

# PROJECT REPORT

TO: **PLANNING DIRECTOR ACTION (PDA)**

AGENDA DATE: **June 14, 2023**

FROM: **PLANNING & DEVELOPMENTS SERVICES DEPT.**

AGENDA TIME: **3:30 P.M./No. 2**

PROJECT TYPE: Calexico Gateway Center, LLC (MERG #00155) SUPERVISOR DIST. 1

LOCATION: 1749 Gateway Road APN: 059-210-060 & 061-000  
Calexico, CA 92231 PARCEL SIZE: -060 +/- 6.14 acres  
-061 +/- 7.70 acres

GENERAL PLAN (existing) Gateway Specific Plan Area GENERAL PLAN (proposed) N/A

ZONE (existing) GI (Gateway Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 06/14/2023

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 checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Quechan Indian Tribe</u>		

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE LOT MERGER #00155 BY TAKING THE FOLLOWING ACTIONS:

1. FIND THAT LOT MERGER #00155 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT MERGER #00155 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT MERGER #00155, SUBJECT TO THE CONDITIONS.

Imperial County Planning & Development Services Department

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736,

Jim Minnick, Director of ICPDS

S:\AllUsers\APN\059\210\060\MERG00155\PDA\MERG00155 PROJECT REPORT.docx

**STAFF REPORT**  
**Planning Director Action**  
**June 14, 2023**  
**Lot Merger #00155**

**Applicant:**               **Calexico Gateway Center LLC**  
**2432 Fenton Street, Suite 100**  
**Chula Vista, CA 91914**

**Project Location:**

The proposed project site consists of two (2) parcels located at the Calexico Gateway Center, within the Gateway of the Americas Specific Plan Area. These parcels are further identified as Assessor's Parcel Numbers 059-210-060-000 and 059-210-061-000; legally described as Lot 9, TR 940 Menvielle Plaza Business Park Sub. Unit No.1, PH. 2, 6.14 acres and Lot 10, TR 940 Menvielle plaza Business Park Sub. Unit No.1, PH. 2, 7.70 acres recorded in Book 59, Page 21 of the Final Maps in the office of the County Recorder of Imperial County, State of California, (See Attachment "A" Site Vicinity Map).

**Project Summary:**

The applicant is proposing a Lot Merger for the two (2) contiguous parcels to allow for future development and construction of infrastructure for industrial buildings after the lot merger is complete. The Lot Merger would create a single +/- 13.84 acre parcel combining both 059-210-060-000 and 059-210-061-000.

Water to the newly created, merged parcel would be provided through an existing 2 1/2" water line along Labored Road and an existing 2 1/2" water line on Genet Road.

Sewer to the newly created, merged parcel would be provided through an existing 4" sewer line along Labored Road and an existing 4" sewer line on Genet Road.

Physical access to the newly created, merged parcel would be via Gateway Road.

**Existing Parcels Size:**

Parcel 1 (059-210-060-000) – +/- 6.14 acres

Parcel 2 (059-210-061-000) – +/- 7.70 acres

**Proposed Merged Parcel Size: +/- 13.84 acres**

**County Ordinance:**

Lot Merger #00155 is consistent with the Imperial County Land Use Ordinance Title 9, Division ), Subdivision Ordinance, Section 90808.00 "Lot Mergers Initiated by Property Owner) as well as with the Gateway of Americas Specific Plan, Section (III)(D)(1)(d)

“Minimum lot Dimensions”, which states that “The minimum lot size requirement in the GI Zone, is 10,000 square feet.”

**Land Use Analysis:**

Under the Imperial County General Plan, the land use designation for all parcels is Gateway of the Americas Specific Plan Area and the project site is currently zoned as “GI” (Gateway Industrial) per Zoning Map #18.

The proposed lot merger anticipates the combination of two (2) contiguous parcels to allow for the future development and construction of infrastructure for industrial buildings within the Gateway of the Americas Specific Plan Area. The proposed Lot Merger would create a +/- 13.84 acre parcel.

The proposed project is consistent with the County’s General Plan and zoning ordinances.

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

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Vacant land	GI-Gateway Industrial	Gateway Specific Plan Area
<b>North</b>	Vacant land	GI-Gateway Industrial	Gateway Specific Plan Area
<b>South</b>	Vacant land	GI-Gateway Industrial	Gateway Specific Plan Area
<b>East</b>	Vacant land	GI-Gateway Industrial	Gateway Specific Plan Area
<b>West</b>	Vacant land	GI-Gateway Industrial	Gateway Specific Plan Area

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that Lot Merger #00155 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State law.

**Staff Recommendation:**

Staff recommends that the Planning Director 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 #00155 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
2. Find that Lot Merger #00155 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Merger #00155, subject to the attached conditions.

**PREPARED BY:** Luis Valenzuela, 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

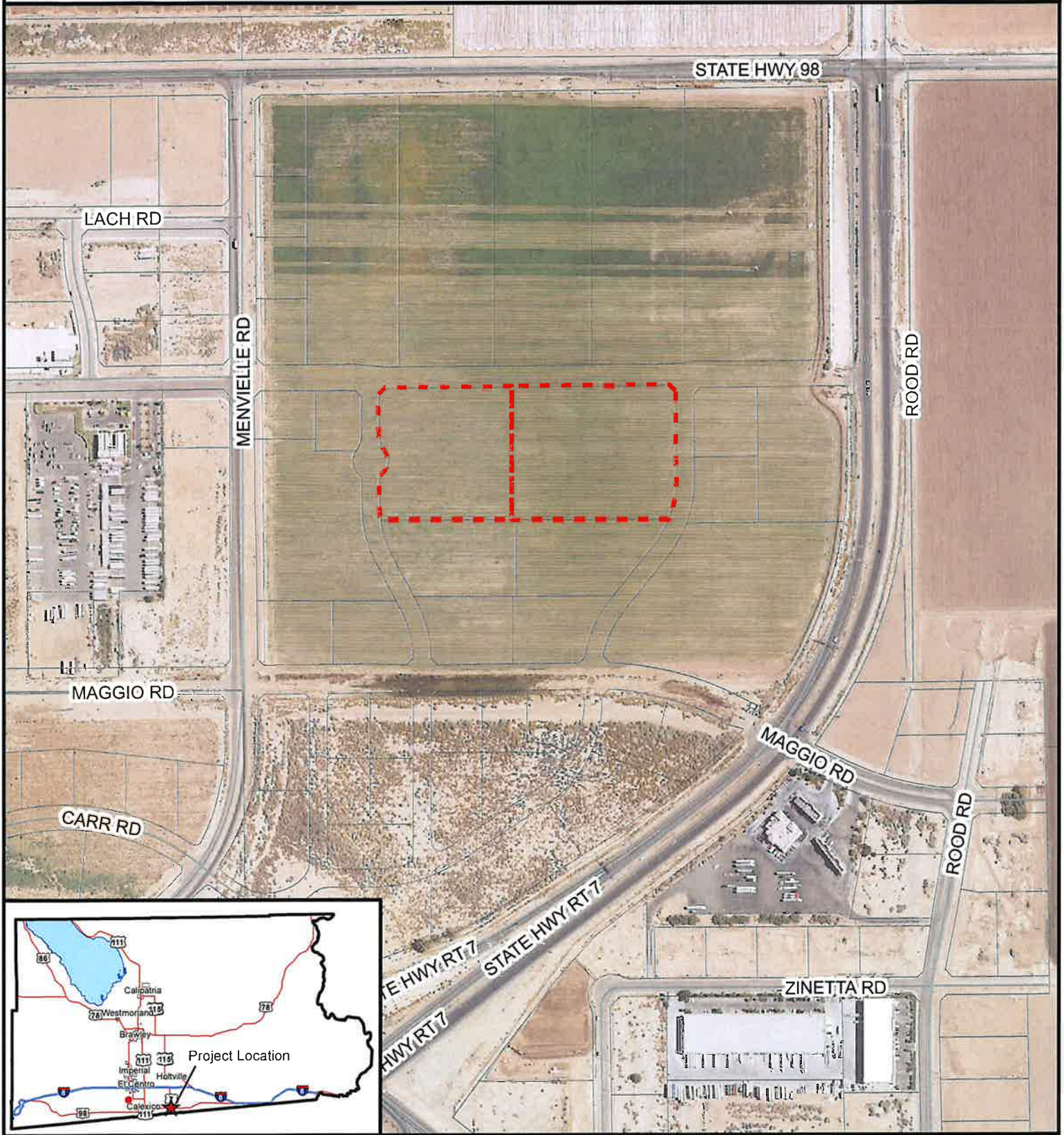


**ATTACHMENTS:**

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

**ATTACHMENT “A”:  
Vicinity Map**

# PROJECT LOCATION MAP



**CALEXICO GATEWAY CENTER LLC**  
**MERG #00155**  
**APN 059-210-060, -061-000**

-  Project Location
-  Parcels
-  Centerline

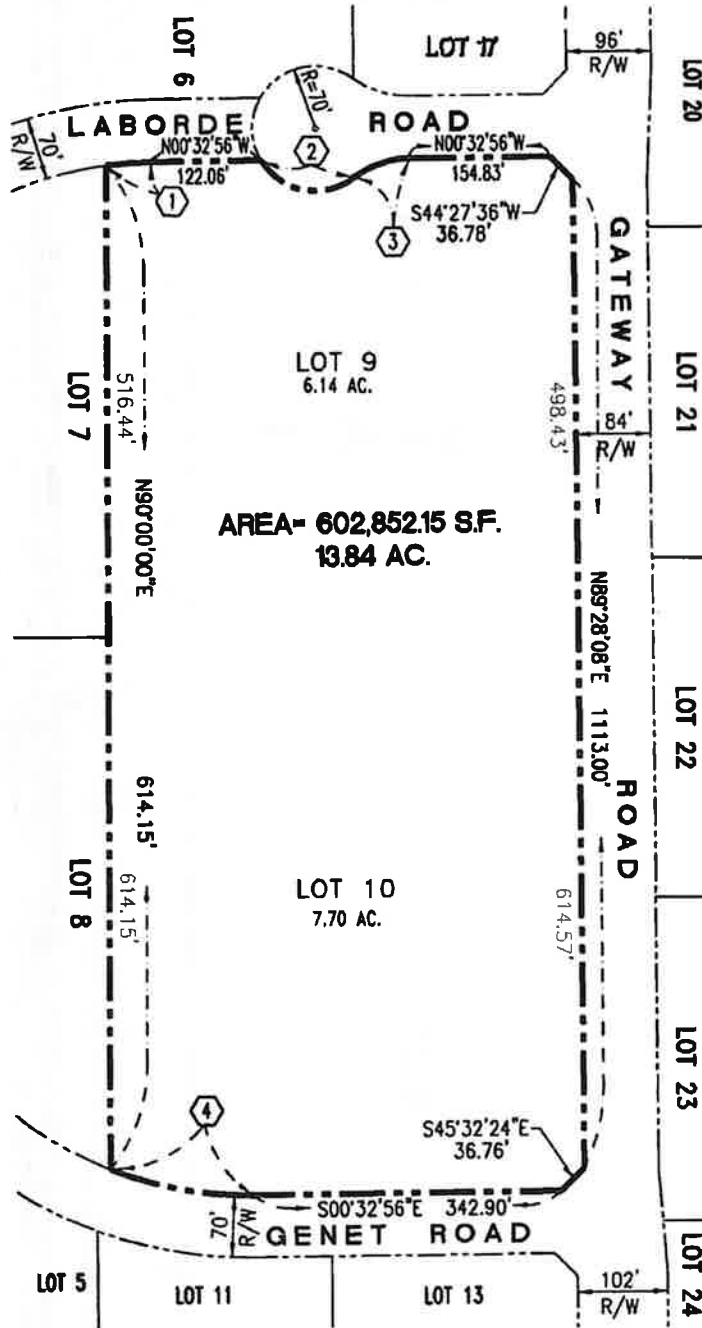


**ATTACHMENT “B”:  
Site Plan**

# EXHIBIT "C"

## LOT MERGER \_\_\_\_\_ OF LOTS 9 AND 10

### PLAT



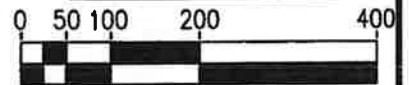
**LEGEND:**

- RIGHT OF WAY LINE
- LOT LINE
- LOT MERGER

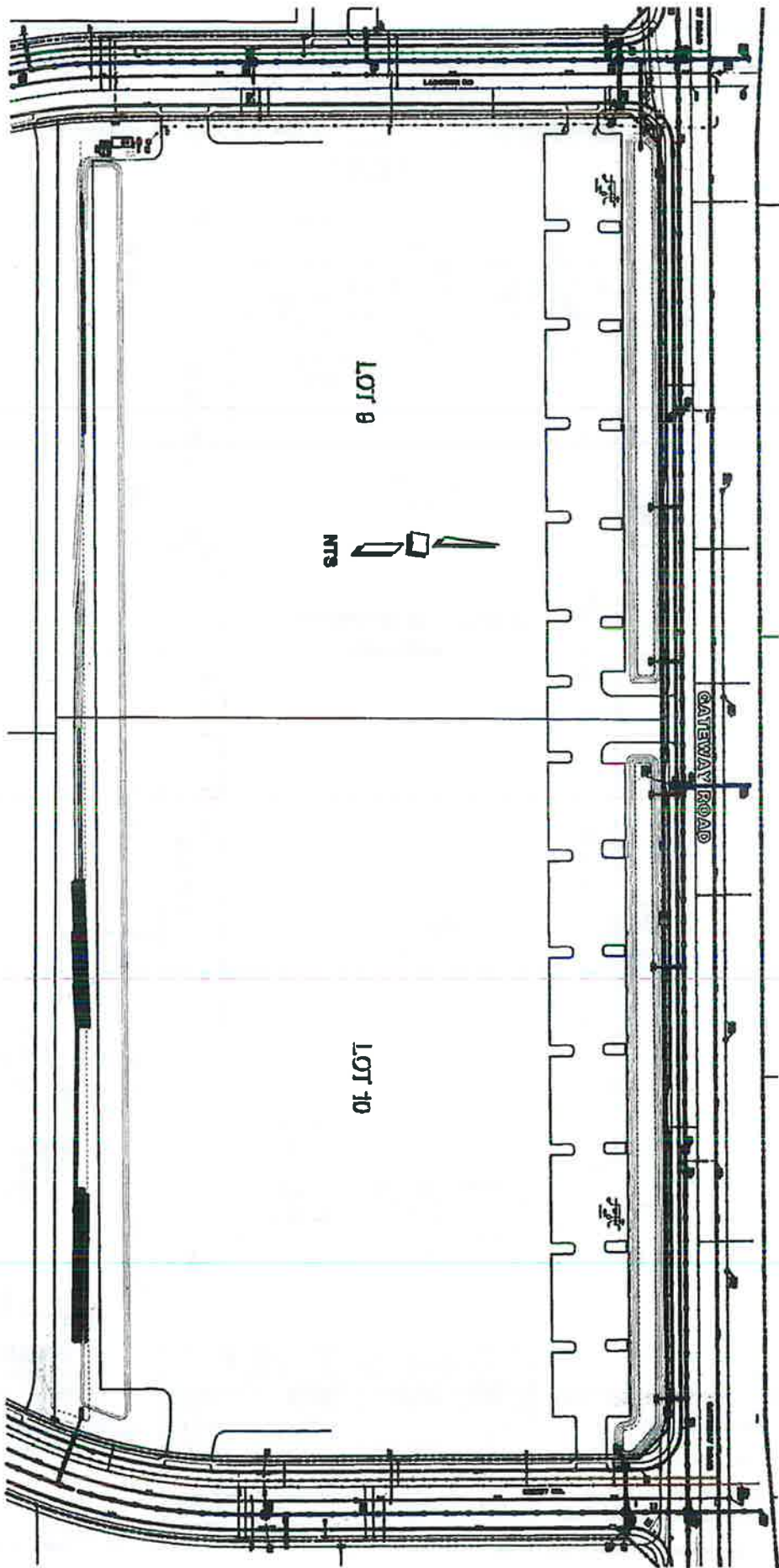
RIGHT OF WAY WIDTH PER FM 28-32 FILE IN THE OFFICE OF COUNTY RECORDER OF IMPERIAL COUNTY.

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	LENGTH
①	415.00'	06°55'28"	50.16'
②	70.00'	97°25'41"	119.03'
③	100.00'	37°25'41"	65.32'
④	415.00'	22°26'45"	162.58'

**SCALE: 1" = 200'**

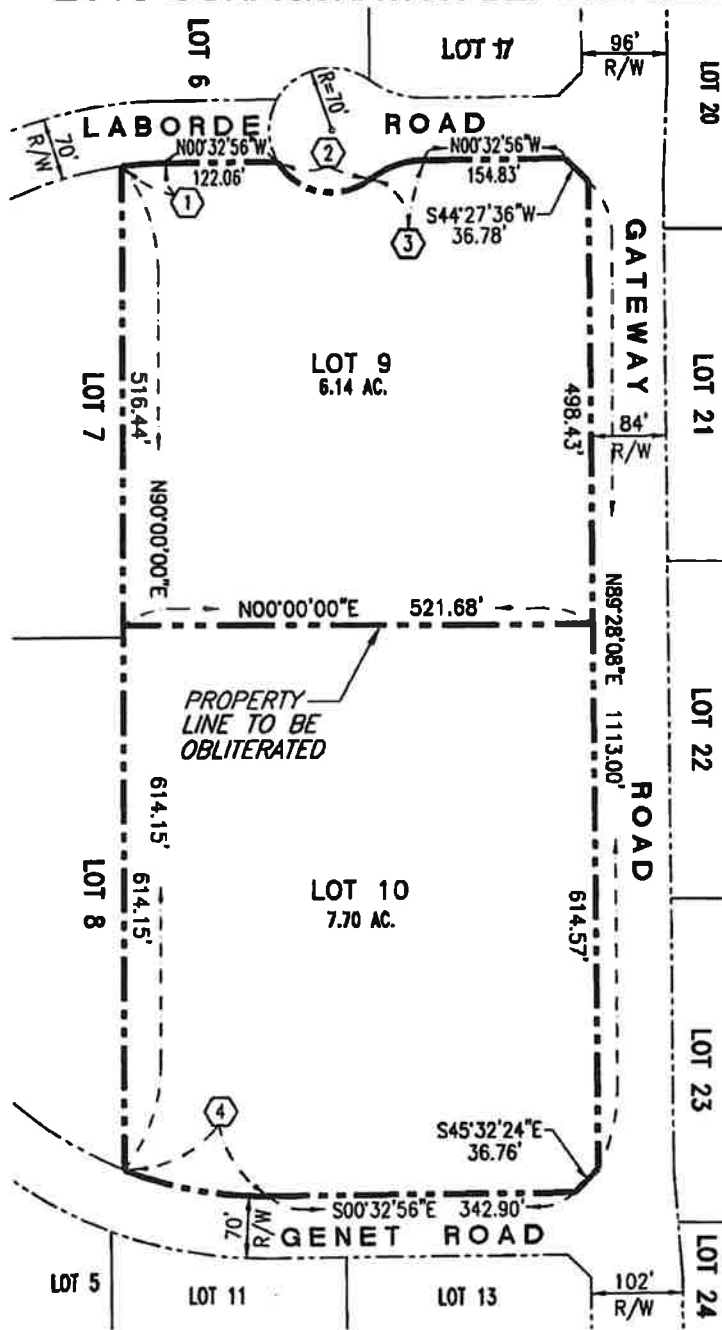






# EXHIBIT "B"

## LOT MERGER \_\_\_\_\_ OF LOTS 9 AND 10 LOTS CONFIGURATION BEFORE MERGER



**LEGEND:**

- RIGHT OF WAY LINE
- LOT LINE
- LOT MERGER

RIGHT OF WAY WIDTH PER FM 28-32 FILE IN THE OFFICE OF COUNTY RECORDER OF IMPERIAL COUNTY.

CURVE DATA TABLE			
CURVE	RADIUS	DELTA	LENGTH
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**SCALE: 1" = 200'**



**ATTACHMENT “C”:  
Resolution & Findings**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00155” CALEXICO GATEWAY CENTER LLC.”**

**WHEREAS**, Calexico Gateway Center, LLC submitted an application for Lot Merger #00155 to merge two (2) contiguous lots to eliminate the existing lot line that crosses the existing parcels; and,

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA), per government code 15305 (a); and,

**WHEREAS**, public notice of said application has been given, and the Planning Director 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 June 14, 2023; and,

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

**SECTION 1.** The Planning Director has considered the proposed Lot Merger prior to approval. The Planning Director 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 #00155 have been made as follows:

**A. Are the lots or parcels contiguous?**

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

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

MERG #00155 is zoned GI (Gateway Industrial) under the Imperial County Land Use Ordinance Gateway of the Americas Specific Plan 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 tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.**

The lots on the lot merger were created by a tract map consistent with the Subdivision Map Act and County Ordinance.

- 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 are not affected by any 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 purpose of this lot merger is to join two (2) contiguous lots to eliminate a lot line currently crossing the existing parcels. The merged parcel will not be deprived access and will retain access from Gateway road.

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

Access to the adjoining lots will not be restricted by the merger.

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

There are no existing structures on the two parcels.

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

The merger will not create new lots. The two parcels will be combined to create one parcel.

**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Merger #00155, subject to the attached Conditions of Approval.

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**Jim Minnick**  
Imperial County Planning &  
Development Services Director

LV/S:\ALLUSERS\APN\059\210\060\MERG00155\MERG00155 RESOLUTION.DOCX

**ATTACHMENT “D”:  
Conditions of Approval**

# CONDITIONS OF APPROVAL

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## LOT MERGER (MERG) #00155

APNS 059-210-060-000 & 059-210-061-000

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### **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.*

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### **GENERAL CONDITIONS:**

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[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 Commission 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 have 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 1/2" x11"). Letterhead is not acceptable.

#### **SITE SPECIFIC CONDITIONS:**

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

**ATTACHMENT “E”**  
**Application & Supporting**  
**Documentation**

# LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME CALEXICO GATEWAY CENTER LLC		EMAIL ADDRESS mvogt@ireddevelopment.com	
2. MAILING ADDRESS 2432 FENTON STREET, SUITE 100, CHULA VISTA, CA.		ZIP CODE 91914	PHONE NUMBER (619) 591-2424
3. ENGINEER'S NAME VICTOR RODRIGUEZ-FERNANDEZ		CAL. LICENSE NO. LS 5335	EMAIL ADDRESS engineervictorrf@aol.com
4. MAILING ADDRESS 341 WEST CROWN COURT, SUITE 100, IMPERIAL, CA.		ZIP CODE 92251	PHONE NUMBER (760) 353-3552
5. PROPERTY "A" (site) ADDRESS GATEWAY RD, CALEXICO, CA., 92231		LOCATION IMPERIAL COUNTY, CA.	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 059-210-060 (LOT 9)		SIZE OF PROPERTY (in acres or square foot) 6.14 AC.	
7. EXISTING USE VACANT			CURRENT ZONE GI (GATEWAY INDUSTRIAL)
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 9 PER F.M. 28-32			
9. PROPERTY "B" (site) ADDRESS GATEWAY RD, GATEWAY		LOCATION IMPERIAL COUNTY, CA.	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 059-210-061 (LOT 10)		SIZE OF PROPERTY (in acres or square foot) 7.60 AC.	
11. EXISTING USE VACANT			CURRENT ZONE GI (GATEWAY INDUSTRIAL)
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 10 PER F.M. 28-32			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <u>DEVELOP AND CONSTRUCTION OF INFRASTRUCTURE FOR INDUSTRIAL BUILDINGS, (SITE PLAN ENCLOSED).</u>			
14. PROPOSED MERGED PARCEL SIZE 13.84 AC.		PROPOSED USE INDUSTRIAL STORAGE.	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>SEWER SYSTEM TO BE CONNECTED TO THE PROPOSED GATEWAY'S OF AMERICA SEWER SYSTEM.</u>
16. DESCRIBE PROPOSED WATER SYSTEM	<u>WATER SYSTEM TO BE CONNECTED TO THE PROPOSED GATEWAY'S OF AMERICA WATER SYSTEM.</u>
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	<u>WEST SIDE, LABORDE ROAD, NORTH SIDE GATEWAY ROAD, EAST SIDE GENET ROAD.</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.

MICHAEL A. VOGT

Print Name (owner)

Signature (owner)

Print Name (Agent)

Signature (Agent)

Date

Date

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

## REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: \_\_\_\_\_

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

FINAL ACTION:  APPROVED

DENIED

DATE 02/24/23

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVIEW / APPROVAL BY OTHER DEPT'S required.

P. W.

E. H. S.

A. P. C. D.

O. E. S.

MERG#

00155

**EXHIBIT "A"**  
**LOT MERGER NO. \_\_\_\_\_**  
**LEGAL DESCRIPTION**

**PARCEL "A":**

**ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF IMPERIAL, DESCRIBED AS FOLLOWS:**

**BEING THE MERGER OF LOTS 9 AND 10 OF TRACT 940-MENVIELLE PLAZA BUSINESS PARK SUBDIVISION UNIT NO. 1, PHASE 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 28, PAGE 32 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 602,853 SQUARE FEET (13.84 ACRES), MORE OR LESS.**

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

**ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.**

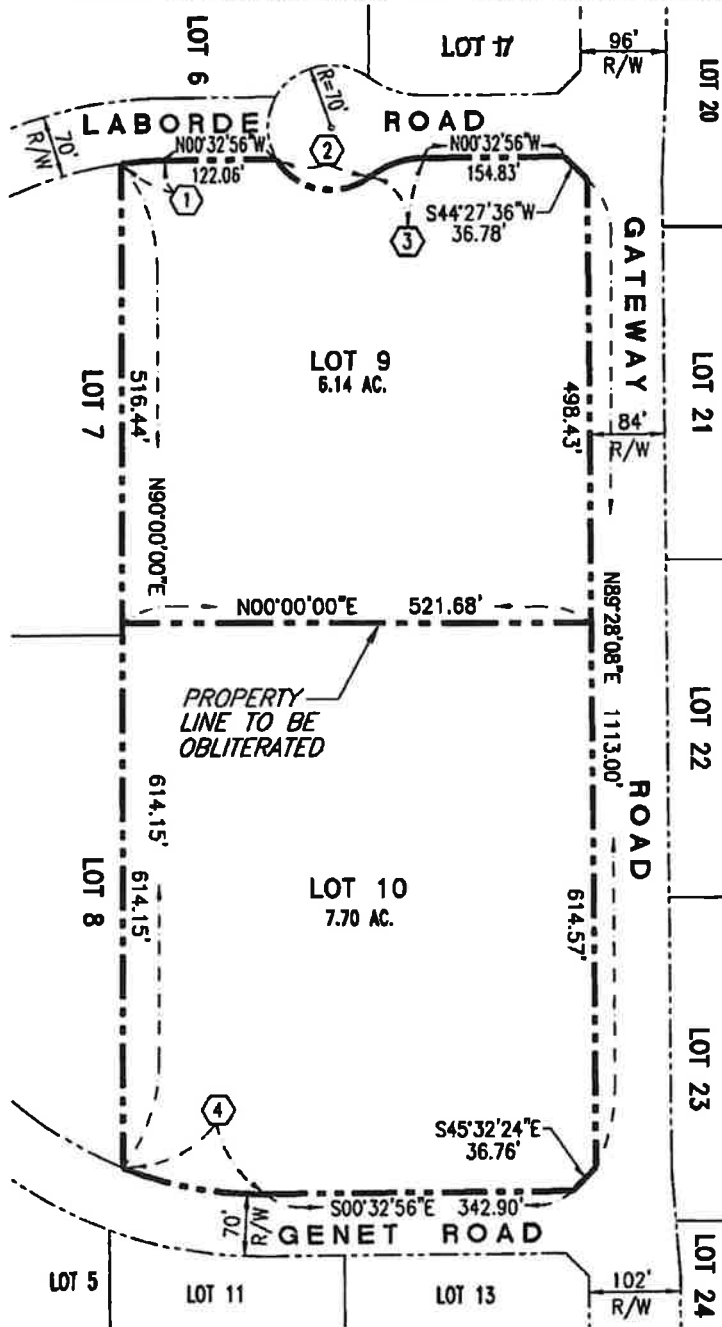
\_\_\_\_\_  
VICTOR RODRIGUEZ-FERNANDEZ  
LS 5335M

\_\_\_\_\_  
DATE



# EXHIBIT "B"

## LOT MERGER \_\_\_\_\_ OF LOTS 9 AND 10 LOTS CONFIGURATION BEFORE MERGER



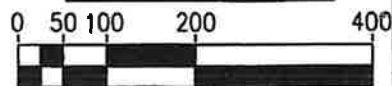
**LEGEND:**

- RIGHT OF WAY LINE
- LOT LINE
- LOT MERGER

RIGHT OF WAY WIDTH PER FM 28-32 FILE IN THE OFFICE OF COUNTY RECORDER OF IMPERIAL COUNTY.

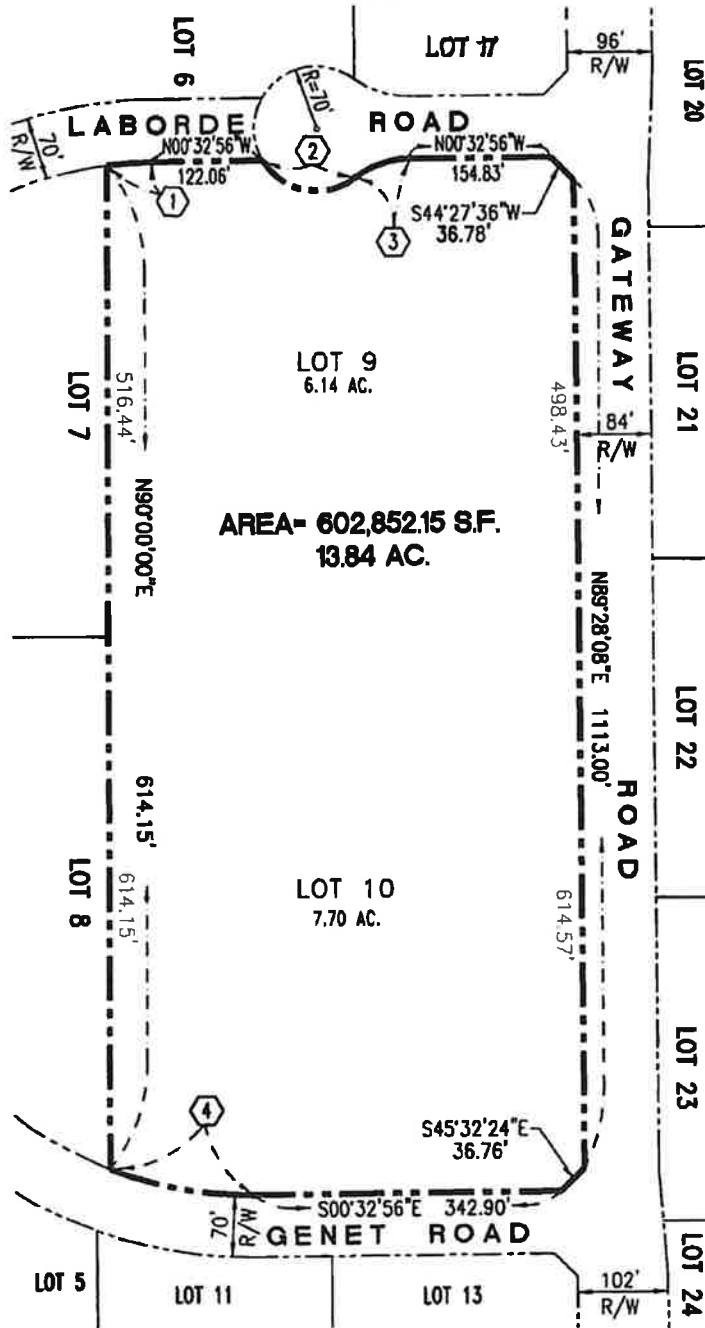
CURVE DATA TABLE			
CURVE	RADIUS	DELTA	LENGTH
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(2)	70.00'	97°25'41"	119.03'
(3)	100.00'	37°25'41"	65.32'
(4)	415.00'	22°26'45"	162.58'

**SCALE: 1" = 200'**



# EXHIBIT "C"

## LOT MERGER \_\_\_\_\_ OF LOTS 9 AND 10 PLAT



**LEGEND:**

- RIGHT OF WAY LINE
- \_\_\_\_\_ LOT LINE
- LOT MERGER

RIGHT OF WAY WIDTH PER FM 28-32 FILE IN THE OFFICE OF COUNTY RECORDER OF IMPERIAL COUNTY.

CURVE DATA TABLE			
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**SCALE: 1" = 200'**



**ATTACHMENT “F”**  
**Comment Letters**



**AIR POLLUTION CONTROL DISTRICT**

March 28, 2023

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

**SUBJECT:** Lot Merger 00155 – Calexico Gateway Center LLC

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Lot Merger ("MERGE") 00155 ("Project"). The project proposes the merging of two (2) existing lots identified with Assessor's Parcel Numbers ("APN") 059-210-060 and 059-210-061 into one single lot. The existing lots are approximately 6.14 acres and 7.6 acres respectively and the resultant lot would be approximately 13.74 acres.

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

The Air District also reminds the applicant that the project must comply with all Air District rules and regulations and emphasizes Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Ismael Garcia  
Environmental Coordinator I

Reviewed by,  
Monica N. Soucier  
APC Division Manager



Valerie Grijalva

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**From:** Ana L Gomez  
**Sent:** Thursday, March 23, 2023 2:30 PM  
**To:** Luis Valenzuela  
**Cc:** ICPDSCommentLetters; Margo Sanchez; Sandra Mendivil  
**Subject:** MERGE #00155 Calexico Gateway Center

Good afternoon Mr. Valenzuela,

The Ag Dept. has no comments on this project.

Thanks,

Ana Gomez

Agricultural Biologist/Standards Specialist

Special Projects Division

Imperial County Agricultural Commissioner

Sealer of Weights and Measures

(442) 265-1500

[analgomez@co.imperial.ca.us](mailto:analgomez@co.imperial.ca.us)

RECEIVED

MAR 23 2023

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

## Luis Valenzuela

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**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Monday, March 20, 2023 9:08 AM  
**To:** Laryssa Alvarado  
**Cc:** Luis Valenzuela  
**Subject:** RE: [EXTERNAL]:MERG00155 AB52 Letter

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

This email is to inform you that we do not wish to comment on this project.

*Thank you,  
Jill McCormick, M.A.*

Quechan Indian Tribe  
Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-261-0254  
E-mail: [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)



**From:** Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>  
**Sent:** Monday, March 13, 2023 4:32 PM  
**To:** Gabby Emerson <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>  
**Subject:** [EXTERNAL]:MERG00155 AB52 Letter

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached hereto please find copy of Quechan Indian Tribe for MERG00155. Original letter has been sent via certified mail.

Document has saved under the following pathway:

S:\AllUsers\APN\059\210\060\MERG00155\AB52\MERG00155 AB 52 Letter Quechan Indian Tribe

Should you have any questions, feel free to contact planner Luis Valenzuela.

Thank you,

*Laryssa Alvarado*

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

[laryssaalvarado@co.imperial.ca.us](mailto:laryssaalvarado@co.imperial.ca.us)





COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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*Public Works works for the Public*

May 23, 2023

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

Attention: Luis Valenzuela, Planner 1

**SUBJECT: LM 155 – Calexico Gateway Center;** located on 1749 Gateway Rd,  
Calexico CA. APN's 059-210-060; 059-210-061.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on March 13, 2023 for the above mentioned project. The applicant proposes to merge 2 lots for future development and construction of infrastructure for industrial building.

Department staff has reviewed the package information and the following comments are provided for the applicant use:

- Exhibit "A"
  - Please add No. **155** to Lot Merger;
  - Please add *State of California* to first line;
  - Other redlines as noted.
- Exhibit "B"
  - Please add No. **155** to Lot Merger;
  - Please use a different line symbol for line to be obliterated.
- Exhibit "C"
  - Please make the font circled darker.
- General
  - Please provide closure calc's for Exhibit "C"
  - PUE abandonment will be required between lots.

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 Dale, PE, PLS  
Assistant Director of Public Works  
GM/gv