

# PROJECT REPORT

TO: Planning Commission

AGENDA DATE: April 13, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m./No. 5

PROJECT TYPE: Riverfront Mutual Water Company  
EXT #21-0027 for CUP #04-0032 SUPERVISOR DIST: #3  
LOCATION: 562 Rio Vista Way APN: 030-250-019 & 030-240-020

Palo Verde, CA PARCEL SIZE: 7.46 acres

GENERAL PLAN (existing) Recreation/Open Space GENERAL PLAN (proposed) N/A

ZONE (existing) Riverfront Specific Plan  
S-2-SPA (Open Space/Preservation) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 04/13/2022

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: N/A

APPROVED  DENIED  OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input 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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

City of Needles and Quechan Indian Tribe

REQUESTED ACTION:

It is recommended that you conduct a public hearing and that you hear all opponents and proponents of the proposed project. Staff would then recommend that you take the following actions:

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 (Existing Facilities) and that no further environmental documentation is necessary; and
2. Find that Time Extension #21-0027 for Conditional Use Permit #04-0032 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #21-0027 for Conditional Use Permit #04-0032 for a new 15-year terms, subject to the existing conditions.

**STAFF REPORT**  
**PLANNING COMMISSION MEETING**  
**April 13, 2022**

**Project Name:**      **Time Extension (EXT) #21-0027 for  
Conditional Use Permit (CUP) #04-0032**

**Applicant:**            **Doug Naylor  
727 Vista Ensueno,  
Alpine, CA, 91901**

**Project Location:**

The project is located at 562 Rio Vista Way, Palo Verde CA 92266; Assessor Parcel Number (APNs ) 030-250-019 (Well 1) & 030-240-020 (Well 2), comprising approximately of 5.1 & 2.36 acres respectively, and legally described as Lot 19, of Tract 947 and Lot 20, of Tract 946, Township 11 South, Range 22 East, SBB&M.

**Project Summary:**

On September 11, 2021, the Imperial County Planning and Development Services (ICPDS) Department received a letter from the applicant requesting a new 15-year term under the previously approved CUP #04-0032 for two existing water wells.

Two wells were originally approved with CUP #04-0032:

- Well #1 is located about 5 feet from the southeast corner of the treatment plant building, and its wellhead is enclosed by a wooden enclosure that is locked, preventing unauthorized access. The wellhead is equipped with an inverted and screened air vent, a pressure relief valve, a sampling tap, a 5-hp submersible pump, and a check-valve. The submersible pump is equipped with a variable frequency drive (VFD).
- Well #2 remains disconnected from the distribution system and is not operational due to the limited amount of water used by the facility and the absence of a nearby power source. The County recognizes that the amount of water being distributed is limited due to the eight active services connection, and reserves the right to direct Riverfront to connect it to a power supply and to the distribution system for the purpose of delivering water when deemed necessary to meet state requirement of two (2) water sources.

**Land Use Analysis:**

The project site is designated "Recreation/Open Space" under the Imperial County General Plan (Land Use Element), and is zoned S-2 (Open Space/Preservation) under the Imperial County Land Use Ordinance, Title 9. The project is consistent with the County's General Plan and Land Use Ordinance, Division 2, Chapter 3, Section 90203.01, b. Intermediate Conditional Use Permit for a project whose total development

value is greater than \$100,000, but less than \$1,000,000, including land, and Division 21: Water Well Regulations, Chapter 2, Section 92102.00.

The proposed project (existing water wells) complies with all requirements of the Land Use Ordinance with an approved Conditional Use Permit. Therefore, the project is consistent with the General Plan.

**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>	Water Wells	S-2-SPA	Recreation/Open Space
<b>North</b>	Vacant	R-1-PE	Recreation/Open Space
<b>South</b>	Vacant	S-2-SPA	Recreation/Open Space
<b>East</b>	Vacant	R-1-PE	Recreation/Open Space
<b>West</b>	Vacant	S-2-SPA	Recreation/Open Space

**Environmental Determination:**

As formerly mentioned, the previously approved Conditional Use Permit #04-0032 was environmentally assessed and reviewed by the Environmental Evaluation Committee on November 10, 2004. It was found that the project would not have a significant effect on the environment and received a Negative Declaration.

Time Extension #21-0027 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

**Staff Recommendation:**

It is recommended that you conduct a public hearing and that you hear all opponents and proponents of the proposed project. Staff would then recommend that you take the following actions:

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 (Existing Facilities) and that no further environmental documentation is necessary; and
2. Find that Time Extension #21-0027 for Conditional Use Permit #04-0032 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #21-0027 for Conditional Use Permit #04-0032 for a new 15-year terms, subject to the existing conditions.

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



---

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



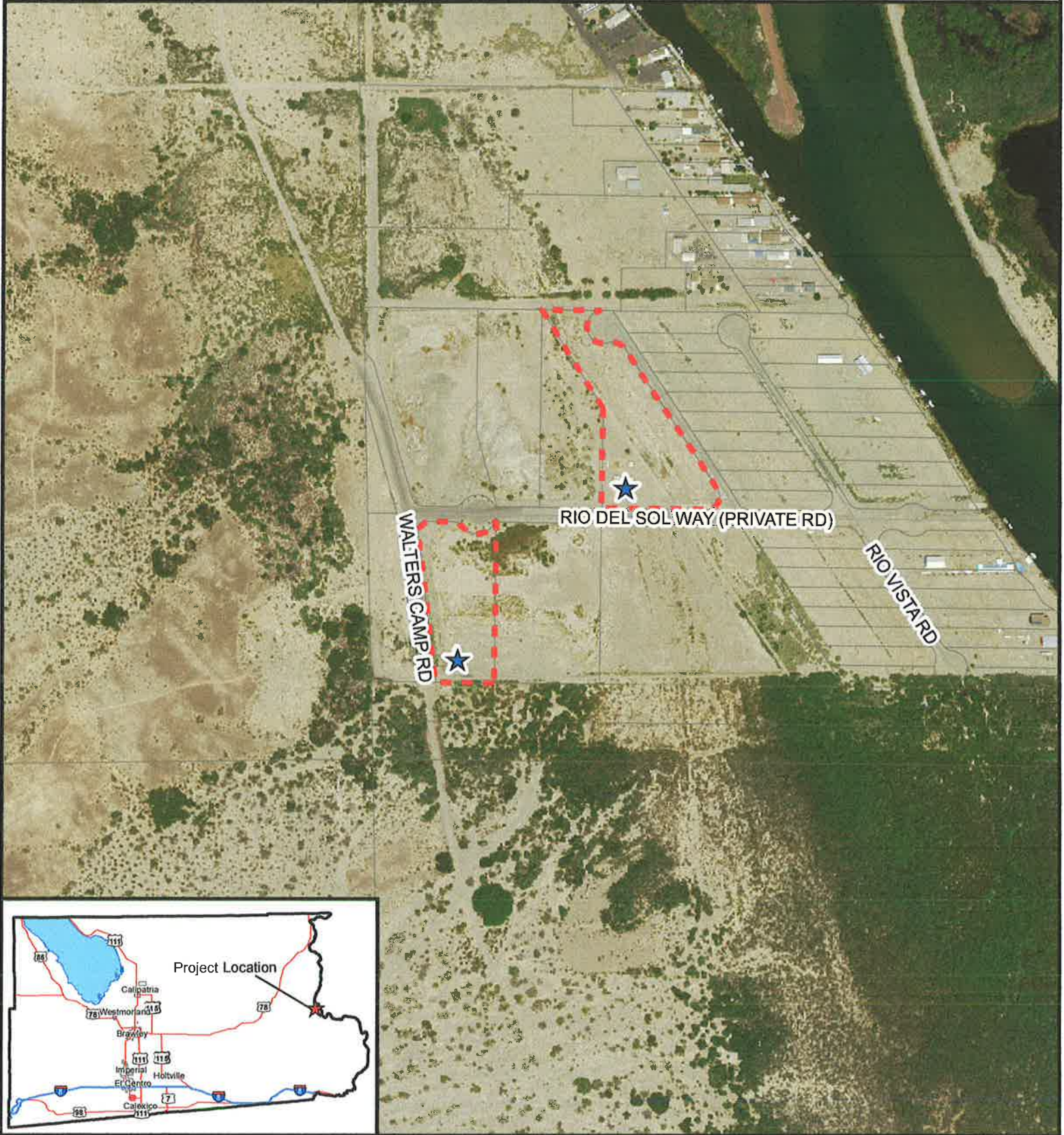
---

**ATTACHMENTS:**





- A. Vicinity Map & Site Plan
- B. Time Extension Request Letter
- C. Recorded Conditional Use Permit #04-0032
- D. Planning Commission Resolution
- E. Comment Letters

**Attachment A**  
**Vicinity Map & Site Plan**

# PROJECT LOCATION MAP



**RIVERFRONT MUTUAL  
WATER COMPANY  
TIME EXTENSION (EXT) #21-0027  
CUP #04-0032  
APN 030-250-019 AND 030-240-020-000**

-  Project Location
-  Centerline
-  Parcels
-  Water Well

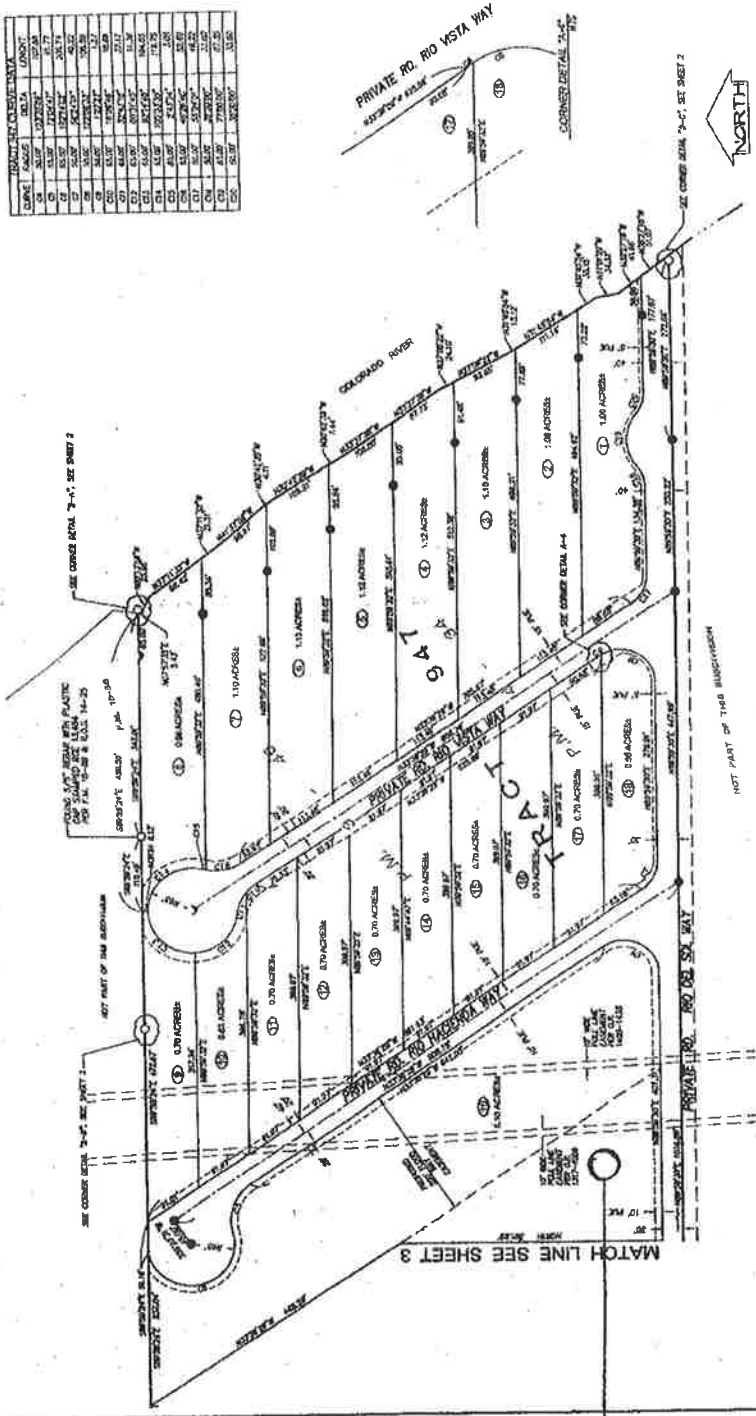


MAP NO. FM B26 P40

# TRACT 947 SUBDIVISION

A PORTION OF FRACTIONAL SECTION 8, TOWNSHIP 11 SOUTH, RANGE 22 EAST, S.B. 14,  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

TRACT	AREA	AREA	UNIT
01	0.10	0.10	ACRES
02	0.10	0.10	ACRES
03	0.10	0.10	ACRES
04	0.10	0.10	ACRES
05	0.10	0.10	ACRES
06	0.10	0.10	ACRES
07	0.10	0.10	ACRES
08	0.10	0.10	ACRES
09	0.10	0.10	ACRES
10	0.10	0.10	ACRES
11	0.10	0.10	ACRES
12	0.10	0.10	ACRES
13	0.10	0.10	ACRES
14	0.10	0.10	ACRES
15	0.10	0.10	ACRES
16	0.10	0.10	ACRES
17	0.10	0.10	ACRES
18	0.10	0.10	ACRES
19	0.10	0.10	ACRES
20	0.10	0.10	ACRES
21	0.10	0.10	ACRES
22	0.10	0.10	ACRES
23	0.10	0.10	ACRES
24	0.10	0.10	ACRES
25	0.10	0.10	ACRES
26	0.10	0.10	ACRES
27	0.10	0.10	ACRES
28	0.10	0.10	ACRES
29	0.10	0.10	ACRES
30	0.10	0.10	ACRES
31	0.10	0.10	ACRES
32	0.10	0.10	ACRES
33	0.10	0.10	ACRES
34	0.10	0.10	ACRES
35	0.10	0.10	ACRES
36	0.10	0.10	ACRES
37	0.10	0.10	ACRES
38	0.10	0.10	ACRES
39	0.10	0.10	ACRES
40	0.10	0.10	ACRES
41	0.10	0.10	ACRES
42	0.10	0.10	ACRES
43	0.10	0.10	ACRES
44	0.10	0.10	ACRES
45	0.10	0.10	ACRES
46	0.10	0.10	ACRES
47	0.10	0.10	ACRES
48	0.10	0.10	ACRES
49	0.10	0.10	ACRES
50	0.10	0.10	ACRES
51	0.10	0.10	ACRES
52	0.10	0.10	ACRES
53	0.10	0.10	ACRES
54	0.10	0.10	ACRES
55	0.10	0.10	ACRES
56	0.10	0.10	ACRES
57	0.10	0.10	ACRES
58	0.10	0.10	ACRES
59	0.10	0.10	ACRES
60	0.10	0.10	ACRES
61	0.10	0.10	ACRES
62	0.10	0.10	ACRES
63	0.10	0.10	ACRES
64	0.10	0.10	ACRES
65	0.10	0.10	ACRES
66	0.10	0.10	ACRES
67	0.10	0.10	ACRES
68	0.10	0.10	ACRES
69	0.10	0.10	ACRES
70	0.10	0.10	ACRES
71	0.10	0.10	ACRES
72	0.10	0.10	ACRES
73	0.10	0.10	ACRES
74	0.10	0.10	ACRES
75	0.10	0.10	ACRES
76	0.10	0.10	ACRES
77	0.10	0.10	ACRES
78	0.10	0.10	ACRES
79	0.10	0.10	ACRES
80	0.10	0.10	ACRES
81	0.10	0.10	ACRES
82	0.10	0.10	ACRES
83	0.10	0.10	ACRES
84	0.10	0.10	ACRES
85	0.10	0.10	ACRES
86	0.10	0.10	ACRES
87	0.10	0.10	ACRES
88	0.10	0.10	ACRES
89	0.10	0.10	ACRES
90	0.10	0.10	ACRES
91	0.10	0.10	ACRES
92	0.10	0.10	ACRES
93	0.10	0.10	ACRES
94	0.10	0.10	ACRES
95	0.10	0.10	ACRES
96	0.10	0.10	ACRES
97	0.10	0.10	ACRES
98	0.10	0.10	ACRES
99	0.10	0.10	ACRES
100	0.10	0.10	ACRES



GRAPHIC SCALE  
1" = 100'  
SCALE: 1" = 100'

PROJ. NO. EDD000000  
**NOTICE**  
BEYOND ENGINEERING  
CITY OF IMPERIAL, CALIFORNIA  
1000 WEST MAIN STREET, IMPERIAL, CA 92541  
TEL: 760-939-1100 FAX: 760-939-1101

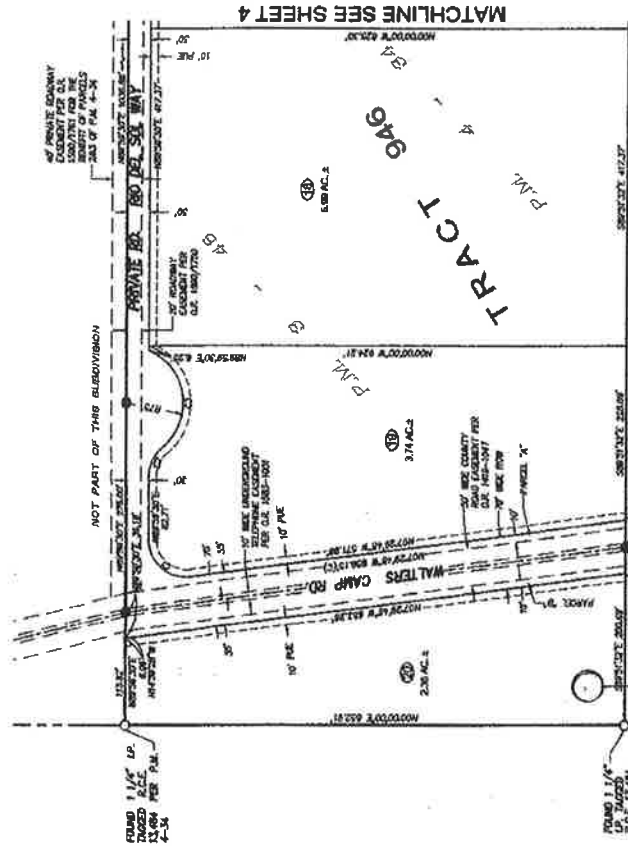
SHEET 4 OF 4 SHEETS

DATE 08/13/03 REVISE 08/17/03

WELL #1

# TRACT 946 SUBDIVISION

A PORTION OF FRACTIONAL SECTION 8, TOWNSHIP 11 SOUTH, RANGE 22 EAST, S.B.M.,  
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



MATCHLINE SEE SHEET 4

TRACT LINE CURVE DATA	DATE	MARKS	BELLA	LENGTH
C1	01/07	072714	18.07	18.07
C2	01/07	072714	18.07	18.07
C3	01/07	072714	18.07	18.07
C4	01/07	072714	18.07	18.07
C5	01/07	072714	18.07	18.07
C6	01/07	072714	18.07	18.07
C7	01/07	072714	18.07	18.07
C8	01/07	072714	18.07	18.07
C9	01/07	072714	18.07	18.07
C10	01/07	072714	18.07	18.07
C11	01/07	072714	18.07	18.07
C12	01/07	072714	18.07	18.07
C13	01/07	072714	18.07	18.07
C14	01/07	072714	18.07	18.07
C15	01/07	072714	18.07	18.07
C16	01/07	072714	18.07	18.07
C17	01/07	072714	18.07	18.07
C18	01/07	072714	18.07	18.07
C19	01/07	072714	18.07	18.07
C20	01/07	072714	18.07	18.07

NOTE: SEE SHEET 4 FOR  
CURVES C4 THROUGH C8



GRAPHIC SCALE  
0' 100' 200' 300' 400'  
SCALE 1" = 100'

PROJ. NO. SC082900

## NOTE

BEYOND ENGINEERING  
1701 W. 14TH ST., SUITE 100  
IMPERIAL, CA 92241  
TEL: (760) 939-0000 FAX: (760) 939-0001  
WWW.BEYONDE.COM



**Attachment B**  
**Time Extension Request Letter**

# **RIVERFRONT MUTUAL WATER COMPANY**

**562 RIO DEL SOL WAY, PALO VERDE, CA 92266**

September 11, 2021

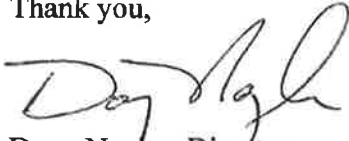
Jim Minnick, Planning Director  
Imperial County Planning and Development Services  
801 Main Street  
El Centro, CA 92243

RE: CUP #04-0032, Time Extension

Dear Mr. Minnick,

This is a request for an extension of CUP #04-0032 for the water wells to continue operation for Riverfront Mutual Water Company. Attached is the annual report per Condition S-3 of the CUP and a check for the fee of \$1600.00 for the extension.

Thank you,



Doug Naylor, Director  
Riverfront Mutual Water Company

**RECEIVED**

SEP 17 2021

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

DOUG NAYLOR, DIRECTOR  
727 VISTA ENSUENO, ALPINE, CA 91901  
PH: 619-933-7015  
EMAIL: DKNCONST@GMAIL.COM

# RIVERFRONT MUTUAL WATER COMPANY

562 RIO DEL SOL WAY, PALO VERDE, CA 92266

September 11, 2021

Mariela Moran  
Imperial County Planning and Development Services  
801 Main Street  
El Centro, CA 92243

RE: Riverfront Mutual Water Company Annual Water Usage Report

Per Condition S-3 of CUP #04-0032, the following report is submitted:

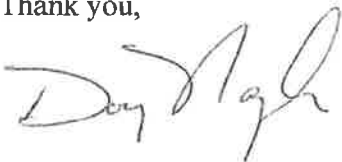
1. Well #1 – An electronic flow meter was installed in 2019 as part of a computer system upgrade to the water treatment and distribution facility. This meter allows the system to be monitored remotely and is integrated into the operating system of the Reverse Osmosis equipment. Attached are screen shot pictures of the water usage that were submitted to the Imperial County Health Department as part of our annual inspection process:

2019 – 1,443,580 gallons, 4.43-acre feet

2020 – 1,725,410 gallons, 5.30-acre feet

2. Well #2 – This well has been sealed in accordance with County requirements and has been kept in reserve with the approval of the IC Health Department. Please see page 2 and 3 of the Small Public Water System Inspection Report.

Thank you,



Doug Naylor, Director  
Riverfront Mutual Water Company

DOUG NAYLOR, DIRECTOR  
727 VISTA ENSUENO, ALPINE, CA 91901  
PH: 619-933-7015  
EMAIL: DKNCONST@GMAIL.COM

**Attachment C**  
**Recorded Conditional Use Permit # 04-0032**

RECORDING REQUESTED BY AND

05 0 . . 89

BOOK 2386 PAGE 1697

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

When Recorded Return To:

Imperial County Planning/Building Department  
939 Main Street, Suite B-1  
El Centro, California 92243

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 2386 PAGE 1697

'05 JAN 7 AM 9 34

OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

TLS	30
RG	4
RF	9
MC	1
IX	1
TF	8
NL	
PY	
PR	
MS	

**AGREEMENT FOR CONDITIONAL USE PERMIT #04-0032  
TO CONVERT TWO TEST WELLS TO WATER SUPPLY WELLS  
(Rio Del Sol, LLC and River Estates, LLC)**

This Agreement is made and entered into on December 22, 2004, by and between Rio Del Sol, LLC and River Estates, LLC, owner(s) of the two parcels, hereinafter referred to as Permittees, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

**RECITALS**

**WHEREAS**, Permittees are the owners, lessees or successor-in-interest in certain land in Imperial County identified as the approximately 80 acre parcel, located at 2676 Walters Camp Road, Palo Verde, identified as Parcels 2 & 3 of Parcel Map #946 and #947, Township 11 South, Range 21 ½ East, SBB&M. It is further identified as Assessor's Parcel Numbers 030-180-52 & 63-01; and

**WHEREAS**, Rio Del Sol, LLC and River Estates, LLC, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit.

**WHEREAS**, County, after a noticed public hearing, agreed to issue Conditional Use Permit #04-0032 to Permittees, and/or their successors-in-interest subject to the following conditions:

1     **GENERAL CONDITIONS:**

2     **G-1 ACQUISITION OF PERMITS/LICENSES AND COMPLIANCE WITH GENERAL**  
3     **LAWS:** The Permittees shall obtain, comply with, and maintain all applicable County,  
4     State, and Federal permits, licenses, and/or approvals, including, but not limited to those  
5     required by Imperial County Planning/Building Department, Air Pollution Control District  
6     (APCD), County Division of Environmental Health Services (EHS), and Public Works  
7     Department. Additionally, the Permittees agree to comply with all applicable laws,  
8     ordinances, and/or regulations promulgated by County, State, and Federal jurisdictions  
9     whether specified herein or not. Furthermore, Permittees shall submit a copy of such  
10    additional permit(s)/license(s) to the Planning/Building Department within thirty (30) days  
11    of receipt, including amendments or alterations thereto.

12    **G-2 RECORDATION:** This permit shall not be effective until it is recorded at the  
13    Imperial County Recorders Office, and payment of the recordation fee shall be the  
14    responsibility of the Permittees. If the Permittees fails to pay the recordation fee within  
15    six (6) months of the approval date, this permit shall be deemed null and void.

16    **G-3 INDEMNIFICATION:** Permittees shall defend, indemnify and hold harmless  
17    County and its agents, including consultants, officers and employees from any claim,  
18    action or proceeding against the County or its agents, including consultants, officers or  
19    employees to attack, set aside, void, or annul the approval of this application or adoption  
20    of the environmental documents which accompanies it. This indemnification obligation  
21    shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert  
22    witness costs that may be asserted by any person or entity, including the Permittees,  
23    arising out of or in connection with the approval of this application, including any claim for  
24    private attorney general fees claimed by or awarded to any party from the County.

25    **G-4 RIGHT OF ENTRY:** The County reserves the right to enter the premises to make  
26    the appropriate inspection(s) and to determine if the condition(s) of this permit are  
27    complied with and access to authorized enforcement agency personnel shall not be  
28    denied.

29    **G-5 PROVISION TO RUN WITH THE LAND/PROJECT:**

30    The provisions of this permit are to run with the land/project and shall bind the current  
31    and future owner(s) successor(s) of interest, assignee(s) and/or transferor(s) of said  
32    project. Permittees shall not without prior notification to the Planning/Building  
33    Department assign, sell, or transfer, or grant control of project or any right or privilege  
34    therein. The Permittee shall provide a minimum of sixty (60) days written notice prior to  
35    such proposed transfer becoming effective. In the event that the new owner, assignee or  
36    transferor has a history of non-compliance with environmental laws or is not of substantial  
37    equivalent or superior financial capability and/or responsibility, or is not willing to or has  
38    not agreed to in writing to abide by the terms or conditions of this permit, the  
39    Planning/Building Department shall bring this matter to the Planning Commission for  
40    either revocation or modification to the permit.

**G-6 CONDITION PRIORITY:**

This project shall be constructed/operated as described in the Conditional Use Permit application, site plan, support documentation, the Environmental Assessment, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

**G-7 INVALID CONDITIONS/SEVERABILITY:**

Should any condition(s) of this permit be determined by a Court or other agency with property jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

**G-8 TIME LIMIT:**

Unless otherwise specified within the project's specific conditions, this permit/project shall be limited to a maximum of three (3) years from the recordation of the CUP. The CUP may be extended for successive three (3) year period by the Planning Director upon a finding by the Planning/Building Department that the project is in compliance with all conditions of the CUP as stated herein and any applicable Land Use regulation of the County of Imperial. Unless otherwise specified herein, no Conditional Use Permit(s) shall be extended for more than four (4) consecutive periods by the Planning/Building Department. If an extension is necessary or is requested beyond fifteen (15) years, the Permittees shall file a written extension request with the Planning Director at least sixty (60) days prior to the expiration date of the Permit. Such an extension request shall include the appropriate extension fee. If the original approval was granted by the Planning Commission and/or the Board of Supervisors, such an extension shall only be considered by the Planning Commission and/or the Board of Supervisors, after a noticed Public Hearing. Nothing stated or implied within this permit shall constitute a guarantee that an extension shall be granted. An extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the permit conditions.

**G-9 PERMIT/MONITORING-RELATED FEES:**

The Permittees shall pay any and all amounts determined by the County Planning /Building Department to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. All County Departments, directly involved in the monitoring/enforcement of this project may bill Permittees under this provision; however, said billing shall only be through and with the approval of the Planning/Building Department.

**G-10 DEFINITIONS:**

In the event of a dispute the meaning(s) or the intent of any word(s), phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within ten (10) days from the date of the Commission's decision.

**G-11. REVOCATION:**

Upon the determination by the Planning/Building Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon due notice having been provided to the Permittees and to the public in accordance with established ordinance/policy.

**G-12 HEALTH HAZARD:**

If the County Health Officer determines that a significant health hazard exists to the public, the Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of operations; the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittees from requesting a special Planning Commission meeting provided Permittees bear all costs.

**PROJECT SPECIFIC CONDITIONS:**

**S-1** The Conditional Use Permit (CUP) allows the Permittees to draw a maximum of 20 acre-feet annually of groundwater per year for domestic purposes for each of the two water wells per their agreement with the City of Needles, contractor for the U.S. Bureau of Reclamation, Boulder City, Nevada. Exceeding the amount of water specified herein will result in the Planning/Building Department taking action to rescind the CUP for non-compliance and compliance with all the terms and conditions of the Board-approved Tract Map #946 and Tract Map #947 shall be complied with by the Permittees.

**S-2** Water from the two wells shall not be used, sold, given, exported, or transported off the site identified herein.

**S-3** Two flow meters shall be installed and sealed by a California State Licensed Water Well Drilling Contractor. Permittees shall submit an annual report to the Department of Public Works and the Planning/Building Department indicating the yearly amount of water extracted from the wells. A photograph (dated and signed) of the flow meter readings shall be included in the annual report. The report shall be received within thirty (30) days following the anniversary date of the issuance of the Conditional Use Permit. In the event of a flow meter failure, the Permittees shall be required to cease the water well operation and notify the Planning/Building Department. The Permittees may be allowed to temporarily substitute the flow meter for an alternative measuring device, at the approval of the Planning/Building Department. In this case two (2) separate reports shall be submitted as stipulated herein.



1  
2  
3  
4  
**S-4** Any replacement water wells shall be constructed by a California Licensed Driller in accordance with California Department of Water Resources Bulletin 74-81 and 74-90 (including any subsequent revisions), and with the Imperial County Water Well Ordinance, Section 92101.00, et seq.

5  
6  
7  
Permittees shall submit copies of the "Report of Completion" (as required by California Water Code, Section 13751), by a California Licensed Driller on the construction of any water well replaced. Copies of this report shall be submitted to Environmental Health Services, Planning/Building Department, and Public Works within thirty (30) days of the construction or destruction of the well, this report shall include:

- 8  
9  
10  
11  
12  
1. A description of the exact location of the well;  
2. A detailed log of the well;  
3. A description of the type and depth of casings;  
4. Details of perforation;  
5. The methods used for sealing off surface or contaminated waters  
6. Methods for preventing contaminated waters from one aquifer to mix with another aquifer;  
7. Name of person who constructed the well.

13  
**S-5** This permit does not authorize Permittees to "slant drill" under adjoining property.

14  
15  
**S-6** Should the water wells be "abandoned" at any time for more than 360 consecutive days, Permittees shall seal/cap the well according to standards set by the State and in a manner acceptable to the County Building Official. Abandonment shall mean as follows:

16  
17  
18  
19  
20  
ABANDONMENT: A well is deemed "abandoned" when it has not been used for one (1) year. An owner may have the well deemed "inactive" by filling a written notice with the Department stating his/her intentions to use the well under specific conditions and/or time frames. As evidence of his/her intentions, the conditions contained in Bulletin 74-81 (Sec. 21) shall be met. Any well that is open or whose services/operating equipment (e.g. pumps/motors/pipes, etc.) has been removed shall be deemed abandoned.

21  
22  
23  
**S-7** Prior to utilizing the water wells for domestic purposes, Permittees shall provide written evidence to the Planning/Building Department that the water meets California Safe Drinking Water Standards. This evidence must be provided by Environmental Health Services, Health Department, to the Planning/Building Department after all appropriate testing has been done by the Permittees.

24  
25  
26  
27  
**S-9** Permittees shall construct the two water wells at the specific location shown on the site plan. If an alternate location on the property for the water well is desired, Permittees shall submit a revised site plan for review and approval by the Environmental Health Services and the Planning/Building Department prior to construction of this alternative water well.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**S-10** The new water wells shall be registered with the Planning/Building Department to comply with the new Groundwater Management Ordinance. The Ordinance was enacted by the Board of Supervisors for the purpose of preserving and managing groundwater resources in Imperial County. The Permittee are directed to register the wells prior to any building permit being issued. 1

**S-11** An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveways to access the lot or lots. 1

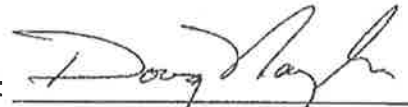
1 Department of Public Works Letters

NOW THEREFORE, County hereby issues Conditional Use Permit #04-0032 and Permittees hereby accept such permit upon the terms and conditions set forth herein.

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

**PERMITTEES**


**COUNTY OF IMPERIAL, a political  
Subdivision of the STATE OF CALIFORNIA**

By:   
Doug Naylor, Representative of  
Rio Del Sol, LLC (Permittee)

By:   
Jurg Heuberger, AICP, CEP  
Planning Director

Dated: DECEMBER 22, 2004

Dated: 1/5/05

BY:   
Mark Baker, Representative of  
River Estates, LLC (Permittee)

Dated: 12-22-04

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

PERMITTEE NOTARIZATION:

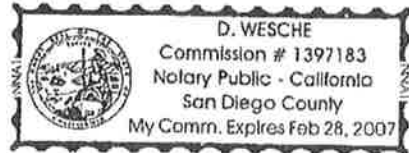
STATE OF CALIFORNIA

COUNTY OF San Diego } S.S.

On December 22, 2004 before me,  
Debra Wesche a Notary Public in and for  
said County and State, personally appeared  
Doug Naylor, personally known to me (or  
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature D. Wesche



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document Agreement for conditional use permit # 04-0032

Number of Pages 9 Date of Document December 22, 2004

Signer(s) Other Than Named Above \_\_\_\_\_

Dated 12-22-04

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PERMITTEE NOTARIZATION:**

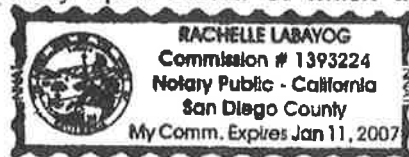
STATE OF CALIFORNIA

COUNTY OF San Diego ) S.S.

On December 22, 2004 before me,  
Rachelle Labayog a Notary Public in and for  
said County and State, personally appeared  
Mark Baker, personally known to me (or  
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Rachelle Labayog



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document Agreement for Conditional Use Permit # 04-0032

Number of Pages 9 Date of Document 12/22/04

Signer(s) Other Than Named Above \_\_\_\_\_

1  
2 COUNTY NOTARIZATION:

3  
4 STATE OF CALIFORNIA

5 COUNTY OF IMPERIAL } S.S.

6  
7 On JANUARY 5 2005 before me,  
8 PATRICIA A. VALENZUELA a Notary Public in and for  
9 said County and State, personally appeared  
10 JURG HEUBERGER, personally known to me (~~or~~  
11 ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s)  
12 ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/she/they  
13 executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
14 signature(s) on the instrument the person(s), or the entity upon behalf of which the  
15 person(s) acted, executed the instrument.

16 WITNESS my hand and official seal

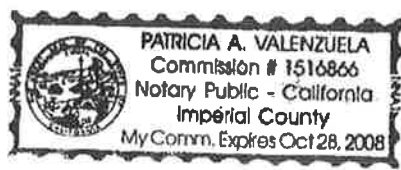
17 Signature Patricia A. Valenzuela

18 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this  
19 certificate to unauthorized document.

20 Title or Type of Document Agreement for Conditional Use Permit

21 Number of Pages 9 Date of Document December 22, 2004

22 Signer(s) Other Than Named Above \_\_\_\_\_



23  
24 JH/DG/RC/ca/S:APN 030-18052&63001DraftCUP04-0032

**Attachment D**  
**Planning Commission Resolution**

## **RESOLUTION NO. 2022-00**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING "TIME EXTENSION #21-0027" FOR A NEW 15-YEAR TERM UNDER CONDITIONAL USE PERMIT #04-0032 FOR A WATER WELL FOR THE RIVERFRONT MUTUAL WATER COMPANY**

**WHEREAS**, Riverfront Mutual Water Company has submitted Time Extension #21-0027 requesting a new 15-year term for the existing commercial water wells; and,

**WHEREAS**, this existing commercial water wells was previously approved under Conditional Use Permit #04-0032; and,

**WHEREAS**, the project is categorically exempt in accordance with section 15301 of the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended";

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents;

**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 April 13, 2022;

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

**SECTION 1.** The Planning Commission has considered Time Extension #21-0027 request for Conditional Use Permit #04-0032 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #04-0032 is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses 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 Time Extension #21-0027 have been made as follows:

**A. The proposed use is consistent with goals and policies of the adopted County General Plan.**

The General Plan designates the subject site as "Recreational/Open Space". This site is zoned S-2 (Open Space/Preservation) pursuant to Title 9, Division 5, Section 90519.00. The Time Extension

request is found consistent with the approved Conditional Use Permit #04-0032 and also with the goals/policies of the General Plan.

**B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**

The purpose of the project is to renew the time limit for the use of an existing commercial water wells. The project is zoned S-2 (Open Space/Preservation). Pursuant to Title 9, Division 5, Section 90519.00 (Conditional Use Permit); the proposed use is consistent with the purpose of the S-2 zone uses.

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**

The existing commercial water wells are listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Title 9, Division 2, and Section 90203.01.

**D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.**

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 21, and Section 92102.00. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project meets the minimum requirements of the Land Use Ordinance, Section 92102.00.

**E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**

The project is zoned S-2 (Open Space/Preservation). The project site is surrounded in its majority by vacant land; however, this existing commercial water well does not appear to create potential impacts near or around the project site. The existing commercial water well appears not to be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

**F. The proposed use does not violate any other law or ordinance.**

The project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations; the subject use does not violate any law or ordinance.

**G. The proposed use is not granting a special privilege.**



The project is a permitted use subject to approval of Conditional Use Permit #04-0032 under Land Use Ordinance, Section 92102.00 *et. seq.* and will not grant a special privilege.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #21-0027 for a new 15-year term under Conditional Use Permit #04-0032, subject to the existing Conditions of Approval.

---

**Rudy Schaeffner, Chairperson**  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on April 13, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

ATTEST:

---

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

S:\AllUsers\APN\030\250\019\EXT21-0027\EXT21-0027 PC RESOLUTION.docx

**Attachment E**  
**Comment Letters**

## Michael Abraham

---

**From:** Rainie Torrance <[rtorrance@cityofneedles.com](mailto:rtorrance@cityofneedles.com)>  
**Sent:** Tuesday, October 12, 2021 4:20 PM  
**To:** ICPDSCCommentLetters  
**Cc:** Rick Daniels; Valerie Grijalva  
**Subject:** RE: EXT21-0027 Request for Comments  
**Attachments:** EXT21-0027 Request for Comments 10 12 2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good Afternoon Valerie,  
Riverfront has active entitlements from the LCWSP, no additional comments from Needles. Recommend approval for the CUP extension. Signed comment letter attached.

Thank you,

Rainie Torrance  
City of Needles  
Assistant Utility Manager  
(760)326-5700 X140

---

**From:** Valerie Grijalva <>  
**Sent:** Tuesday, October 12, 2021 2:21 PM  
**To:** Carlos Ortiz <[CarlosOrtiz@co.imperial.ca.us](mailto:CarlosOrtiz@co.imperial.ca.us)>; Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>; Margo Sanchez <[MargoSanchez@co.imperial.ca.us](mailto:MargoSanchez@co.imperial.ca.us)>; Matt Dessert <[MattDessert@co.imperial.ca.us](mailto:MattDessert@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Vanessa Ramirez <[VanessaRamirez@co.imperial.ca.us](mailto:VanessaRamirez@co.imperial.ca.us)>; Alphonso Andrade <[AlphonsoAndrade@co.imperial.ca.us](mailto:AlphonsoAndrade@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>; Robert Malek <[RobertMalek@co.imperial.ca.us](mailto:RobertMalek@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>; Guillermo Mendoza <[GuillermoMendoza@co.imperial.ca.us](mailto:GuillermoMendoza@co.imperial.ca.us)>; Robert Benavidez <[rbenavides@icso.org](mailto:rbenavides@icso.org)>; [tgarcia@icso.org](mailto:tgarcia@icso.org); Donald Vargas <[dvargas@iid.com](mailto:dvargas@iid.com)>; Leal, Rudy Z <[rzleal@IID.com](mailto:rzleal@IID.com)>; [NDLSCDDA@CITLINK.NET](mailto:NDLSCDDA@CITLINK.NET); Rick Daniels <[rdaniels@cityofneedles.com](mailto:rdaniels@cityofneedles.com)>; [csahagun@blm.gov](mailto:csahagun@blm.gov); Quechan Historic Preservation Officer <[historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)>; Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; [Thomas.tortez@torresmartinez-nsn.gov](mailto:Thomas.tortez@torresmartinez-nsn.gov); [joseph.mirelez@torresmartinez-nsn.gov](mailto:joseph.mirelez@torresmartinez-nsn.gov); [charris@crb.ca.gov](mailto:charris@crb.ca.gov); [crb@crb.ca.gov](mailto:crb@crb.ca.gov); [SHA-LCR-WEBCOMMENTS@USB.R.GOV](mailto:SHA-LCR-WEBCOMMENTS@USB.R.GOV); Rainie Torrance <[rtorrance@cityofneedles.com](mailto:rtorrance@cityofneedles.com)>  
**Cc:** Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Mariela Moran <[MarielaMoran@co.imperial.ca.us](mailto:MarielaMoran@co.imperial.ca.us)>; Valerie Grijalva <[ValerieGrijalva@co.imperial.ca.us](mailto:ValerieGrijalva@co.imperial.ca.us)>; Carina Gomez <[CarinaGomez@co.imperial.ca.us](mailto:CarinaGomez@co.imperial.ca.us)>; John Robb <[JohnRobb@co.imperial.ca.us](mailto:JohnRobb@co.imperial.ca.us)>; Kimberly Noriega <[KimberlyNoriega@co.imperial.ca.us](mailto:KimberlyNoriega@co.imperial.ca.us)>; Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>; Rosa Soto <[RosaSoto@co.imperial.ca.us](mailto:RosaSoto@co.imperial.ca.us)>; Shannon Lizarraga <[ShannonLizarraga@co.imperial.ca.us](mailto:ShannonLizarraga@co.imperial.ca.us)>  
**Subject:** EXT21-0027 Request for Comments

Good Afternoon,

## Michael Abraham

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Wednesday, October 13, 2021 3:40 PM  
**To:** Valerie Grijalva; Mariela Moran  
**Cc:** ICPDSCommentLetters  
**Subject:** RE: EXT21-0027 Request for Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

This email is to inform you that we have no comments on this project.

---

**From:** Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]  
**Sent:** Tuesday, October 12, 2021 2:21 PM  
**To:** Carlos Ortiz; Sandra Mendivil; Margo Sanchez; Matt Dessert; Monica Soucier; Vanessa Ramirez; Alphonso Andrade; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; John Gay; Guillermo Mendoza; Robert Benavidez; tgarcia@icso.org; Donald Vargas; Leal, Rudy Z; NDLSCDDA@CITLINK.NET; RDANIELS@CITYOFNEEDLES.COM; csahagun@blm.gov; Quechan Historic Preservation Officer; Quechan Indian Tribe ; Thomas.tortez@torresmartinez-nsn.gov; joseph.mirelez@torresmartinez-nsn.gov; charris@crb.ca.gov; crb@crb.ca.gov; SHA-LCR-WEBCOMMENTS@USBR.GOV; RTORRANCE@CITYOFNEEDLES.COM  
**Cc:** Michael Abraham; Mariela Moran; Valerie Grijalva; Carina Gomez; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto; Shannon Lizarraga  
**Subject:** EXT21-0027 Request for Comments

Good Afternoon,

Please see attached Request for Comments Packet for Time Extension #21-0027 Riverfront Mutual Water Company. Comments are due by **October 26, 2021 at 5:00 PM.**

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

Should you have any questions regarding this project, please feel free to contact Planner Mariela Moran (442)265-1736 ext. 1747 or submit your comment letters to [icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Thank you,

Valerie Grijalva  
Office Assistant II  
Planning and Development Services  
801 Main Street  
El Centro, CA 92243  
Office: (442)265-1779  
Fax: (442) 265-1735



October 13, 2021

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

SUBJECT: Time Extension 21-0027—Riverfront Mutual Water Company

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review Time Extension 21-0027 regarding Conditional Use Permit 04-0032 which will allow the continued use of community water wells for an additional 15 years. The Project is located at 562 Rio Vista Way in Palo Verde California, also identified as Assessor's Parcel Number 0030-250-019-000 and 030-240-020-000.

The Air District has no comment, but does request a Final Parcel Map.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org>. Click on "Rules & Regulations" on the top of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

Monica N. Soucier

APC Division Manager



# Imperial County Planning & Development Services Planning / Building

October 12, 2021

Jim Minnick  
DIRECTOR

## 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 type="checkbox"/> County Executive Office- Esperanza Collo-Warren	<input type="checkbox"/> Augustine Band of Cahuilla Mission Indians- Amanda Vance/ Karen Kupcha	<input checked="" type="checkbox"/> Bureau of Reclamation -Steven C. Hvinden
<input type="checkbox"/> Board of Supervisors- Ryan E. Kelley	<input type="checkbox"/> Campo Band of Mission Indians -Marcus Cuero	<input checked="" type="checkbox"/> Colorado River Board -Chris Harris
<input checked="" type="checkbox"/> Public Works - John Gay/ Guillermo Mendoza	<input type="checkbox"/> Chemehuevi Reservallon -Charles Wood	<input checked="" type="checkbox"/> BLM- Carrie Sahagun
<input checked="" type="checkbox"/> APCD - Matt Dessert/Monica Soucier	<input type="checkbox"/> Cocopah Indian Tribe -Sherry Cordova	<input checked="" type="checkbox"/> Torres-Martinez Desert Cahuilla Indians - Thomas Torte/ Joseph Mirelez
<input checked="" type="checkbox"/> EHS Office - Joff Lamouro/ Vanossa Martinez/ Jorge Perez/ Alphonso Andrade/ Mario Salinas	<input type="checkbox"/> Colorado River Indian Tribe -Dennis Patch	<input checked="" type="checkbox"/> City of Needles -Rainie Torrance
<input checked="" type="checkbox"/> Ag. Commissioner - Carlos Ortiz/ Sandra Mendivil/ Margo Sanchez	<input checked="" type="checkbox"/> Imperial Irrigation District -Rudy Leal	<input type="checkbox"/> Manzanita Band of Kumeyaay Nation - Angela Elliot Santos
<input checked="" type="checkbox"/> IC Fire/OES Office - Robert Malek/ Andrew Loper	<input checked="" type="checkbox"/> Fort Yuma -Quechan Indian Tribe -H. Jill McCormick/ Jordan D. Joaquin	<input type="checkbox"/> Kumeyaay Cultural Repatriation Committee
<input checked="" type="checkbox"/> IC Sheriff's Office - Robert Benavidez/ Thomas Garcia	<input checked="" type="checkbox"/> IID Env. Compliance. - Donald Vargas	<input checked="" type="checkbox"/> Needles Public Utility Department -Cindy Commaire/ Rick Daniels

**From:** Planner: Mariela Moran, Planner II - (442) 265-1736 Ext. 1747 or E-mail at [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us)

**Project ID:** Time Extension #21-0027 for Conditional Use Permit CUP#04-0032

**Project Location:** 562 Rio Vista Way, Palo Verde, CA 92266 APN: 030-250-019-000 & 030-240-020-000 (formerly APN: 030-180-052 & 063-000)

**Project Description:** Applicant is requesting 15-year time extension for CUP#04-0032 for the community water wells to continue operation per condition G-8 Time Limit. No changes to the existing CUP are requested.

**Applicant:** Riverfront Mutual Water Company

**Comments due by:** October 26, 2021 at 05:00 p.m. **Environmental Evaluation Comm. Meeting:** TBD

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

NO COMMENTS

Name: Ana Gomez Signature: [Signature] Title: Ag. Biologist  
Date: 10/19/2021 Telephone No.: 442-265-1500 E-mail: anal.gomez@co.imperial.ca.us

VGMMMS:\AllUsers\APN\030\250\019\EXT 21-0027 Request for Review and Comments 10 12 21.docx

RECEIVED

OCT 20 2021

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

## Mariela Moran

---

**From:** Jorge Perez  
**Sent:** Wednesday, November 3, 2021 2:28 PM  
**To:** Mariela Moran; Alphonso Andrade; Mario Salinas  
**Subject:** RE: EXT21-0027 Request for Comments

We do not have any comments.

### Jorge A. Perez

Imperial County Division of Environmental Health  
P: 442-265-1888 – C: 760-427-1190

---

**From:** Mariela Moran <MarielaMoran@co.imperial.ca.us>  
**Sent:** Wednesday, November 3, 2021 2:27 PM  
**To:** Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>  
**Subject:** re: EXT21-0027 Request for Comments

Good afternoon,

I am writing to follow up with email below. Please advise if your Department may have any comments for this project.

Thank you,

---

**From:** Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>  
**Sent:** Tuesday, October 12, 2021 2:21 PM  
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Robert Benavidez <rbenavides@icso.org>; tgarcia@icso.org; Donald Vargas <dvargas@iid.com>; Leal, Rudy Z <rzleal@IID.com>; NDLSRDDA@CITLINK.NET; RDANIELS@CITYOFNEEDLES.COM; csahagun@blm.gov; Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; joseph.mirelez@torresmartinez-nsn.gov; charris@crb.ca.gov; crb@crb.ca.gov; SHA-LCR-WEBCOMMENTS@USBR.GOV; RTORRANCE@CITYOFNEEDLES.COM  
**Cc:** Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>  
**Subject:** EXT21-0027 Request for Comments

Good Afternoon,