

STAFF REPORT
Planning Commission Meeting
January 22, 2025
Lot Merger (MERG) #00163

Applicant: **Ana Maria Sandoval & Kevin Aaron Gaytan**
 1510 Wesley Street,
 Banning, CA 92220

Project Location:

The proposed project site consists of two (2) lots located at 1735 Airport Ave, Salton City, CA 92274; further identified as Assessor's Parcel Number(s) 017-912-004-000 and 017-912-003-000; and legally described as Lots 11 and 12 from Block 2 Tract Map No. 746, respectively; Section 32, Township 10 South, Range 10 East, of the West Shores/Salton City Urban Area Plan, in an unincorporated area of the County of Imperial, State of California.

The proposed project area is bounded by Airport Avenue on the East and by an alley on the West. It is approximately 190 feet west of Highway 86 (CA-SR 86), and 12 miles south of the Riverside-Imperial County Line.

Project Summary:

The applicants propose a lot merger between two (2) continuous lots identified under Assessor's Parcel Number(s) APN 017-912-004 & 017-912-003 zoned as C-2 (Medium Commercial), to create a single and larger lot to accommodate the potential future commercial development of an auto service, tire sales and repair business. All future development will be made to County standards.

Water and sewer to the newly merged lot would be provided via existing water and sewer service lines from both the Coachella Valley Water District and the Salton Community Services District, respectively.

Physical access to the proposed merged lot would continue to be via Airport Avenue.

Existing Parcels:

- "Parcel A" (017-912-004) – ±0.29 Acres
 - "Parcel B" (017-912-003) – ±0.29 Acres
- Total: ±0.58 Acres**

Proposed Merged Parcel Size:

- Parcel A+B = ±0.58 Acres

County Ordinance:

Lot Merger (MERG) #00163 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 Imperial County General Plan, the land use designation for both parcels is Urban "West Shores/Salton City Urban Area Plan" and the zoning is C-2 (Medium Commercial) per Zoning Map #64 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County's General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
North	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
South	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
East	CA-SR 86	S-2 (Open Space Preservation)	West Shores/Salton City Urban Area Plan
West	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00163 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

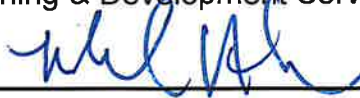
Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Merger (MERG) #00163 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) #00163 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00163, subject to the attached conditions.

PREPARED BY: Luis Bejarano, Planner I
Planning & Development Services



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



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

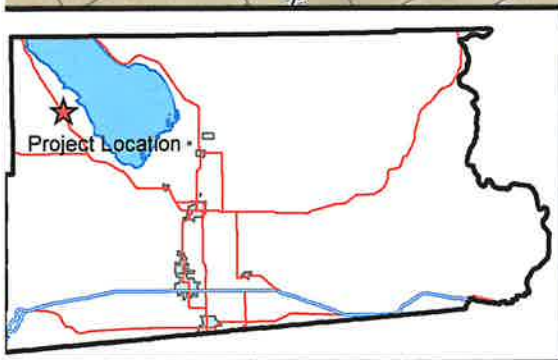
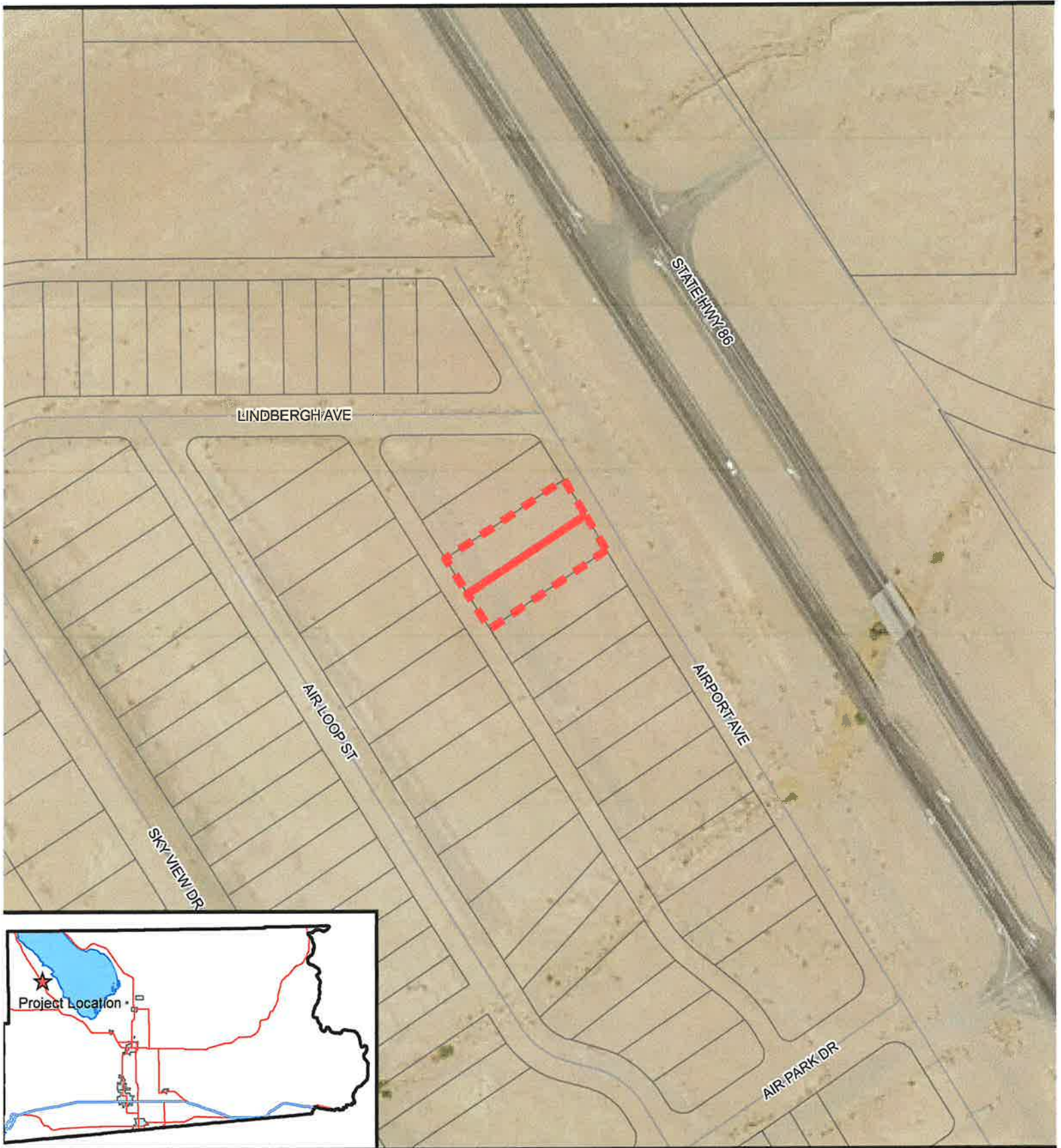
for 

ATTACHMENTS:

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

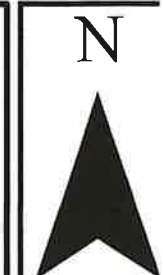
ATTACHMENT "A" - VICINITY MAP

PROJECT LOCATION MAP



**ANA MARIA SANDOVAL
& KEVIN AARON GAYTAN**
MERG# 00163
APN 017-912-003 & 017-912-004-000

-  Project Location
-  Parcels



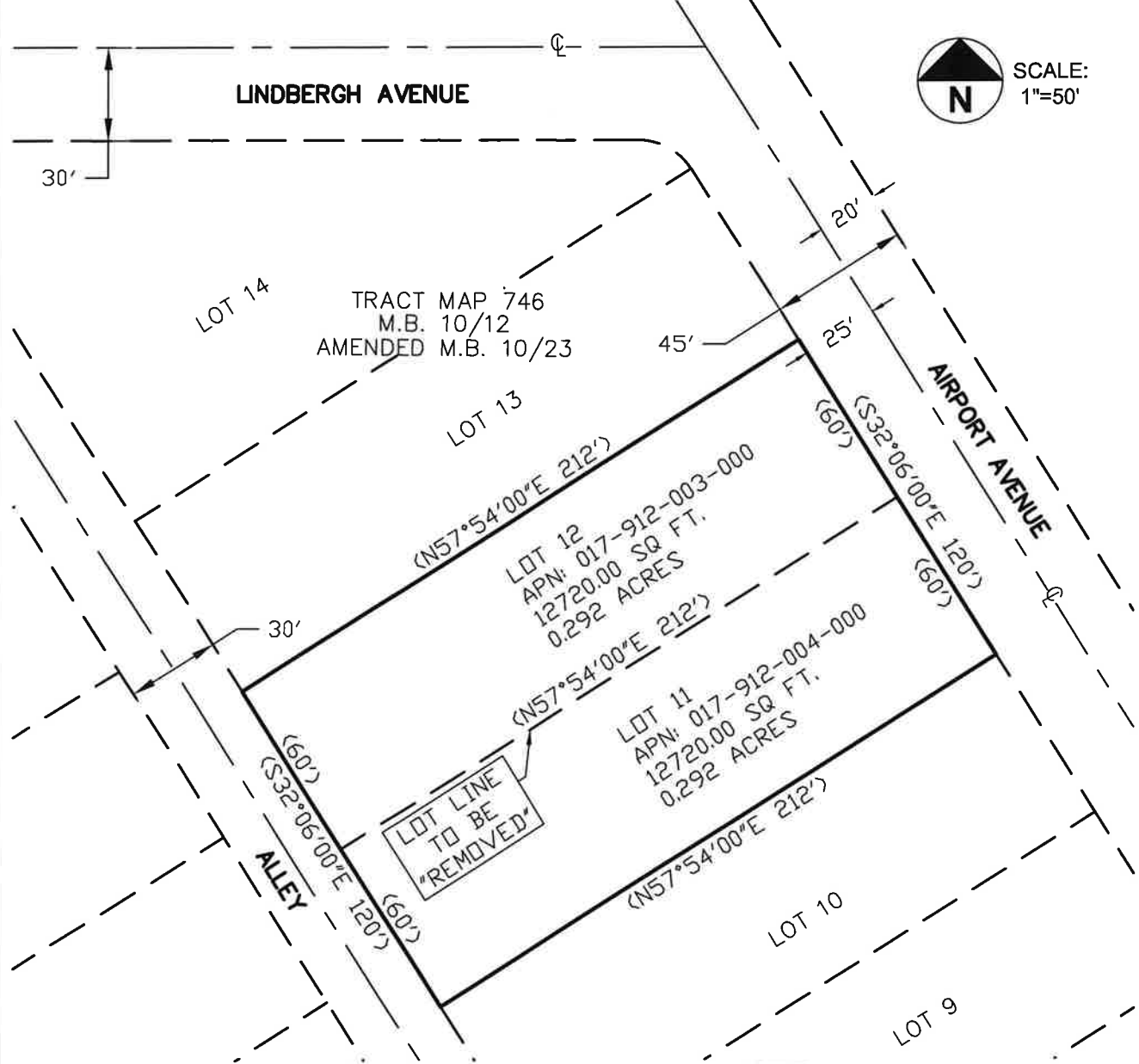
ATTACHMENT "B" – SITE PLAN

EXHIBIT 'B' - LOT MERGER

LOT MERGER NO. 2024-XXXX



SCALE:
1"=50'



APPLICANT:
KEVIN GAYTAN
XXXX LANGERFIELD CT
XXXX, CA 92532

LEGEND:
(-) INDICATES REC.DATA PER
TRACT MAP NO.746 MB 10/12
MAP AMENDED IN MB 10/23

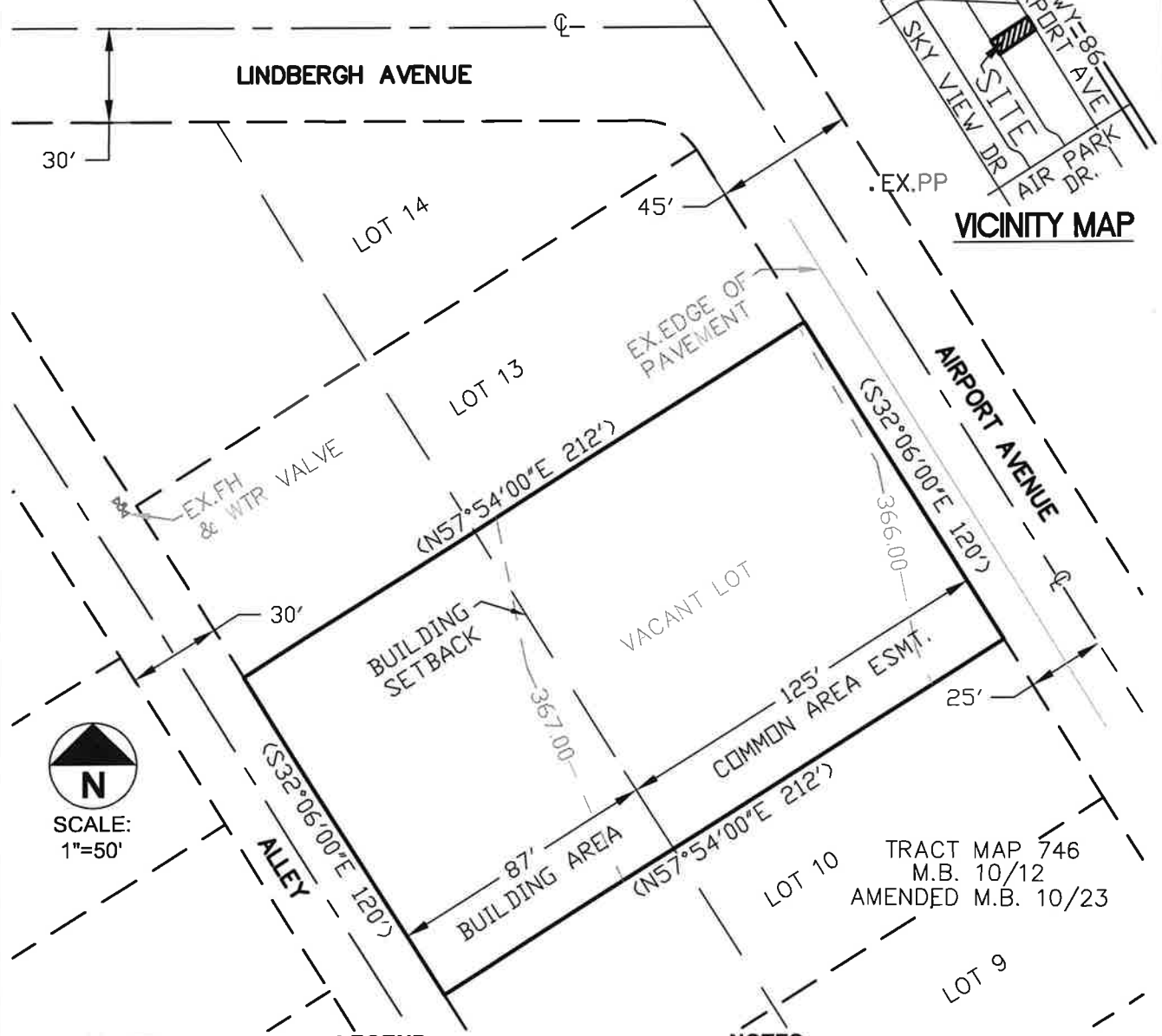


R.CHRIS WRIGHT, L.S. 7762
EXPIRATION DATE: DECEMBER 31, 2025

DATE

EXHIBIT 'C' - SITE PLAN

LOT MERGER NO. 2024-XXXX



VICINITY MAP



SCALE:
1"=50'

APPLICANT:
KEVIN GAYTAN
1510 WESLEY ST.
BANNING, CA 92220

LEGEND:
(-) INDICATES REC.DATA PER
TRACT MAP NO.746 MB 10/12
MAP AMENDED IN MB 10/23

NOTES:
PROPERTY IS BELOW SEA LEVEL.
500' ADDED TO CONTOUR ELEVATIONS



R CHRIS WRIGHT, L.S. 7762
EXPIRATION DATE: DECEMBER 31, 2025

DATE

ATTACHMENT "C" – PC RESOLUTIONS

RESOLUTION NO. 2024-0054

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00163” FOR ANA MARIA SANDOVAL & KEVIN AARON GAYTAN.

WHEREAS, Ana Maria Sandoval & Kevin Aaron Gaytan submitted an application for Lot Merger #00163 to combine two (2) lots to create a single and larger lot to accommodate the potential future commercial development of an auto service, tire sales and repair business within the West Shores/Salton City Urban Area Plan; 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 January 22, 2025; and,

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

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

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Merger #00163 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 #00163 is zoned as C-2 (Medium Commercial) 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.

- 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) #10-12 – Tract Map #746, Lots 11 & 12 of Block 2.

- 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 for a potential future commercial development 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 Airport Avenue.

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

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

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

The merger will not create new lots. The two (2) commercial 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 #00163, 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 January 22, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D” – CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00163

APN(s) # 017-912-003 and 017-912-004

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or

expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

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

3. 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
4. The lot merger shall be reflected in a deed, which shall be recorded.¹
5. As per the West Shores Urban Area Plan, any future commercial development shall comply with the maximum floor area ratio of not greater than 2:1, while meeting all development standards and setbacks.

1 - Imperial County Department of Public Works comment letter dated November 27, 2024.

**ATTACHMENT “E” – APPLICATION AND
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 <u>Ana Maria Sandoval / Kevin Aaron Gaytan</u>		EMAIL ADDRESS <u>lamorenitadomichoulan@gmail.com</u>	
2. MAILING ADDRESS <u>1510 Wesley St. Banning CA.</u>		ZIP CODE <u>92220</u>	PHONE NUMBER <u>(951) 202-1322 or (951) 220-9656</u>
3. ENGINEER'S NAME R. CHRIS WRIGHT	CAL. LICENSE NO. LS 7762	EMAIL ADDRESS CHRISR124@OUTLOOK.COM	
4. MAILING ADDRESS 74711 DILLON RD. #399		ZIP CODE 92241	PHONE NUMBER 760-485-6527
5. PROPERTY "A" (site) ADDRESS VACANT LOT		LOCATION UNINCORPORATED AREA, IMPERIAL COUNTY	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 017-912-003		SIZE OF PROPERTY (in acres or square foot) 0.292 ACRES (12720 SQ FT)	
7. EXISTING USE VACANT			CURRENT ZONE C-2 (ZONE 64)
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 12 BLK 2 TRACT 746 MB 10/ PG 12			
9. PROPERTY "B" (site) ADDRESS VACANT LOT		LOCATION UNINCORPORATED AREA, IMPERIAL COUNTY	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 017-912-004		SIZE OF PROPERTY (in acres or square foot) 0.292 ACRES (12720 SQ FT)	
11. EXISTING USE VACANT			CURRENT ZONE C-2 (ZONE 64)
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 13 BLK 2 TRACT 746 MB 10/ PG 12			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <u>For a future Auto Service, tire sales and repair business with an accessory auto parts and accessories store</u>			
14. PROPOSED MERGED PARCEL SIZE 0.584 ACRES (25440 SQ FT)		PROPOSED USE <u>Commercial</u>	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>Municipal / Salton Community Services District</u>
16. DESCRIBE PROPOSED WATER SYSTEM	<u>Municipal / Salton Community Services District / Coachella Valley Water District</u>
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	<u>Airport Avenue</u>
18. IS THIS PARCEL PLANNED TO BE ANNEXED? IF YES, TO WHAT CITY or DISTRICT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

Ana Maria Sandoval 10/18/24
Print Name (owner) Date
Ana Maria Sandoval
Signature (owner)
Kevin Aaron Gaytan 10/18/24
Print Name (Agent) Date
Kevin Gaytan
Signature (Agent)

An owners notarized affidavit is required if application is signed by Agent

REQUIRED SUPPORT DOCUMENTS

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

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

DATE 10/18/24 REVIEW / APPROVAL BY OTHER DEPT'S required
DATE _____ P W
DATE _____ E H S.
DATE _____ A P C D
DATE _____ O E S.
DATE _____ _____

MERG#

BRIEF PROJECT DESCRIPTION

Location: 1735 & 1731 Airport Avenue, Salton City, CA 92274.

APN(s): 017-912-003 & -004.

Existing Lot Sizes: both at 0.292-AC

Proposed Merged Property Size: 0.584-AC

Zone: Both Lots, C-2 (Medium Commercial)

I, Kevin A. Gaytan, propose merging properties on APN(s) 017-912-003 & 004 to accommodate a future metal building to serve as a future auto service, tire sales and repair business with an accessory auto parts and accessories store. All future developments will be made to County standards.

The proposed merged property will have physical/legal access via Airport Avenue.

Both water and sewer systems are municipal and will be obtained through the Salton Community Services District and Coachella Valley Water District, respectively.

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

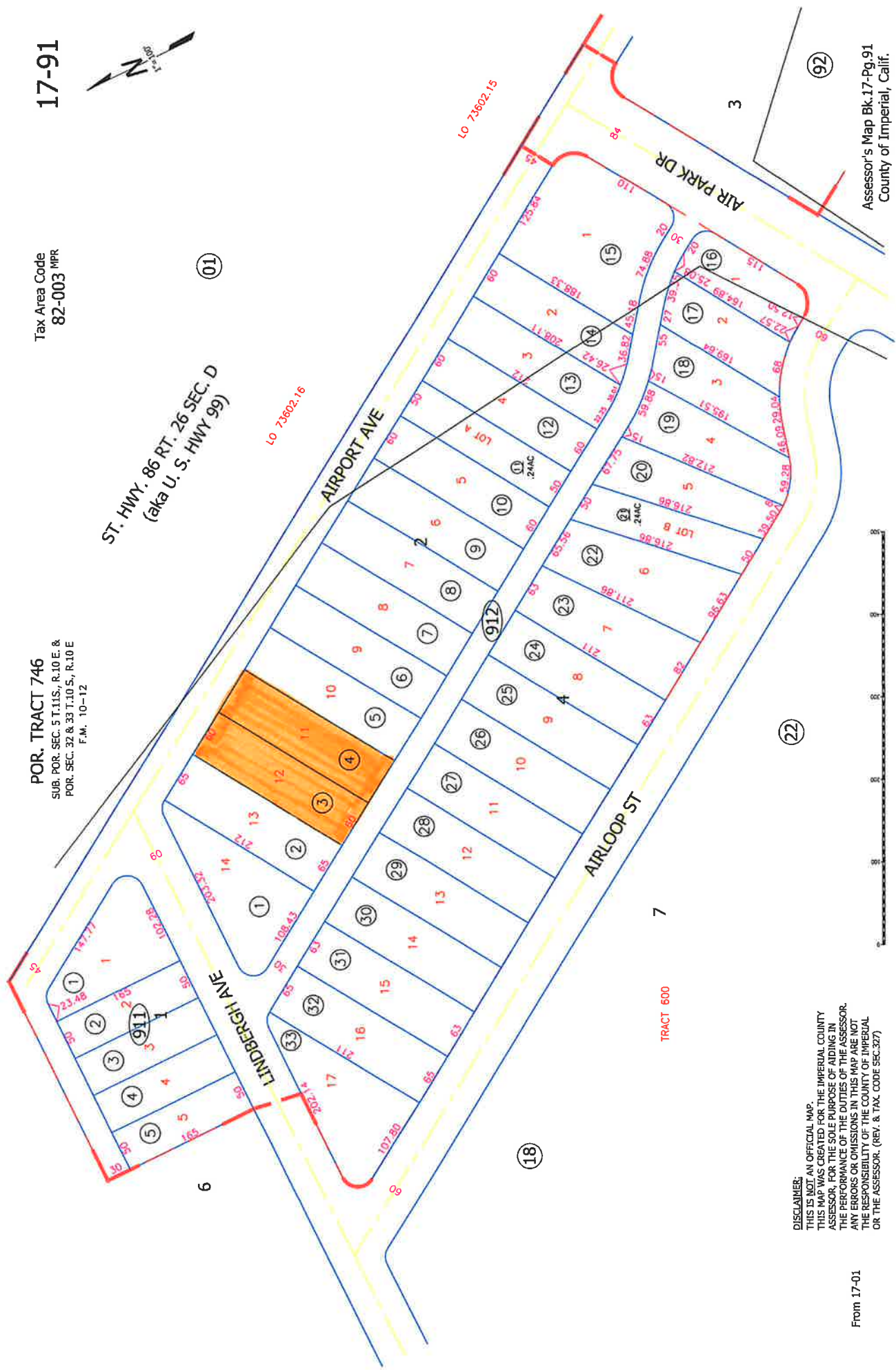
Kevin Gaytan 10-18-24

Kevin A. Gaytan

POR. TRACT 746
SUB. POR. SEC. 5 T.11S., R.10 E. &
POR. SEC. 32 & 33 T.10 S., R.10 E
F.M. 10-12



ST. HWY. 86 RT. 26 SEC. D
(aka U. S. HWY 99)



Assessor's Map Bk. 17-Pg. 91
County of Imperial, Calif.

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

EXHIBIT 'A' - LEGAL DESCRIPTION

LOT MERGER NO. 2024-XXXX

PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66410, THE MERGER OF LOTS 11 AND 12 OF TRACT MAP NO. 746, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 12M AND AS AMENDED BY MAP ON FILE IN BOOK 10, PAGE 23, BOTH OF FINAL MAPS, RECORDED OF IMPERIAL COUNTY, CALIFORNIA. ALSO BEING A PORTION OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 10 EAST. APPROVED UNDER CERTIFICATE OF MERGER CASE NO. 2024-XXXX ON XX/XX/2024, BY THE COUTNY OF IMPERIAL, CALIFORNIA. THE ABOVE PROPERTY SHALL HEREINAFTER BE DESCRIBED AS FOLLOWS:

SAID LOTS 11 AND 12 HELD TOGETHER AS ONE.



R. CHRIS WRIGHT, L.S. 7762
EXPIRATION DATE: DECEMBER 31, 2025

DATE

ATTACHMENT "F" – COMMENT LETTERS



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Since 1911

November 20, 2024

RECEIVED

By Imperial County Planning & Development Services at 1:05 pm, Nov 20, 2024

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

SUBJECT: Ana Maria Sandoval & Kevin Aaron Gaytan Lot Merger No. 00163

Dear Mr. Bejarano:

On November 6, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00163. The applicants, Ana Maria Sandoval & Kevin Aaron Gaytan, propose to merge two (2) lots to accommodate the future development of an auto service, tire sales and repair business. The parcels are located at 1735 & 1731 Airport Avenue, Salton City, CA (APNs 017-912-003 and -004).

The IID has reviewed the application and has the following comments:

1. For electrical service for the future development of the resulting parcel, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an 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.

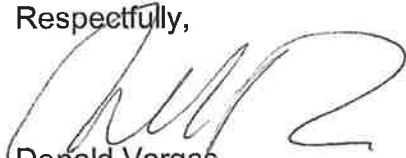
4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. The applicant will be required to bear all costs associated with acquisition of land, rights of way, easements, and the relocation and/or realignment of IID infrastructure 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.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the IID website <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
8. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would

Luis Bejarano
November, 2024
Page 3

require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

AIR POLLUTION CONTROL DISTRICT



RECEIVED

By Imperial County Planning & Development Services at 4:43 pm, Nov 20, 2024

November 20, 2024

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

SUBJECT: Lot Merger 00163 – Ana Maria Sandoval & Kevin Aaron Gaytan

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Merger (MERG) 00163 (Project). The Project proposes a comprehensive merger of two lots zoned as C-2 Medium Commercial to accommodate the potential future commercial development of an auto service, tire sales and repair business. The parcels are located at 1735 & 1731 Airport Avenue, Salton City and further identified with Assessor's Parcel Numbers 017-912-003 and 017-912-004

The Air District simply reminds the applicant that the Project and all future developments must comply with all Air District rules and regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. In addition, the Project may be subject to permitting requirements by the Air District as required by Rules 201, 202, 207, and potentially Rule 427. For example, auto repair facilities that operate paint booth equipment are required to obtain an Authority to Construct/Permit to Operate (ATC/PTO). Thus, depending on the nature of the Project an application must be submitted to the Air District for engineering review.

Finally, the Air District requests a copy of the finalized map for its records.

The Air District's rules and regulations can be found on our website for your convenience at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

Ismael Garcia
Environmental Coordinator II

Reviewed by,
Monica N. Soucier
APC Division Manager



Public Works works for the Public

COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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November 26, 2024

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

RECEIVED

NOV 27 2024

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Attention: Luis Bejarano, Planner I

SUBJECT: LM 163 – Ana Maria Sandoval & Kevin Aaron Gaytan;
located on 1735 & 1731 Airport Avenue, Salton City, CA 92274
APN's 017-912-003 & 017-912-004.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on November 6, 2024 for the above mentioned project. The applicant proposes a comprehensive lot merger between two lots to accommodate the potential future commercial development of an auto service, tire sales and repair business.

Department staff has reviewed the package information. Please be aware if the following:

At the time of development, the following comments will apply:

1. The type of development to be completed on the merged parcels shall be reviewed at the time of a Grading Permit application. The applicant may be required to:
 - a. Complete a traffic engineering report to assess any impacts due to trip generation.
 - b. Said report, if required, shall be submitted to this Department for review and approval.
 - c. Complete any road improvements identified on the traffic engineering report.
2. The Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
3. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
4. Street improvements are required per Imperial County Ordinance 12.10.020.
5. Project is located within FEMA flood zone A and shall comply with Imperial County Ordinance Title 9 Division 16 Chapter 5 as well as any applicable engineering practices.
6. All permanent structures abutting public roads shall be located outside County right-of-way, public utility easements, and drainage easements.

7. Additional comments will be provided as more information becomes available.

Lot Merger Conditional comments:

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.

INFORMATIVE:

- Be advised that the application has a typo on the Property "B" Legal Description. The correct Lot Number should be Lot 11.

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

Respectfully,

John A. Gay, PE
Director of Public Works

By:



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