

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: February 25, 2026
AGENDA TIME: 9:00AM / No. 4

PROJECT TYPE: John Fries
Lot Merger (MERG) #00194 SUPERVISOR DIST. #4

LOCATION: 2137 Second St APN(s): 002-212-015-000
Bombay Beach, CA 92257 PARCEL SIZE: ±0.229-AC

GENERAL PLAN (existing) Bombay Beach Community Plan Area GENERAL PLAN (proposed) N/A

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 02/25/26

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

OTHER Quechan Indian Tribe & Agua Caliente Band of Cahuilla Indians Tribe

REQUESTED ACTION:

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

1. FIND THAT LOT MERGER #00194 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 #00194 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT MERGER #00194, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
February 25, 2026
Lot Merger (MERG) #00194

Applicant: **John Fries**
 3624 Meier Street
 Los Angeles, CA 90066

Project Location:

The proposed project site is located at 2137 Second St, Bombay Beach, CA, 92257; further identified as Assessor's Parcel Number 002-212-015-000 and legally described as LOTS 6 & 7 BLK D BOMBAY BEACH TRACT, of the Bombay Beach Urban Area Plan, in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The Applicant is proposing a lot merger between two (2) contiguous lots identified under APN 002-212-015-000 and zoned as R-1 (Low Density Residential Zone) to create a single and larger lot of approximately 10,000 sq ft., to accommodate the installation of a manufactured home. The proposed residence will replace a previously existing unit that was removed as a result of a fire in 2017, under Demolition Permit # 58280.

All future developments will comply with applicable County standards.

Water and sewer for the newly merged lot would be provided via proposed water and sewer service lines from the Coachella Valley Water District. Physical access would continue to be via Second Street.

Existing Lots:

- "Lot A" (002-212-015) – ±0.114 Acres
- "Lot B" (002-212-015) – ±0.114 Acres

Total: ±0.229 Acres

Proposed Merged Parcel Size:

- Lots A+B = ±0.229 Acres

County Ordinance:

Lot Merger (MERC) #00194 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 Bombay Beach Community Area Plan, the land use designation for this parcel is zoned R-1 (Low Density Residential Zone) per Zoning Map #8 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	Residential Vacant	R-1 (Low Density Residential Zone)	Bombay Beach Community Plan Area
North	Residential	R-1 (Low Density Residential Zone)	Bombay Beach Community Plan Area
South	Residential	R-1 (Low Density Residential Zone)	Bombay Beach Community Plan Area
East	Residential	R-1 (Low Density Residential Zone)	Bombay Beach Community Plan Area
West	Residential	R-1 (Low Density Residential Zone)	Bombay Beach Community Plan Area

Environmental Determination:

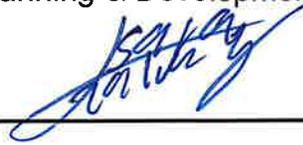
After review of the CEQA Guidelines, it has been determined that Lot Merger #00194 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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

1. Find that Lot Merger (MERC) #00194 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 (MERC) #00194 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERC) #00194, subject to the attached conditions.

PREPARED BY: Isara Galvez, Planner I
Planning & Development Services



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



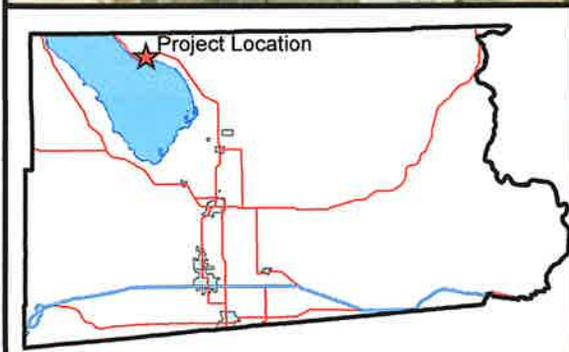
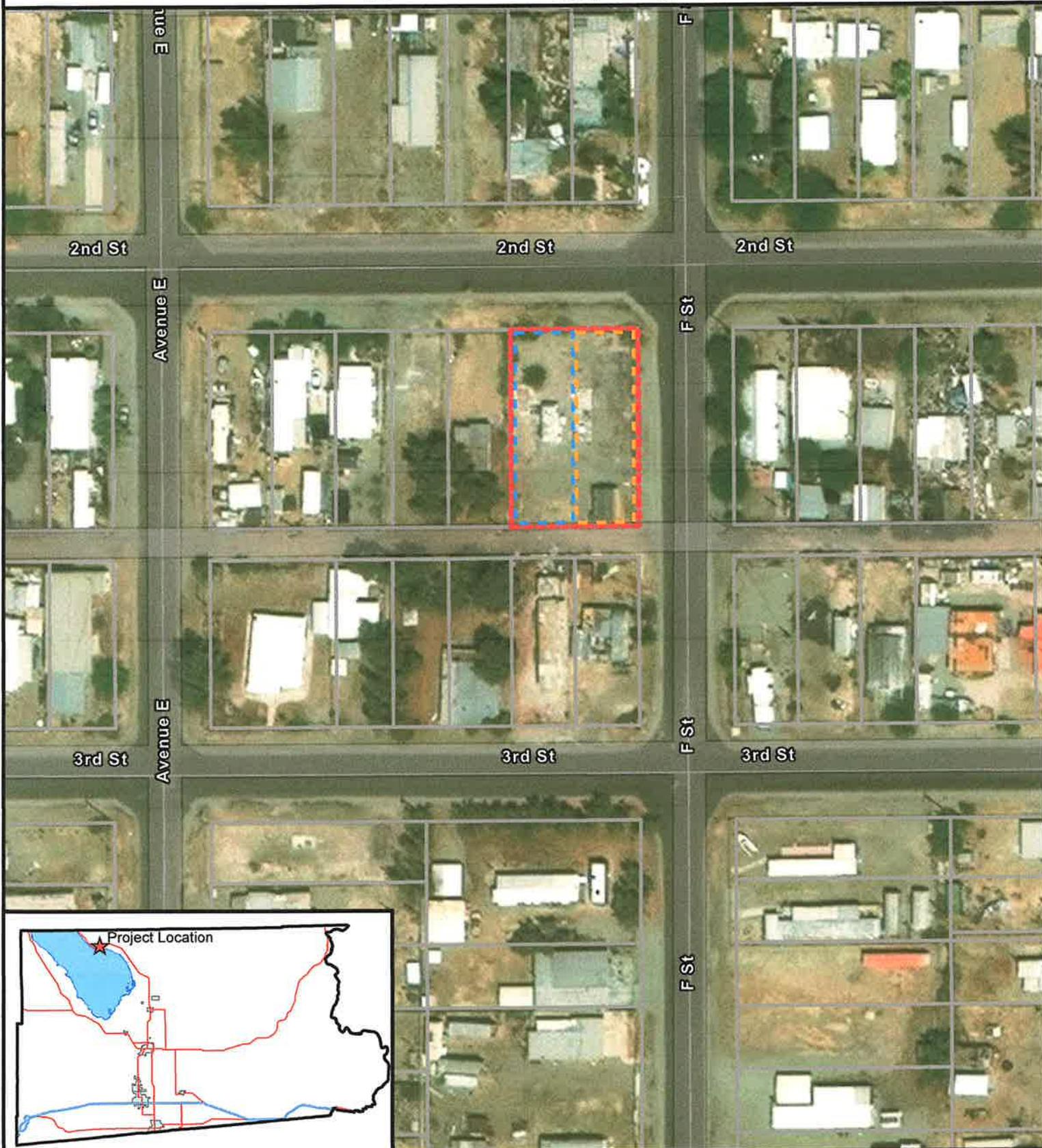
APPROVED BY: Jim Minnick, Director of
Planning & Development Services



- ATTACHMENTS:**
- A. Vicinity Map
 - B. Site Plan
 - C. PC Resolution & Findings
 - D. Lot Merger Conditions
 - E. Applicant Submittal
 - F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



LOT MERGER #00194
JOHN FRIES
MERG #00194
APN 002-212-015-000

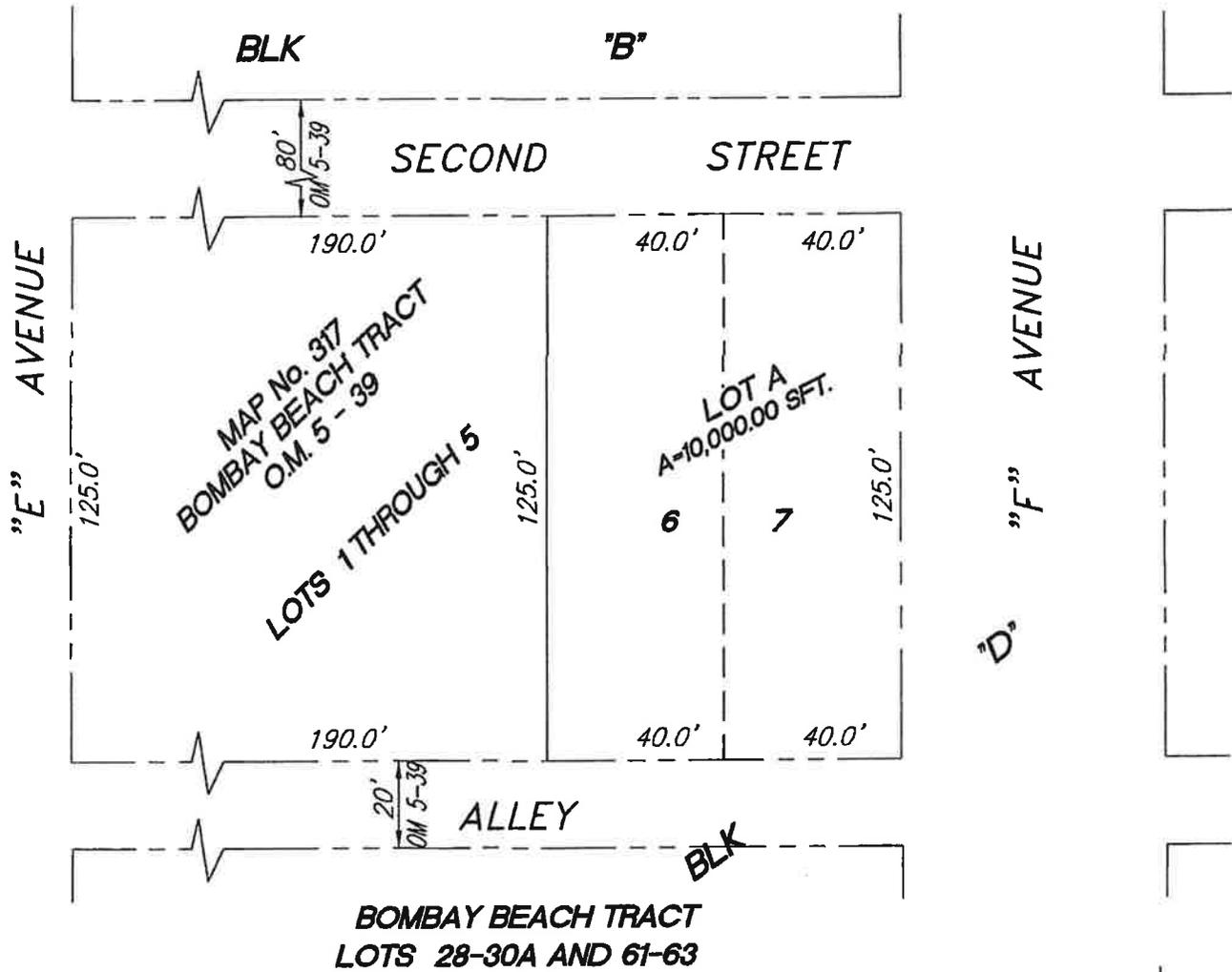
-  Project Location
-  Parcels
-  Centerline
-  Lot 6
-  Lot 7



ATTACHMENT "B"
SITE PLAN

EXHIBIT "B"

LOT MERGER NO. XXXXX

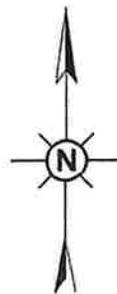


**BOMBAY BEACH TRACT
LOTS 28-30A AND 61-63**

LEGEND:

- BLOCK LINE/RIGHT OF WAY
- LOT LINE TO BE REMOVED
- LOT LINE

LOT MERGER



SCALE 1" = 40'

NOTES:

- 1.- AREA OF LOT A= 10,000.00 S.F.
(0.23 ACRES MORE OR LESS)
- 2.- DIMENSIONS SHOWN HEREON ARE RECORD DATA
PER MAP No.317, TOWNSITE OF NILAND O.M. 5-39

Dynamic Consulting Engineers, Inc.
2415 Imperial Business Park Drive, Suite B
Imperial, CA 92251

ATTACHMENT "C"
PLANNING COMMISSION
RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00194” FOR JOHN FRIES.

WHEREAS, John Fries submitted an application for Lot Merger #00194 to combine two (2) lots to create a single and larger lot to accommodate the installation of a manufactured home; 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 February 25, 2026; 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 #00194 have been made as follows:

A. Are the lots or parcels contiguous?

The two (2) lots 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 #00194 is zoned as R-1 (Low Density Residential Zone) per the Bombay Beach Community 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 Original Map (OM) #5-39, Lots 6 & 7 of Block D.

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

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

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

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this comprehensive lot merger is to combine two (2) contiguous lots to create a single and larger lot. This newly consolidated lot is intended to accommodate the installation of a manufactured home within the Bombay Beach Community 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 Second Street.

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

The property has an existing storage structure; however, the proposed lot merger does not conflict with the location of any existing structures on the property.

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

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

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00194, 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 **February 25, 2026,** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D”
LOT MERGER CONDITIONS

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00194

APN(s) # 002-212-015-000

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) 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
- 2) Each parcel affected by this lot merger shall abut a maintained road and/or have legal and physical access to a public road.¹
- 3) At the time of development, a **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to provide for property grading and drainage control and prevent damage to adjacent properties.¹
- 4) Prior to the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommends the grading and drainage controls were completed per the accepted drainage and grading letter.¹

- 5) At the time of development, **Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance** the following street improvements are required and must be shown on site plan:
- i) **Concrete paved driveway** from 2nd Street's existing edge of pavement to County Right-of-Way shall be installed per Imperial County Dwg No. 411B Concrete Driveway for Street with No Curb.
 - ii) In lieu of installing a sidewalk, a **Residential Improvement Deferral Agreement** can be requested for the construction of sidewalk (**per section 12.10.030 – Building Permits of Imperial County Ordinance**).¹
- 6) An **Encroachment Permit** Application shall be submitted at the time of development for the required street improvements (**per Chapter 12.12 - Excavations on or near a Public Road of the Imperial County Ordinance**).¹

1- Imperial County Department of Public Works comment letter dated February 4, 2026.

ATTACHMENT “E”
APPLICANT SUBMITTAL

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>John Fries</u>	EMAIL ADDRESS <u>John.a.fries@gmail.com</u>	
2. MAILING ADDRESS <u>2137 2nd Street, Niland, CA</u>	ZIP CODE <u>92257</u>	PHONE NUMBER <u>310-773-7268</u>
3. ENGINEER'S NAME <u>DYNAMIC CONSULTING ENGINEERS</u>	CAL. LICENSE NO. <u>LS8482</u>	EMAIL ADDRESS <u>d.beltrane@dceng.pro</u>
4. MAILING ADDRESS <u>2415 Imperial Business Park Drive, suite B</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>760-545-0162</u>
5. PROPERTY "A" (site) ADDRESS <u>2137 Second St, Bombay Beach CA 92257</u>	LOCATION	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <u>002-212-015</u>	SIZE OF PROPERTY (in acres or square foot) <u>5,000 sq. ft.</u>	
7. EXISTING USE <u>Vacant lot</u>	CURRENT ZONE <u>R1</u>	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <u>lot 6 in Block "D" of Bombay Beach Tract, as per Map no. 317, in the county of Imperial</u>		
9. PROPERTY "B" (site) ADDRESS <u>2137 Second St, Bombay Beach, CA. 92257</u>	LOCATION	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <u>002-212-015</u>	SIZE OF PROPERTY (in acres or square foot) <u>5,000 sq. ft.</u>	
11. EXISTING USE <u>Vacant lot</u>	CURRENT ZONE <u>R1</u>	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <u>lot 7 in Block "D" of Bombay Beach Tract, as per Map no. 317, in the county of Imperial</u>		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <u>To build a new single family dwelling (SFD) in one single parcel.</u>		
14. PROPOSED MERGED PARCEL SIZE <u>10,000 sq ft</u>	PROPOSED USE <u>RE-1</u>	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>To connect to existing sewer line on 2nd street</u>
16. DESCRIBE PROPOSED WATER SYSTEM	<u>To connect to existing water line on 2nd street</u>
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	<u>Access will be from 2nd street</u>
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

Print Name (owner) John Fries Date 1/8/2026

Signature (owner) John A Fries

Print Name (Agent) _____ Date _____

Signature (Agent) _____

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

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. PROPOSED LEGAL DESCRIPTION	_____
C. PRELIMINARY TITLE REPORT (6 months or newer)	_____
D. FEE	<u>\$4,500⁰⁰</u>
E. OTHER	_____

APPLICATION RECEIVED BY: RJ

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: APPROVED DENIED

DATE 01/13/26

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.

P W

E.H.S.

A P C D

O E.S.

MERG#
00194

Project Description –

This project proposes merging two adjacent parcels—each approximately **5,000 sq. ft.**, for a combined **10,000 sq. ft.**—located at **2137 Second Street, Bombay Beach/Niland, CA** (APNs 002-212-015, Lots 6 and 7 of Block “D,” Bombay Beach Tract). Both parcels are currently zoned **R-1/RE-1** and are vacant. The purpose of the merger is to create a single legal lot to support the construction of a new **1,492 sq. ft. single-family dwelling**, consistent with zoning and development standards. An existing **240 sq. ft. storage structure** will remain on the merged parcel. Utilities for the new residence will connect to the existing **sewer line** and **domestic water line** in Second Street, with electrical service provided via a new **400-amp service pole**. Access to the merged parcel will be from **Second Street**. No annexation is proposed. The merger is an administrative action intended to streamline permitting, ensure proper setbacks, and allow coordinated site planning and utility installation for the new residence.



Imperial County Planning & Development Services Planning / Building / Parks & Recreation

Jim Minnick
DIRECTOR

NOTICE TO APPLICANT

RECEIVED

JAN 13 2026

IMPERIAL COUNTY ^{Ry}
PLANNING & DEVELOPMENT SERVICES

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY:

John A. Foris

DATE:

1/8/2026

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney 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 application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shall be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at 2137 2nd Street Niland, California on January 8th, 2026

APPLICANT

Name: John A. Fries
By: John A. Fries
Title: Owner

Mailing Address:
3629 Meier Street
Los Angeles, CA 90066

REAL PARTY IN INTEREST
(If different from Applicant)

Name _____
By _____
Title _____

Mailing Address:

ACCEPTED/RECEIVED BY Ry Date 01/13/26
PROJECT ID NO MERG00194 APN 002-212-015

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

EXHIBIT "A"
LOT MERGER NO. XXXXX
EXISTING LEGAL DESCRIPTION

LOT 6

LOT 6 IN BLOCK "D" OF BOMBAY BEACH TRACT, AS PER MAP No. 317, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND

LOT 7

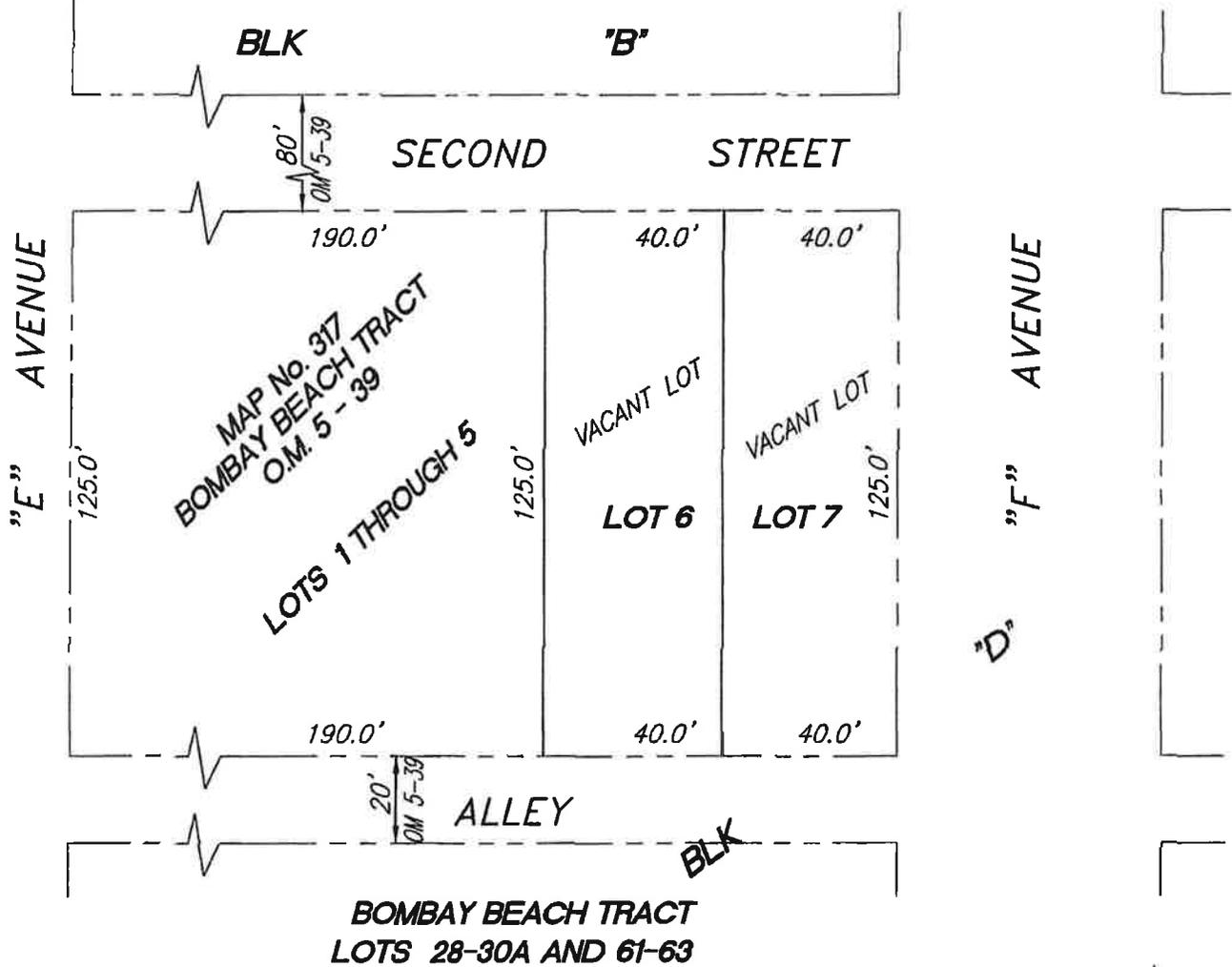
LOT 7 IN BLOCK "D" OF BOMBAY BEACH TRACT, AS PER MAP No. 317, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DBL
1/10/26

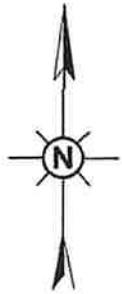
EXHIBIT "B"

EXISTING PLAT



LEGEND:

- BLOCK LINE/RIGHT OF WAY
- - - - - LOT LINE TO BE REMOVED
- LOT LINE



SCALE 1" = 40'

NOTES:

1. DIMENSIONS SHOWN HEREON ARE RECORD DATA PER MAP No.317, TOWNSITE OF NILAND O.M. 5-39

Dynamic Consulting Engineers, Inc.
2415 Imperial Business Park Drive, Suite B
Imperial, CA 92251

EXHIBIT "A"
LOT MERGER NO. XXXXX
LEGAL DESCRIPTION

LOT A

LOTS 6 AND 7 IN BLOCK "D" OF BOMBAY BEACH TRACT, AS PER MAP No. 317, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 10,000.00 SQUARE FEET (0.23 ACRES), MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE DESCRIBED REAL PROPERTY SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.



DAVID BELTRAN, PLS 8482
DYNAMIC CONSULTING ENGINEERS, INC.

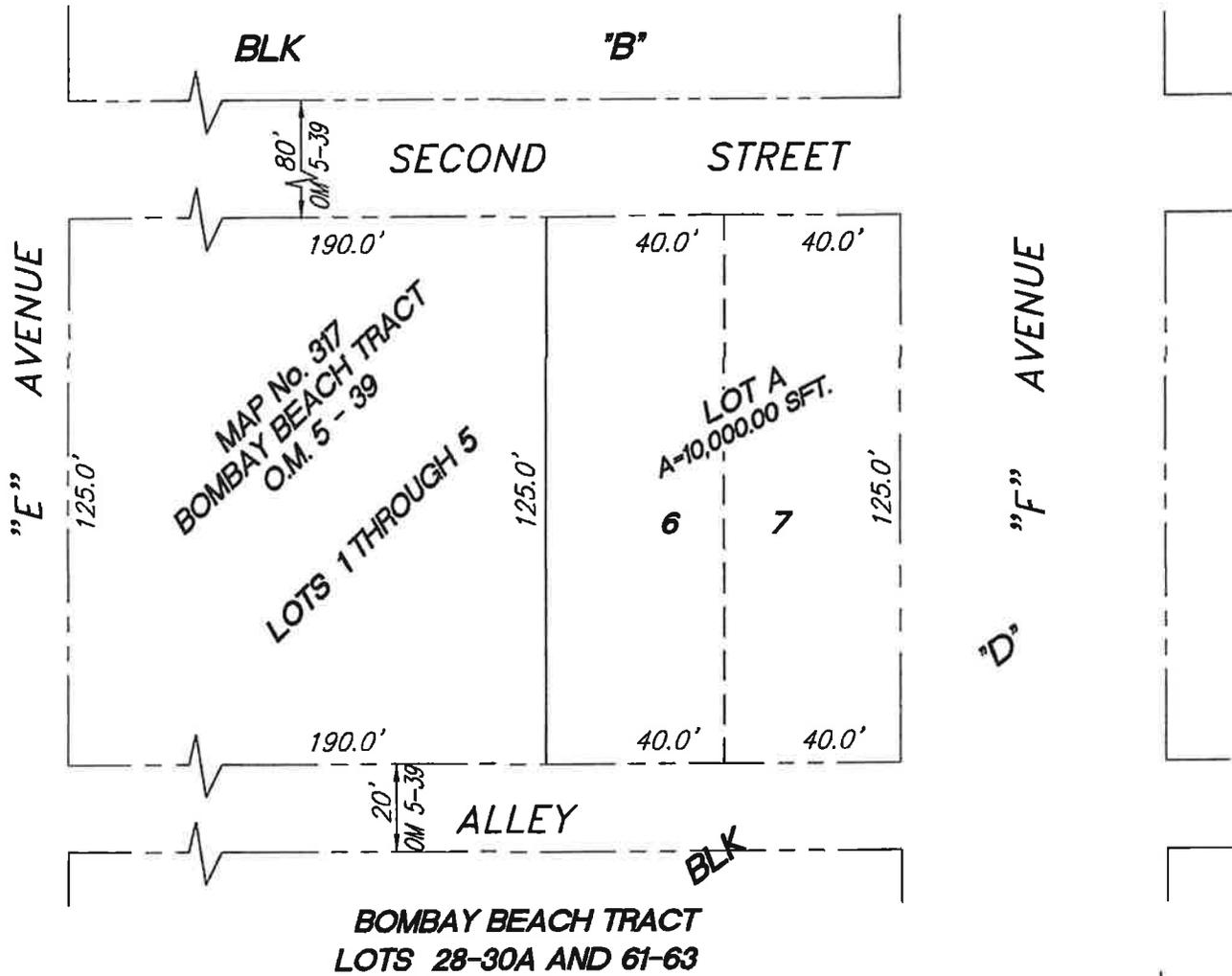
12-22-2025

DATE



EXHIBIT "B"

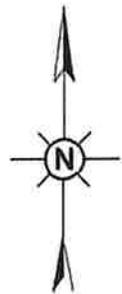
LOT MERGER NO. XXXXX



LEGEND:

- BLOCK LINE/RIGHT OF WAY
- LOT LINE TO BE REMOVED
- LOT LINE

LOT MERGER



SCALE 1" = 40'

NOTES:

- 1.- AREA OF LOT A= 10,000.00 S.F.
(0.23 ACRES MORE OR LESS)
- 2.- DIMENSIONS SHOWN HEREON ARE RECORD DATA
PER MAP No.317, TOWNSITE OF NILAND O.M. 5-39

Dynamic Consulting Engineers, Inc.
2415 Imperial Business Park Drive, Suite B
Imperial, CA 92251

ATTACHMENT "F"
COMMENT LETTERS



Public Works works for the Public

COUNTY OF IMPERIAL
DEPARTMENT OF PUBLIC WORKS
155 S. 11th Street
El Centro, CA 92243
Tel: (442) 265-1818
Fax: (442) 265-1858

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<https://twitter.com/CountyDpw/>

February 4, 2026

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

Attention: Isara Galvez, Planner I

SUBJECT: LM 194 – John Fries
Located on 2137 Second St., Bombay Beach, CA 92227
APNs 002-212-015



Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on January 21, 2025 for the above mentioned project. The applicant is proposing merging two adjacent lots for a single family dwelling.

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

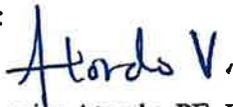
1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. Each parcel affected by this lot merger shall have a maintained road and/or have legal and physical access to a public road.
3. At the time of development, a **drainage and grading letter** prepared by a California Licensed Civil Engineer is required to provide for property grading and drainage control and prevent damage to adjacent properties.
4. Prior to the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommends the grading and drainage controls were completed per the accepted drainage and grading letter.
5. At the time of development, **Per Section 12.10.020 – Street Improvement Requirements of Imperial County Ordinance** the following street improvements are required and must be shown on site plan:
 - a. **Concrete paved driveway** from 2nd Street’s existing edge of pavement to County Right-of-Way shall be installed per Imperial County Dwg No. 411B Concrete Driveway for Street with No Curb.
 - b. In lieu of installing a sidewalk, a **Residential Improvement Deferral Agreement** can be requested for the construction of sidewalk (**per section 12.10.030 – Building Permits of Imperial County Ordinance**).
6. An **Encroachment Permit** Application shall be submitted at the time of development for the required street improvements (**per Chapter 12.12 – Excavations on or near a Public Road of the Imperial County Ordinance**).

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,

David B. Dale, PE
Director of Public Works

By:

A handwritten signature in blue ink that reads "Atondo V." The signature is written in a cursive style with a large initial 'A'.

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

AIR POLLUTION CONTROL DISTRICT



February 3, 2026

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

RECEIVED

FEB 03 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: Lot Merger 00194 – John Fries

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Lot Merger (MERG) 00194 (project). The project proposes the merger of two adjacent vacant lots for the purpose of constructing of a new single-family dwelling located at 2137 Second Street in Bombay Beach, also identified as Assessor's Parcel Number 002-212-015.

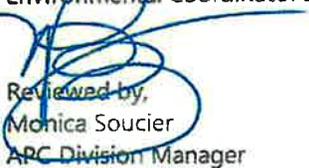
The Air District reminds the applicant that future development on the property must comply with Air District Rules & Regulations, specifically Regulation VIII – Fugitive Dust Rules, which is a collection of rules designed to limit fugitive dust emissions below 20 percent visual opacity.

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

Air District rules and regulations and forms, along with our California Environmental Quality Act Handbook, can be found on our website at <https://apcd.imperialcounty.org> by accessing the Planning drop-down menu. The Air District can be contacted at (442) 265-1800.

Respectfully,

Curtis Blondell
Environmental Coordinator II


Reviewed by,
Monica Soucier
APC Division Manager

Nicole Atondo

From: Margo Sanchez
Sent: Tuesday, January 27, 2026 2:14 PM
To: Nicole Atondo; Planning - ICPDSCCommentLetters; Isara Galvez
Subject: RE: MERG 00194 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please accept this email response as No Comment for this project.

Best regards,
Margo

Margo Sanchez

Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County Agricultural Commissioner's Office
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org



From: Nicole Atondo <nicoleatondo@co.imperial.ca.us>

Sent: Wednesday, January 21, 2026 2:30 PM

To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@IID.com; marcuscuero@campo-nsn.gov; dtosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Isara Galvez <isaragalvez@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>

Subject: MERG 00194 Request for Comments

Good Afternoon,

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JAN 23 2026
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICE

RECEIVED
21 2026
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICE



TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

January 23, 2026

03-015-2026-001

[VIA EMAIL TO: isaragalvez@co.imperial.ca.us]
Imperial County
Isara Galvez
801 Main Street
El Centro, CA 92243

Re: MERG 00194

RECEIVED

JAN 23 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Dear Isara Galvez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the MERG 00194 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

*Should human remains be discovered during construction of the proposed project, the project contractor would be subject to either the State law regarding the discovery and disturbance of human remains or the Tribal burial protocol. In either circumstance all destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted. The NAHC will make a determination of the Most Likely Descendent (MLD). The City and Developer will work with the designated MLD to determine the final disposition of the remains.

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 413-5836. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Anthony Kline



Anthony Kline
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

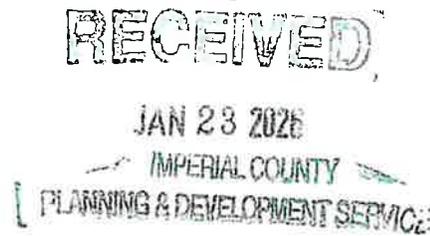
Nicole Atondo

From: Andrew Loper
Sent: Thursday, January 22, 2026 8:17 AM
To: Nicole Atondo
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Isara Galvez; Adriana Ceballos; Aimee Trujillo; Azucena Gallardo; Kayla Henderson; Olivia Lopez; Valerie Grijalva; Vanessa DeLaTeja; Rudy Mesa; David Lantzer
Subject: RE: MERG 00194 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

The Imperial County Fire Department has no comments at this time for Lot Merger #00194. If there are any questions or concerns please feel free to contact us. Thank you



From: Nicole Atondo <nicoleatondo@co.imperial.ca.us>
Sent: Wednesday, January 21, 2026 2:30 PM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@IID.com; marcuscuero@campo-nsn.gov; dtosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Isara Galvez <isaragalvez@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: MERG 00194 Request for Comments

Good Afternoon,

Nicole Atondo

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Wednesday, January 21, 2026 5:41 PM
To: Nicole Atondo
Subject: Re: [EXTERNAL]:MERG 00194 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good afternoon,

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

Jill

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

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JAN 23 2026

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Nicole Atondo <nicoleatondo@co.imperial.ca.us>

Sent: Wednesday, January 21, 2026 3:30 PM

To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com <iidenvironmental@iid.com>; jjbrooks@iid.com