Imperial County Fire Department, the Uniform Fire Code and the Heber Public Utility District with all costs borne by the Developer.
- (33) Concrete curb and gutter to be contiguous to sidewalks, unless otherwise specified and approved by the Public Works Department.
- (34) All Public Improvement Plans and Grading and Drainage Plans shall be reviewed and approved by the Department of Public Works prior to construction by the Developer. All public improvements must meet the County Department of Public Works standard guidelines and standards prior to approval.

(35) Rights-of-way:

- a. Correll Road is classified as a Minor Arterial requiring one hundred two (102) feet of right-of-way, being fifty-one (51) feet from the existing road centerline. The Developer must provide sufficient right-of-way to meet this road classification by dedication to the County prior to any utilities/improvement(s) being installed. The Developer shall provide a maximum of seventy-six (76) feet of right-of-way along the project frontage.
- b. Pitzer Road is classified as a Major Collector requiring eight-for (84) feet of right-of-way. However, due to the significant residential of this development, it is requested that one hundred two (102) feet of right-of-way (Minor Arterial) be provided to meet this road classification. The Developer shall provide a maximum of fifty-one (51) feet of right-of-way along the project frontage.
- c. All canal alignment right-of-way review, construction, and under-grounding shall be coordinated with the Imperial Irrigation District and the County Public Works Department.

(36) Road Paved Widths: Roads with sixty (60) feet of right-of-way shall be forty (40) feet paved section (curb-to-curb distance). Proposed bicycle lanes, parking or median curbs may also necessitate wider paved widths and the developer shall be responsible for providing all necessary improvements.

(37) Correll Road shall require a raised median.

(38) The Developer shall design and construct Correll Road and Pitzer Road to the satisfaction of the Public Works Director meeting County standards. The Developer shall design and construct Correll Road, along the subdivision frontage only, to provide thirty-two (32) feet of paved traveled way, as depicted on the tentative map. Should drainage consideration during final design require additional paving, an additional three feet may be required. The Developer shall design and construct Correll Road, between the westerly subdivision boundary and the end of improvements within the vicinity of the existing railroad tracks located on Correll Road, west of Rockwood Avenue, to provide twenty-five (25) feet of paved traveled way only. The Developer shall design and construct Pitzer Road, along the subdivision frontage only, to provide thirty-two (32) feet of paving at the intersection of Correll Road and Pitzer Road, tapering to a minimum of twenty-five (25) feet of paved traveled way at the southerly subdivision boundary and continuing to State Route 86.

(39) Full on-site road improvements shall be provided with the Final Map. All plans shall be reviewed and approved by the Imperial County Public Works Department.

(40) All minimum mitigation measures outlined in the Project Traffic Study shall be addressed by the Developer.

**Drainage and Grading Conditions**

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- (41) The Developer shall provide a Grading and Drainage Study/Plan to provide for property grading and erosion control which shall also include the prevention of sedimentation or damage to offsite properties (and storm water retention for a 100 year storm event). The Study/Plan shall be submitted to the Department of Public Works for review and approval and the applicant shall implement the approved plan prior to recordation of the Tract Map. Employment of Appropriate Stormwater Best Management Practices (BMP's) shall be included.
- (42) The Developer shall provide to the Imperial County Public Works Department, a written verification from the Imperial Irrigation District, that they will accept surface drainage from this proposed subdivision.
- (43) The Developer shall construct all of the required retention volume for a 100-year storm for the detention basin prior to the issuance of the first Certificate of Occupancy and hydrology and hydraulic calculations for determining the storm system design shall be provided to the satisfaction of the Director of Public Works. When appropriate, water surface profiles and adequate field survey cross-section data may also be required.
- (44) Detention pond and all drainage appurtenances, including inlet and outlet structures, storm drains, etc., are to be maintained by the assessment district.
- (45) The Developer shall establish an assessment district to fence and maintain the detention pond, install irrigation system, landscaping, and lights for the life of the project.
- (46) All drainage structure designs must be reviewed and approved by the Department of Public Works prior to construction.
- (47) All structures must be constructed above the 100-year storm flood level. All pad elevations and 100-year storm levels must be shown on the Final Tract Map Improvement Plans.
- (48) All detention or retention ponds must be designed to drain out within seventy-two (72) hours of any storm event or developer shall provide a mosquito abatement plan to be reviewed and approved by the Division of Environmental Health Services/Health Department. These ponds shall also be designed to avoid accumulation of nuisance water and debris and shall be simple to maintain.
- (49) Public drainage facilities shall be designed to carry the ten-year six hour storm underground, the 25-year storm between the top of curbs provided two 12' minimum width dry lanes exist and the 100-year frequency storm between the right-of-way lines with at least one 12' minimum dry lane open to traffic. All culverts in public rights-of-way, except direct connections to Imperial Irrigation District system facilities or culverts constructed by the Developer, but falling under the jurisdiction of

the Imperial Irrigation District, shall be designed to accommodate a 100-year frequency storm.

- (50) Permanent drainage facilities and right-of-way, including access, shall be provided from development to point of satisfactory disposal.
- (51) Retention volume on detention or retention basins should have a total volume capacity for a three (3) inch minimum precipitation covering the entire site with no C reduction factors. Volume can be considered by a combination of basin size and volume considered within parking and/or landscaping areas.
- (52) There is no guarantee that a detention basin out letting to an IID facility or other storm drain system will not back up should the facility be full and unable to accept the project runoff. This provides the safety factor from flooding by ensuring each development can handle a 3" inch precipitation over the project site.
- (53) The minimum finish floor elevation shall be 12" above top of fronting street curb unless property is below street level and/or 6" above the 100-year frequency storm event or storm track. A local engineering practice is to use a 5" precipitation event as a storm track in the absence of detailed flood information.
- (54) The County is implementing a storm water quality program as required by the State Water Resources Control Board which may modify or add to the requirements and guidelines presented elsewhere in this document. This can include on-going monitoring of water quality of storm drain runoff, implementation of Best Management Practices (BMP's) to reduce storm water quality impacts downstream or along adjacent properties.

**Miscellaneous Conditions of Approval:**

- (55) Provide public utility easements for power facilities on the project site. These proposed easements shall be approved by the IID prior to map recording. A letter of approval must be provided by the IID.
- (56) The Developer shall provide engineered and detailed plans of water and sewer line systems for review and approval by the Heber Public Utility District and the Imperial County Department of Public Works, and other appropriate agencies. All necessary water, sewer and fire flow calculation shall be provided to both Heber Public Utility District (HPUD) and the County. This includes a copy of the HPUD water and sewer master plans.
- (57) The Developer shall construct water and sewer lines to grade, location design and size, as approved by the Heber Public Utility District and Imperial County Department of Public Works.
- (58) Water and sewer lines inside and outside the subdivision boundary must be within dedicated easements or in public roads.

- (59) All subsequent map phases shall be reviewed by the Director of Public Works for changes in state law and/or design standards that are applicable.
- (60) Prior to recordation of the Tract Map, the Developer shall provide a copy of the most current service capacity study/plan as prepared by a California Registered Engineer for HPUD. The analysis, shall at a minimum, identify the facility capacity to meet its existing needs, the already approved projects within the Heber Public Utilities District Service Area and this project.
- (61) Provide hydraulic calculations for all waterlines to County Department of Public Works and Heber Public Utilities District for review and approval.
- (62) The primary water lines serving the Tract Map are required to be looped prior to construction or at such time that the Registered Civil Engineer calculated flow rates warrant. The Fire/OES Department's maximum flow rate for single family dwellings is 1,000 gallons per minute and for multi-family dwellings will depend on the square footage per multi-family dwelling and all new utilities serving the Tract Map shall be under-grounded as required.
- (63) The Developer shall provide to the Fire/Office of Emergency Services and the Department of Public Works hydraulic calculations for fire flow. The calculations shall analyze for the longest segment of lines that are looped or for the furthest hydrant in the project.
- (64) The Developer shall install fencing as proposed around the entire subdivision and detention basin/park.
- (65) The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the Tract Map.
- (66) Water/sewer service to the project shall be secured from HPUD. The County shall not approve/record any phase of this development for actual construction until the HPUD provides (through its licensed engineer) certification that capacity for said phase is available and committed, e.g. lots B, C and D cannot be developed for future residential development unless and until the HPUD provides through its licensed engineer the appropriate certification that these services are available. Developer in accepting this approved map for the development of the 219 single family dwellings with all its conditions agrees and is required to sign an agreement with County that developer shall hold the County harmless for any and all litigation, damages, claims that may result if services are not available and project cannot be developed, even if project starts but is not allowed to be completed.

**CALTRANS, District 11, Transportation Conditions:**<sup>4</sup>

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- (67) The Developer shall provide a bond or other surety to pay for the Developer's fair share of intersection traffic signals at State Route 86 and Pitzer Road when traffic warrants are met.
- (68) Any work performed within the CALTRANS right-of-way shall require an encroachment permit. For those portions of the project within the right-of-way the permit application must be stated in both Metric and English units (Metric first, with English in parentheses). (If work is anticipated in the right-of-way, the Developer's environmental document must include such work in their project description and indicate that an encroachment permit will be needed). Information regarding encroachment permits may be obtained by contacting our Permits Office at 619-688-6158. Early coordination with our agency is strongly advised for all encroachment permits.
- (69) As part of the encroachment permit process, the Developer shall provide appropriate environmental approval (CEQA) for potential environmental impacts to the Department right-of-way. The Developer is responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The Developer shall also be responsible for procuring any necessary permits or approvals from the regulatory and resource agencies for the improvements.

- 1 General Conditions
- 2 EEC Mitigation Measures
- 3 Public Works Letter
- 4 CALTRANS Letter

**ATTACHMENT "E"**  
**Time Extension Request**  
**Documents**

July 20, 2023

Mr. Derek Newland

Imperial County Planning & Development Services

801 Main St, El Centro, CA 92243

**RECEIVED**

**JUL 21 2023**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

Subject: Tract Map extension.

Reference : Heber Meadows TR 956

APN# 054-601-021 & 054-605-068

Owner: El Centro LLC

4525 District Blvd | Vernon | CA | 90058

Dear Sir,

We herby respectfully request the County of Imperial to extend the expiration of our tract Map TR956 which is to expire on August 3<sup>rd</sup> 2023.

We herby assign our Agent Mr. Alex Perrone to process this extension on our behalf.

We greatly appreciate your help and assistance on this matter.

Sincerely yours,

*Kazem Zomorrodian*

Kazem Zomorrodian

2400 La Costa Ave Carlsbad CA 92009

760-845-3093

mkzomorrodian@yahoo.com

Managing partner and member of

El Centro LLC

**FINAL**  
**Conditions of Approval**  
for  
**Heber Meadows Tract Map #956 Subdivision**  
(APNs: 054-170-38 & 52-01)  
(Approved by Board of Supervisors on August 3, 2004)

*The Developer shall comply with all of the CONDITIONS specified below, prior to the map or any portion or phase of the map being recorded, unless a specific condition herein is deferred, or unless the implementation of the condition's requirement is to be implemented at a later date and is secured with an acceptable surety. The term "Developer" shall mean the current owner (s), or any developer (current or future) or any assignee(s), etc.*

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**General Conditions 1**

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- (1) The Developer 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.
- (2) The Developer shall pay any and all amounts as determined by the County of Imperial to defray all costs for the review of reports, field investigations, or other activities related to compliance with this project, County Ordinances, and/or any other laws that apply. No Tract Map shall record until all fees (costs) related to this map and the Mitigated Negative Declaration are paid in full.
- (3) The Developer shall provide and dedicate to the County and other applicable agencies all necessary easements.
- (4) All "off-site" improvement plans shall be reviewed and approved by the County of Imperial Department of Public Works in cooperation with the State of California Department of Transportation, and where applicable the Heber Public Utilities District, prior to any construction. The project shall be constructed to all County and State standards with the most restrictive condition applying.
- (5) All interior road improvements shall meet required standards of the County of Imperial.
- (6) All improvement plans including lot grading, infrastructure to be submitted to the County Department of Public Works for review and approval prior to construction. In performing the review, County standards shall govern.
- (7) All parcels shall have premise identification numbers clearly posted on the curb and the residence, per Uniform Fire Code 1988, (or latest edition) Section 10.208(a). Premise numbers shall be at least six inches (6") in height and of contrasting color to the background or internally illuminated. The numbers will be assigned by Planning/Building Department; however, the Developer shall provide an autocadaed digital (map) copy to the department showing all lot numbers.

- (8) All plans, reports, and studies shall be reviewed and approved by the respective responsible agencies; prior to the Developer constructing or installing said improvements. All installation of said improvements shall be reviewed and inspected by the respective responsible agencies. Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the final map.
- (9) All easements of record must be shown on the Final Tract Map.
- (10) All solid and hazardous waste shall be disposed of in an approved solid waste disposal site in accordance with existing County, State, and Federal regulations.
- (11) The Developer shall implement a watering plan to control dust and reduce fugitive dust during construction, and shall provide a dust mitigation plan to the Imperial County Air Pollution Control District for review and approval prior to the recordation of the Tract Map. A copy shall be on file with the Planning/Building Department.
- (12) All improvements required for development shall be constructed, or in lieu thereof, security provided prior to recordation of the Tract Map, and shall be in conformance with the County of Imperial Ordinances.
- (13) The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the Tract Map.
- (14) A noise study/analysis has been done and shall be implemented, not to exceed exterior 70 CNEL and 55 CNEL interior dBA shall be installed through Planning/Building Department approved measures. A noise attenuation structure separating the project from adjacent residential and industrial areas shall be constructed shall be required to mitigate noise impacts from adjacent land uses.
- (15) The Developer shall provide a landscaping plan to the County Planning/Building Department for review and approval prior to issuance of the first building permit.
- (16) The Developer shall provide a full soils report for the site, including the addressing of seismic hazards and implement the design of all foundation systems according to the soil engineer's recommendation. Any and all construction shall meet the latest Uniform Codes and provide foundation roadbeds and other structures susceptible to expansive soils as recommended in the soils report.
- (17) A fiscal impact analysis/study for the whole project (single family and multi-family) in all of its phases, shall be prepared prior to the recordation of the first Final Map for mitigating all of the impacts of the project on the current level of services, i.e. fire, sheriff, roads, water and sewer, street lighting, detention area, and park maintenance for the life of the project.

- (18) An Assessment District shall be formed, pursuant to the Land Use Ordinance, Section 90806.26, et. seq., and said District shall pay the capital cost of the public improvement, the maintenance and operational expenses of the public improvements, or the cost of the service being provided, as identified within the fiscal impact analysis/study, prior to the sale of any parcel within the proposed project (pursuant to Government Code, Section 53750, (b)).

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(36) Road Paved Widths: Roads with sixty (60) feet of right-of-way shall be forty (40) feet paved section (curb-to-curb distance). Proposed bicycle lanes, parking or median curbs may also necessitate wider paved widths and the developer shall be responsible for providing all necessary improvements.

(37) Correll Road shall require a raised median.

(38) The Developer shall design and construct Correll Road and Pitzer Road to the satisfaction of the Public Works Director meeting County standards. The Developer shall design and construct Correll Road, along the subdivision frontage only, to provide thirty-two (32) feet of paved traveled way, as depicted on the tentative map. Should drainage consideration during final design require additional paving, an additional three feet may be required. The Developer shall design and construct Correll Road, between the westerly subdivision boundary and the end of improvements within the vicinity of the existing railroad tracks located on Correll Road, west of Rockwood Avenue, to provide twenty-five (25) feet of paved traveled way only. The Developer shall design and construct Pitzer Road, along the subdivision frontage only, to provide thirty-two (32) feet of paving at the intersection of Correll Road and Pitzer Road, tapering to a minimum of twenty-five (25) feet of paved traveled way at the southerly subdivision boundary and continuing to State Route 86.

(39) Full on-site road improvements shall be provided with the Final Map. All plans shall be reviewed and approved by the Imperial County Public Works Department.

(40) All minimum mitigation measures outlined in the Project Traffic Study shall be addressed by the Developer.

**Drainage and Grading Conditions**

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- (41) The Developer shall provide a Grading and Drainage Study/Plan to provide for property grading and erosion control which shall also include the prevention of sedimentation or damage to offsite properties (and storm water retention for a 100 year storm event). The Study/Plan shall be submitted to the Department of Public Works for review and approval and the applicant shall implement the approved plan prior to recordation of the Tract Map. Employment of Appropriate Stormwater Best Management Practices (BMP's) shall be included.
- (42) The Developer shall provide to the Imperial County Public Works Department, a written verification from the Imperial Irrigation District, that they will accept surface drainage from this proposed subdivision.
- (43) The Developer shall construct all of the required retention volume for a 100-year storm for the detention basin prior to the issuance of the first Certificate of Occupancy and hydrology and hydraulic calculations for determining the storm system design shall be provided to the satisfaction of the Director of Public Works. When appropriate, water surface profiles and adequate field survey cross-section data may also be required.
- (44) Detention pond and all drainage appurtenances, including inlet and outlet structures, storm drains, etc., are to be maintained by the assessment district.
- (45) The Developer shall establish an assessment district to fence and maintain the detention pond, install irrigation system, landscaping, and lights for the life of the project.
- (46) All drainage structure designs must be reviewed and approved by the Department of Public Works prior to construction.
- (47) All structures must be constructed above the 100-year storm flood level. All pad elevations and 100-year storm levels must be shown on the Final Tract Map Improvement Plans.
- (48) All detention or retention ponds must be designed to drain out within seventy-two (72) hours of any storm event or developer shall provide a mosquito abatement plan to be reviewed and approved by the Division of Environmental Health Services/Health Department. These ponds shall also be designed to avoid accumulation of nuisance water and debris and shall be simple to maintain.
- (49) Public drainage facilities shall be designed to carry the ten-year six hour storm underground, the 25-year storm between the top of curbs provided two 12' minimum width dry lanes exist and the 100-year frequency storm between the right-of-way lines with at least one 12' minimum dry lane open to traffic. All culverts in public rights-of-way, except direct connections to Imperial Irrigation District system facilities or culverts constructed by the Developer, but falling under the jurisdiction of

the Imperial Irrigation District, shall be designed to accommodate a 100-year frequency storm.

- (50) Permanent drainage facilities and right-of-way, including access, shall be provided from development to point of satisfactory disposal.
- (51) Retention volume on detention or retention basins should have a total volume capacity for a three (3) inch minimum precipitation covering the entire site with no C reduction factors. Volume can be considered by a combination of basin size and volume considered within parking and/or landscaping areas.
- (52) There is no guarantee that a detention basin out letting to an IID facility or other storm drain system will not back up should the facility be full and unable to accept the project runoff. This provides the safety factor from flooding by ensuring each development can handle a 3" inch precipitation over the project site.
- (53) The minimum finish floor elevation shall be 12" above top of fronting street curb unless property is below street level and/or 6" above the 100-year frequency storm event or storm track. A local engineering practice is to use a 5" precipitation event as a storm track in the absence of detailed flood information.
- (54) The County is implementing a storm water quality program as required by the State Water Resources Control Board which may modify or add to the requirements and guidelines presented elsewhere in this document. This can include on-going monitoring of water quality of storm drain runoff, implementation of Best Management Practices (BMP's) to reduce storm water quality impacts downstream or along adjacent properties.

**Miscellaneous Conditions of Approval:**

- (55) Provide public utility easements for power facilities on the project site. These proposed easements shall be approved by the IID prior to map recording. A letter of approval must be provided by the IID.
- (56) The Developer shall provide engineered and detailed plans of water and sewer line systems for review and approval by the Heber Public Utility District and the Imperial County Department of Public Works, and other appropriate agencies. All necessary water, sewer and fire flow calculation shall be provided to both Heber Public Utility District (HPUD) and the County. This includes a copy of the HPUD water and sewer master plans.
- (57) The Developer shall construct water and sewer lines to grade, location design and size, as approved by the Heber Public Utility District and Imperial County Department of Public Works.
- (58) Water and sewer lines inside and outside the subdivision boundary must be within dedicated easements or in public roads.

- (59) All subsequent map phases shall be reviewed by the Director of Public Works for changes in state law and/or design standards that are applicable.
- (60) Prior to recordation of the Tract Map, the Developer shall provide a copy of the most current service capacity study/plan as prepared by a California Registered Engineer for HPUD. The analysis, shall at a minimum, identify the facility capacity to meet its existing needs, the already approved projects within the Heber Public Utilities District Service Area and this project.
- (61) Provide hydraulic calculations for all waterlines to County Department of Public Works and Heber Public Utilities District for review and approval.
- (62) The primary water lines serving the Tract Map are required to be looped prior to construction or at such time that the Registered Civil Engineer calculated flow rates warrant. The Fire/OES Department's maximum flow rate for single family dwellings is 1,000 gallons per minute and for multi-family dwellings will depend on the square footage per multi-family dwelling and all new utilities serving the Tract Map shall be under-grounded as required.
- (63) The Developer shall provide to the Fire/Office of Emergency Services and the Department of Public Works hydraulic calculations for fire flow. The calculations shall analyze for the longest segment of lines that are looped or for the furthest hydrant in the project.
- (64) The Developer shall install fencing as proposed around the entire subdivision and detention basin/park.
- (65) The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the Tract Map.
- (66) Water/sewer service to the project shall be secured from HPUD. The County shall not approve/record any phase of this development for actual construction until the HPUD provides (through its licensed engineer) certification that capacity for said phase is available and committed, e.g. lots B, C and D cannot be developed for future residential development unless and until the HPUD provides through its licensed engineer the appropriate certification that these services are available. Developer in accepting this approved map for the development of the 219 single family dwellings with all its conditions agrees and is required to sign an agreement with County that developer shall hold the County harmless for any and all litigation, damages, claims that may result if services are not available and project cannot be developed, even if project starts but is not allowed to be completed.

**CALTRANS, District 11, Transportation Conditions:**<sup>4</sup>

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- (67) The Developer shall provide a bond or other surety to pay for the Developer's fair share of intersection traffic signals at State Route 86 and Pitzer Road when traffic warrants are met.
- (68) Any work performed within the CALTRANS right-of-way shall require an encroachment permit. For those portions of the project within the right-of-way the permit application must be stated in both Metric and English units (Metric first, with English in parentheses). (If work is anticipated in the right-of-way, the Developer's environmental document must include such work in their project description and indicate that an encroachment permit will be needed). Information regarding encroachment permits may be obtained by contacting our Permits Office at 619-688-6158. Early coordination with our agency is strongly advised for all encroachment permits.
- (69) As part of the encroachment permit process, the Developer shall provide appropriate environmental approval (CEQA) for potential environmental impacts to the Department right-of-way. The Developer is responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The Developer shall also be responsible for procuring any necessary permits or approvals from the regulatory and resource agencies for the improvements.

- 1 General Conditions
- 2 EEC Mitigation Measures
- 3 Public Works Letter
- 4 CALTRANS Letter

**ATTACHMENT "F"**  
**Comment Letters**



# Imperial County Planning & Development Services Planning / Building

**Jim Minnick**  
DIRECTOR

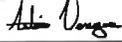
**August 29, 2023**  
**REQUEST FOR REVIEW**  
**AND COMMENTS**

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	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IID – Donald Vargas
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay	<input checked="" type="checkbox"/> Board of Supervisors – Luis Plancarte - District #2	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek
<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Jordan D. Joaquin/ H. Jill McCormick	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Jolene Dessert/Ashley Jauregui/Antonio Vene.01gas	<input checked="" type="checkbox"/> E01HS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Ramirez
<input checked="" type="checkbox"/> Assessors – Robert Menvielle/Jack Dunnam	<input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Jonathan Mesa	<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez
<input checked="" type="checkbox"/> Heber Public Utility District – Madeline Dessert		

From: Derek Newland Planner II - (442) 265-1736 or [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us)  
 Project ID: Time Extension #23-0009  
 Project Location: 1135 Pitzer Rd., Heber, CA 92249 APN's 054-601-021 & 054-605-068 (FKA 054-170-038 & 052)  
 Project Description: Applicant is requesting a 1 year time extension for Tract Map #00956 approved in 2004. Units 1, 2, and 3 have been recorded while Unite 4 has not.  
 Applicants: Kazem Zomorrodian  
 Comments due by: **September 12<sup>th</sup> 2023 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)  
Please see attached comment letter

Name: Antonio Venegas      Signature:       Title: Agricultural Biologist / Standards Specialist IV  
 Date: 09/05/2023      Telephone No.: 442-265-1486      E-mail: [antoniovenegas@co.imperial.ca.us](mailto:antoniovenegas@co.imperial.ca.us)

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Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

September 05, 2023

Derek Newland, Planner II  
I.C. Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

Re: EXT#23-0009, APN's 054-601-021 & 054-605-068

Dear Mr. Newland,

Our department received and reviewed documents pertaining to Extension #23-0009 for applicant Kazem Zomorrodian. The applicant is requesting a 1 year extension for tract map #00956 located at 1135 Pitzer Rd., Heber, CA 92249.

Should the project require movement of plant material into Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed. Please refer to the handouts attached to find about quarantine requirements and failure to comply penalties.

If you or the applicant has any question, please contact me at 442-265-1500.

Respectfully,

A handwritten signature in blue ink that reads "Jolene Dessert for".

Jolene Dessert



Office of the Agricultural Commissioner  
Sealer of Weights and Measures  
852 Broadway, El Centro CA 92243

Jolene Dessert  
Commissioner / Sealer

Rachel Garewal  
Asst. Commissioner / Sealer

June 21, 2023

Landscaper/Nursery

This letter is to remind you of the requirements you must follow for movement of plant material into Imperial County. There are many quarantines which must be observed. The most complex is for the glassy-winged sharpshooter and detailed directions for compliance follow. However, there are a few other quarantines that you should be aware of and they are listed at the end of this letter.

There is a State Interior Quarantine in place to prevent artificial movement of the glassy-winged sharpshooter (GWSS). The GWSS is a hardy insect which feeds on many common landscape plants and crops. It carries and spreads *Xylella fastidiosa*, a bacterium which is deadly to many plants. Imperial County is the only Southern California County that is not infested with the glassy-winged sharpshooter, and is designated as an enforcing county.

A summary of the quarantine requirements for entry of GWSS-host nursery stock from infested counties:

- Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag (see below), and Certificate of Quarantine Compliance (CQC) if applicable.
- Every shipment of nursery stock from an infested county must be accompanied by a Warning Hold for Inspection Certificate also known as a blue tag. As stated on the blue tag, this requires the receiver to hold the shipment off sale upon arrival and call our office for an inspection. It is very important that we be notified immediately upon arrival of the plant shipment. You must not commingle the new shipment with previously-released nursery stock until released by our office. Our office hours are Monday through Friday, 8:00 AM to 5:00 PM. Please call as early as possible. If you intend to bring in plants on a Saturday or Holiday, you must notify our office in advance.
- Landscapers that have their own growing ground or holding yard where they store nursery stock are required to be licensed as a nursery. Landscapers that do not hold or store that stock prior to its delivery to the planting site do not need a license.
- All landscapers must comply with the requirements listed above for every shipment brought into the County. You also must hold the stock at its destination (preferably away from other plants) and call our office for an inspection - you may not plant any of the nursery stock until the plants have been inspected and released by our office. If you are buying and transporting nursery stock into Imperial County, it is your responsibility to obtain the required documents from the origin nursery and call for the inspection upon arrival.
- For every shipment, you must have a proof of ownership document for the nursery stock.

Penalties for failure to comply with the quarantine requirements listed above:

- Any violation of quarantine requirements is an infraction punishable by a fine of \$1,000 for the first offense. For a second or subsequent offense within three years, the violation is punishable as a misdemeanor (Food and Ag Code, Section 5309).
- In lieu of any civil action, the Agricultural Commissioner may levy a civil penalty for up to \$2,500 for each violation (Food and Ag Code, Section 5311).
- In addition to any other action taken, any violation of these requirements may be liable civilly in an amount not to exceed \$10,000 for each violation (Food and Ag Code, Section 5310).
- Anyone that negligently or intentionally violates any quarantine regulation and imports a GWSS-infested plant that results in an infestation, or the spread of an infestation, may be civilly liable in an amount up to \$25,000 for each violation (Food and Ag Code, Section 5028(c)).

Other restricted plant materials (if you intend to bring in any of the following commodities from outside Imperial County please contact us before the shipment date):

- Citrus species – All Citrus species are restricted from most locations within California.
- Phoenix palms – All palms of the Phoenix genus (this includes *Phoenix roebelinii*, a common landscape plant) originating in California are prohibited, unless it is from certain portions of Riverside County.
- Florida nursery stock- Must comply with California State Interior Quarantine CCR. 3271 Burrowing and Reniform Nematodes, RIFA federal Quarantine and other quarantines may apply.
- Arizona nursery stock- Must comply with California State Interior Quarantine CCR. 3261 Ozonium Root Rot.
- Also, if you intend to remove any plants from the soil and ship them out of Imperial County you must be certified free from Ozonium Root Rot. To do so you must be part of our program and you should contact our office.

If you have any questions please contact our office at (442) 265-1500.

Sincerely,



Nelson Perez  
Deputy Agricultural Commissioner  
Pest Detection and Eradication