

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: June 9, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 a.m. / No. 1

PROJECT TYPE: Time Extension #21-0014 for Tract Map #00941 SUPERVISOR DIST # 1

LOCATION: 1851 Carr Road APN: 059-210-035-000 (etal)

Calexico, CA PARCEL SIZE: +/-38 acres

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

GI (Gateway Industrial), GC (Gateway

ZONE (existing) Commercial) and GCCO (Gateway Central Commercial Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS

CONSISTENT

INCONSISTENT

MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 06/09/2021

APPROVED

DENIED

OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED

DENIED

OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: _____

INITIAL STUDY: _____

NEGATIVE DECLARATION

MITIGATED NEG. DECLARATION

EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

NONE

ATTACHED

AG

NONE

ATTACHED

APCD

NONE

ATTACHED

E.H.S.

NONE

ATTACHED

FIRE / OES

NONE

ATTACHED

OTHER

Quechan

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 TAKE THE FOLLOWING ACTION:

- 1) APPROVE TIME EXTENSION #21-0014 FOR TRACT MAP #00941 FOR THE FINAL ONE-YEAR TIME EXTENSION, SUBJECT TO THE CONDITIONS LISTED UNDER SAID TRACT MAP.

Planning & Development Services

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

(Jim Minnick, Director)

DRIS:\AllUsers\APN\059\210\035\EXT21-0014-TR00941\PC\1. EXT21-0014 PROJREPPC.docx

STAFF REPORT
PLANNING COMMISSION
TIME EXTENSION #21-0014
FOR TRACT MAP #00941
June 9, 2021

APPLICANTS: Jon Allen, CEO
Kilmainham Holdings, LLC
2313 W. Overland Rd
Boise, ID 83705

ENGINEER: J. Carlos Romero, Pro Terra
444 South 8th Street
El Centro, CA 92243

PROJECT LOCATION:

The property is located at 1851 Carr Road, Calexico, CA, comprising of approximately 393 acres. The project is identified as Assessor Parcel Number 059-210-035 (etal) and is legally described as a Portion of Section 11, 12 and Tract 148, Township 17 South, Range 15 East, SBB&M

PROJECT SUMMARY:

Jon Allen (Kilmainham Holdings, LLC) and J. Carlos Romero (Pro Terra) have submitted a written request for the sixth and final time extension of Tract Map #00941, for one (1) additional year. The Board of Supervisors approved Tract Map #00941, subject to conditions, on January 19, 1999.

This time extension request is being made pursuant to the Subdivision Map Act and the property owner's intent of developing the land in the near future.

This sixth and final extension would cover from June 15, 2021 to June 15, 2022.

ORDINANCE REVIEW

The Subdivision Map Act, specifically Section 66463.5 and the Imperial County Subdivision Ordinance Section 90803.05, allows the subdivider to make an application for a time extension for a one (1) year (twelve month) period per extension request; a maximum of six time extensions request can be made. The Subdivision Ordinance states that the Planning Director has the authority to approve or deny such requests or shall forward to the Planning Commission a recommendation for approval or denial of the application.

COUNTY ORDINANCE:

The applicable Title 9, Land Use Ordinance Sections are as follows:

Division 8, Chapter 6, Major Subdivision;
Division 25 Chapter 18, (Bond Corner Area);
Section 66410 (Subdivision Map Act)

LAND USE ANALYSIS:

The County General Plan, Land Use Element identifies the area as “Specific Plan Area”, specifically “Gateway Specific Plan”, and there are three (3) zones: GI (Gateway Industrial), GC (Gateway Commercial) and GCC (Gateway Central Commercial) Zones per Zone Map #18 “Bonds Corner West”.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

| DIRECTION | CURRENT LAND USE | ZONING | GENERAL PLAN |
|---------------------|--------------------------|---------------|-----------------------|
| Project Site | Vacant Land | GC/GCCO | Gateway Specific Plan |
| North | Agriculture | GI/GC/GCCO | Gateway Specific Plan |
| South | Industrial & Vacant Land | GI/GC | Gateway Specific Plan |
| East | Gas Station/Industrial | GI/GC | Gateway Specific Plan |
| West | Vacant Land | GI/GC/GCCO | Gateway Specific Plan |

STAFF RECOMMENDATION:

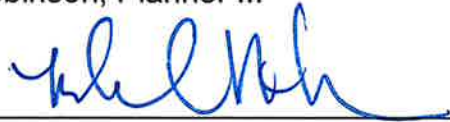
Staff recommends that the Planning Commission hold a public hearing, and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following action:

- 1) Approve Time Extension EXT#21-0014 for Tract Map #00941 for the sixth and final year extension, subject to the conditions listed under said Tract Map.

PREPARED BY: _____

Sor 
Diana Robinson, Planner III

REVIEWED BY: _____


Michael Abraham, AICP, Assistant Director
Planning & Development Services

APPROVED BY THE DIRECTOR: _____

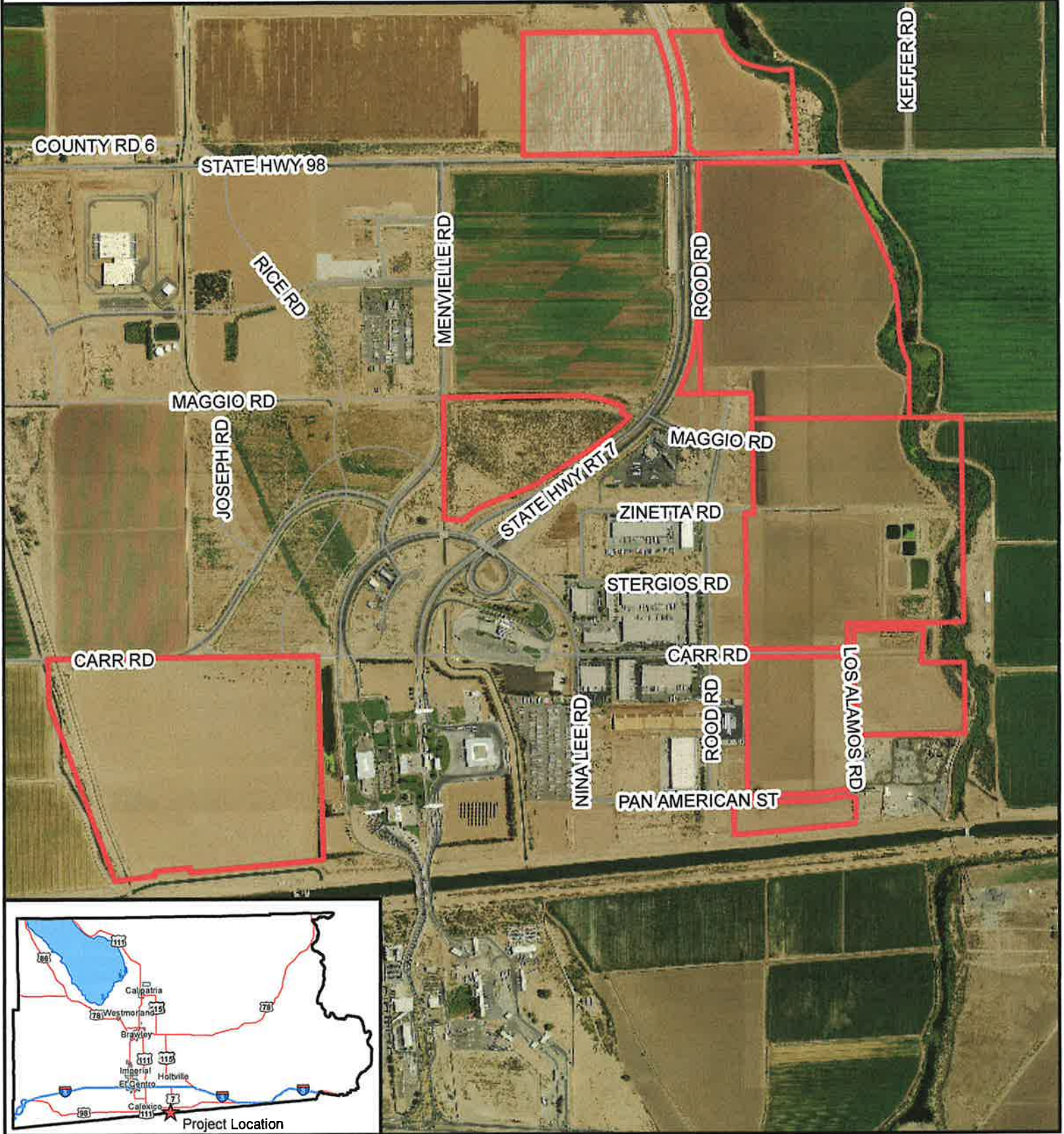

Jim Minnick, Director
Planning & Development Services

Attachments:



- A. Vicinity Map
- B. Time Extension Request
- C. Tract Map #00941 Conditions of Approval
- D. PC Resolution
- E. Comment Letter(s)

Attachment A.
Vicinity Map

PROJECT LOCATION MAP



**KILMAINHAM HOLDINGS, LLC.
TIME EXTENSION #21-0014
FOR TRACT MAP #00941
APN #059-210-035-000 et al.**

 Project Parcels
 Centerline



Attachment B.
Time Extension Request

03.08.2021

RECEIVED

Pro Terra

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

MAR 29 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: TIME EXTENSION REQUEST FOR THE 38 AC PARCEL LOCATED AT THE NW CORNER OF TRACT 941 – 1999 SUBDIVISION TENTATIVE MAP
PROJECT SITE: THE MAGGIO COMMERCIAL PARK • SE UADRANT OF MAGGIO & MENVIELLE INTERSECTION • APN 052-470-018

Dear Mr. Minnick:

In the behalf of the Property Owners of the 38 Acres located at the NW Corner of Tract 941 Subdivision Tentative Map (copy attached) approved on or about 1997, we hereby request to the Imperial County the approval of a TIME EXTENSION (1 - 3 years) of the original Tract 941 Subdivision Tentative Map, beyond its current expiration date of June, 6, 2021 which was granted by the Imperial County Planning Department on letter dated 03.06.2020 (copy attached)

This TIME EXTENSION Request is being made pursuant to Section 66452.6, Article 2. Tentative Maps, of the California Government Code (aka Subdivision Map Act), also, this request is made due to the interest we have as property owners to subdivide the subject 38 AC project site in 18 Lots, and sale them for Developments in a near future.

This 38 AC Parcel is located at the NW Corner of the Tract 941 Subdivision, and we are about to begin the PH1 Construction consisting of the Maggio Blvd. and the Menvielle Road Improvements adjacent to said Parcel. Also, we are submitting this week the Final Map Package consisting of Plans & Documents, to the Imperial County Public Works – Surveying Division for review and Plan Check.

If this Time Extension Request letter can be extended to the remaining acreage of the originally approved 1999 Tract 941 Subdivision Tentative Map (+-842 AC) we will appreciate you confirm us if this Time Extension Request applies for our 38 AC Parcel Only or if you need Time Extension Requests by other Property Owners of Parcels within said Tract 941 (+-842 AC).

We foresee, that together, we will overcome this COVID-19 Health Transition Period which it appears is coming to an end now that the vaccines are being applied to the general public in the Imperial County. We are optimistic of the potential opportunities that will arise and that will come forward after this period, given the projected growth of Commercial Activities and ADT's for the Region and for the Imperial County Gateway Industrial-Commercial Park.

Upon your review and approval of this TIME EXTENSION Request, please feel free to contact, and/or to receive and/or provide information, written and/or via email to and from:

Jon Allen / CEO * Kilmainham Holdings * jallen@kilmainhamholdings.com * 208.809.0069
Mr. J. Carlos Romero / Pro Terra, E&S Inc.: jcrproterraus@gmail.com / 760.235.5185

Sincerely

Jon Allen
Print Name

Chief Executive Officer
Print Title

Kilmainham Holdings, LLC
Name Property Owner(s) Individual(s) / Company / Corporation

Jon Allen 3/11/21
Signature Print Date

Cc: Jon Allen, CEO – Kilmainham Holdings
J Carlos Romero / Pro Terra, Engineering & Surveying Inc.



3/11/2021
See Notary Acknowledgment Attached
Shawna Kubitschek 05/31/25
Notary for the state of Idaho,
Imperial County.

Jeanine Ramos

From: Jose Carlos Romero <jcrproterraus@gmail.com>
Sent: Monday, March 29, 2021 2:26 PM
To: Jeanine Ramos
Cc: Jim Minnick; Jon Allen, CEO
Subject: Time Extension Request Letter + Fee
Attachments: 042320 County Planning Receipt 2400 Time Extension Request.pdf; 030620 Jim Minnick Letter Tract 941 STM Extnsion.pdf; 032221 New Time Extension Request letter 2021.pdf

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

Good afternoon Jeanine

Attached is a Time Extension Request Letter from Jon Allen, Kilmainham Holdings for Tract 941

This letter was emailed to Jim Minnick, Planning Director and today I'm here at the County Planning Department office to deliver an \$800 Check

to pay for this one-year time extension

The last time the fee paid was \$2,400 corresponding to 3 years 2019, 2020, and 2021

Let us know should you have any questions

Regards

J. Carlos Romero, Principal

Proterra

Land Surveying + Civil Engineering + Project Management

444 South Eight Street, Suite D, El Centro CA 92243

760 352 6968 Off / 760 235 5185 Cell / jcrproterraus@gmail.com

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MAR 29 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 25, 2020

MFC Imperial I, LLC
Attention: Brent Grizzle
P.O. Box 9731
Rancho Santa Fe, CA 92067

SUBJECT: Gateway to the Americas – Tract Map #941

Dear Mr. Grizzle:

The purpose of this letter is to notify you that the Imperial County Planning Commission approved Time extension #20-0019 extending the life of Tract #941 discretionary time limits for the following periods:

- a. Extension Request #3 for period – June 15, 2018 to June 15, 2019
- b. Extension Request #4 for period – June 15, 2019 to June 15, 2020
- c. Extension Request #5 for period – June 15, 2020 to June 15, 2021

This leave one discretionary extension request (#6) for the period – June 15, 2021 to June 15, 2022 (end of map life). However, this time extension request shall be submitted six (60) months prior to the June 15, 2021 expiration date.

Should Tentative Tract Map #941 not be completed, (meaning all phases of tentative tract map being filed or a time extension request not received as referenced above), then a new major subdivision application will be required.

Should you have any questions, please do not hesitate to contact Joe Hernandez, Planner IV at 442-265-1736, extension 1748 or by email at joehernandez@co.imperial.ca.us.

Sincerely,

Jim Minnick, Director
Planning & Development Services

RECEIVED

MAR 29 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Cc: California Eastland Group, Attention: Carl Maggio, 2247 Corte Cicuta, Carlsbad, CA 92009
David Shoneman, 703 Rodeo Drive, Brawley, CA 92227
Oscar Grijalva, Duggins Construction Inc.
Carlos Romero, Proterra
Michael Abraham, AICP, Assistant ICPDS Director
File: APN 059-210-045; 10.141

KNJH/S:\AllUsers\APN\059\210\045\EXT20-0019 - TR00941\PC Pkg\TE20-0019 Approval ltr.docx

RECEIPT

ORIGINAL COPY

RECEIPT NUMBER: R2000354

APD #: EXT20-0019
SITE ADDRESS: 1851 E CARR ROAD CX
PARCEL: 059-210-045-001

TYPE: EXTENSION OF TIME

| | | |
|------------------------------|---------------------------|----------|
| TRANSACTION DATE: 04/23/2020 | TOTAL PAYMENT: | 2,400.00 |
| | TOTAL PAID FROM TRUST: | .00 |
| | TOTAL PAID FROM CURRENCY: | 2,400.00 |

TRANSACTION LIST:

| Type | Method | Description | Amount |
|---------|--------|-------------|----------|
| Payment | Check | 3425 | 2,400.00 |
| TOTAL: | | | 2,400.00 |

ACCOUNT ITEM LIST:

| Description | Account Code | Current Pmts |
|------------------------|----------------|--------------|
| EXT OF TIME FEES PM/TR | 1041001-490000 | 2,343.60 |
| GENERAL PLAN TRUST | 7086000-301000 | 56.40 |
| TOTAL: | | 2,400.00 |

RECEIPT ISSUED BY: EMMAC
ENTERED DATE: 04/23/2020

INITIALS: EC
TIME: 03:11 PM

RECEIVED

MAR 29 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

This is your original copy of the receipt for funds received by the Imperial County Planning and Development Services Department for the above identified **PERMIT**.

Please make sure this receipt is accurate and reflects the payment amount and the permit information referenced.

If you request cancellation of your permit and/or a refund, please understand that we can only refund a maximum of 70% of the total minus all costs already incurred to date.

If you have questions please direct them to this office at (442) 265-1736.

Thank you for your cooperation!


James Minnick
Director of Planning & Development Services

CC: Auditor/Controller
Permit File



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

March 6, 2020

MFC Imperial I, LLC
Attention: Brent Grizzle
P.O. Box 9731
Rancho Santa Fe, CA 92067

RECEIVED

MAR 29 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Gateway to the Americas - Tract Map #941 (Map Life)

Dear Sirs:

The purpose of this letter is to notify you of the status of Gateway to the Americas – Tract Map #941.

As you may know, this Tract Map was originally approved on January 19, 1999 and has had three (3) Final Maps recorded for Units, 1, 2 and 3. The recordation of these maps have extended the life of this Tract Map.

In addition to the recordation and pursuant to the Subdivision Map Act, there are 6 discretionary one-year time extensions that may be request. Two (2) Time Extension Request were, one in made in 2005, and one in 2015. This reduced the allowable discretionary time extension request to four (4).

Additionally, the State of California approved seven (7) legislation extending Tentative Final Maps and additional nine (9) years (total) which have been utilized for Tract Map 941. The combination of the above items has extended the life of Tract Map 941 to June 15, 2018 leaving only 4 (one-year) discretionary time remaining.

In order to revive the life of Tract 941, a request under the discretionary time extension for the following period(s) will be required:

- a. Extension Request #3 for period – June 15, 2018 to June 15, 2019.
- b. Extension Request #4 for period – June 15, 2020 to June 15, 2020.
- c. Extension Request #5 for period – June 15, 2020 to June 15, 2021

This will leave one discretionary extension request (#6) for the period – June 15, 2021 to June 15, 2022 (end of map life). However, this time extension request shall be submitted 6 months prior to the June 15, 2021 expiration date.

That being said, please provide a time extension request to this Department for the above three period along with the time extension fee of \$800.00 per each one-year request (\$2,400.00 total). The time extension requests will need to go before the Imperial County Planning Commission for their decision.

Should you have any questions, please do not hesitate to contact Joe Hernandez, Planner IV at 442-265-1736, extension 1748, or by email at joehernandez@co.imperial.ca.us.

Sincerely,



**Jim Minnick,
Planning Director**

**CC: California Eastland Group, Attention: Carl Meggio, 2247 Corte Cicuta, Carlsbad, CA 92008
David Shoneman, 703 Rodeo Drive, Brawley, CA 92227
Oscar Grijalva, Duggins Construction Inc.
Jim Minnick, ICPDS Director
Michael Abraham, AICP, Assistant ICPDS Director
File: APN 059-210-045; 10.041**

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Attachment C.

Tract Map #00941 Conditions of Approval

**FINAL CONDITIONS
FOR MAJOR SUBDIVISION (LOS ALAMOS DEVELOPMENT COMPANY)
AMENDED BY THE BOARD OF SUPERVISORS ON JANUARY 19, 1999
SUBSEQUENT AMENDMENT FOR TRACT 941 (IPED, LLC)
(ADOPTED BY BOARD OF SUPERVISORS ON 11/27/07)**

The Developer shall comply with all of the CONDITIONS specified below, prior to the map or any portion or phase of the map being recorded, unless a specific condition is deferred. The term "Developer" shall mean owner, developer, assignee, etc.

- 1) Since this map is a subsequent step in the implementation of the "Gateway of the Americas" Specific Plan/Final Program Environmental Impact Report (FPEIR) this map, and each portion or phase thereof, shall fully implement all mitigation measures delineated in the FPEIR whether re-stated herein or not.
- 2) Since this map is a subsequent step in the implementation of the "Gateway of the Americas" Specific Plan, all applicable design requirements contained within the Specific Plan are required whether stated herein or not.
- 3) Since this map is part of the "Gateway of the Americas" Specific Plan and to the extent it abuts or may abut another Tract Map or phase thereof (possibly with a different ownership) the final engineering design and implementation may need to be adjusted in order for alignment of streets, connections and alignments of water and sewer and other infrastructure systems to work correctly. To that end, the Planning Director shall have the authority to make necessary design changes as part of the final map, included therewith the imposition of additional conditions to effectuate the recording of the map(s).
- 4) In the event that there are improvements required by or between abutting maps that are or were the collective obligation of one or both abutting maps, no map shall be recorded until the collective obligations are fulfilled. To the extent that one map (developer) is ready to record and the adjacent is not, a developer may proceed to record the said map provided the collective obligation is met by the developer, and provided a reimbursement program/system is approved by the Planning Director.
- 5) The Developer 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 project, County Ordinances, and/or any other laws that apply. No subsequent Tract Map shall record until all fees (costs) related to this map, the Specific Plan; the FPEIR, etc. are paid in full.
- 6) The Developer shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
- 7) The Developer shall provide a fully engineered grading and drainage study/plan to provide for proper grading and erosion control, which shall also include the prevention of sedimentation or damage to off-site properties. The study/plan shall be submitted to

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the Department of Public Works for review and approval and the Developer shall implement the approved plan prior to recordation of the Tract Map.

- 8) Each parcel created or affected by this map shall have a maintained public road and/or have legal and physical access to that public road.
- 9) An encroachment permit shall be secured from the Department of Public Works/CALTRANS for any and all alterations to public roads and/or connections to public roads.
- 10) The Developer shall install street lighting with all costs borne by the Developer. Street lighting shall be installed to the requirement and standards of the County and the Gateway Specific Plan.
- 11) The Developer shall install fire hydrants and fire protection systems to specifications approved by the Imperial County Fire/Office of Emergency Services (OES) Department, the Unified Fire Code (UFC) and with all costs borne by the Developer.
- 12) The Developer must provide and dedicate all easements for both the "backbone" infrastructure as well as the non-backbone infrastructure.
- 13) Concrete curbs and gutters shall be contiguous to sidewalks, unless otherwise specific in the Specific Plan.
- 14) All improvement plans shall be reviewed and approved by the Department of Public Works prior to any construction.
- 15) Developer shall bear the cost for road name signs, regulatory signs and stop signs. Signs are to be constructed and installed by Imperial County Public Works Department and billed to the Subdivider.
- 16) The Developer shall provide to the Imperial County Public Works Department, written verification from the Imperial Irrigation District, that they (IID) will accept the surface drainage from this subdivision as shown on the engineered grading plan.
- 17) All 4 lane major and secondary arterial road sections must be at a minimum four inches (4") thick A.C. and an aggregate base nine inches (9") thick, consisting of Class II base. All other 2 lane road sections must be at a minimum of three inches (3") thick A.C. and an aggregate base nine inches (9") thick, consisting of Class II base. The above requirements are a minimum unless the project soils report based on soil type and traffic index indicates a thicker section is required
- 18) All detention or retention ponds must be designed to drain out within seventy-two (72) hours of any storm event or developer shall provide a mosquito abatement plan to be reviewed and approved by the Department of Environmental Health Services. These ponds shall also be designated to avoid accumulation of nuisance water, be accessible for maintenance and debris pick-up and shall be simple to maintain.

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- 19) All drainage structure designs must be reviewed and approved by the County Department of Public Works prior to construction.
- 20) Developer shall provide engineered and detailed plans for all water and sewer line systems for review and approval by the Imperial County Department of Public Works.
- 21) Developer shall construct water and sewer lines to grade, location design and size, as approved by Imperial County Department of Public Works.
- 22) Developer shall fence any and all detention ponds, install irrigation systems, landscaping, and lighting in compliance with and to the requirements of the Specific Plan. Temporary detention ponds to accommodate phased development shall be constructed and maintained as approve by the Planning Director.
- 23) All road improvements shall meet required standards of the Traffic Study, Caltrans, and the County.
- 24) All improvement plans including lot grading, infrastructure to be submitted to the Department of Public Works for review and approval prior to construction.
- 25) A utility provider for the entire Gateway Specific Plan area shall be formed via a "Special District" prior to recordation of any phase of this Tract Map.
- 26) All parcels shall have premise identification numbers per Uniform Fire Code 1988, (or latest edition) Section 10.208(a). Premise numbers shall be at least six (6") inches in height and of contrasting color to the background or internally illuminated.
- 27) Developer shall provide a full and complete soil report for each map or portion thereof.
- 28) All plans, reports, and studies shall be reviewed and approved by the respective responsible agencies, prior to the Subdivider constructing or installing said improvements. All installation of said improvements shall be reviewed and inspected by the respective responsible agencies. Unless expressly deferred in these conditions, all conditions are to be satisfied prior to recordation of the final map.
- 29) To verify that septic tank leach field systems or other temporary system will work as an interim sewer disposal method the Developer shall submit a Soil Percolation Report and/or other engineering design/report to the County Health Department and Planning and Development Services Department.
- 30) All right-of-ways are to be cleared of any surface and subsurface structures. Tile lines may be left in place for the length of time they are required by the operation of the farming use.
- 31) Water and sewer lines inside and outside the subdivision boundary must be within dedicated easements.
- 32) All easements of record must be shown on the Final Tract Map.

- 33) All structures must be constructed above the 100-year storm flood level. All pad elevations and 100 year storm levels must be shown on the Final Tract Map.
- 34) Provide hydraulic calculations for all waterlines to the County Public Works Department for review and approval.
- 35) The water treatment system shall meet the requirements of the County/State Health standards.
- 36) All solid and hazardous waste shall be disposed of in an approved solid waste disposal site in accordance with existing County, State, and Federal regulations.
- 37) Provide an environmental constraint sheet, which shall be filed with Imperial County's Surveyor Office to depict and indicate any flood or seismic zone area and all agricultural buffer zones.
- 38) The installation of raw water supply systems from the All American Canal to the treatment site for this development must be coordinated with Imperial Irrigation District. Encroachment Permits for water line installation across district right-of-way must be requested from the IID Real Estate Section.
- 39) The Developer shall implement a watering plan to control dust and reduce fugitive dust during construction, and shall provide a dust mitigation plan to the Air Pollution Control District for review and approval prior to recordation.
- 40) The Developer shall meet or exceed the 1994 Uniform Fire Code, Appendix IIIA, Table A-111-A-1, as approved by the Imperial County Fire/OES Department.
- 41) The Developer shall provide to the Office of Emergency Services and the County Department of Public Works hydraulic calculations for fire flow. The calculations shall be for the furthest hydrant within the Tract Map.
- 42) In the event that mosquito problems occur, the Developer shall investigate and provide a mosquito abatement plan to be reviewed and approved by the Environmental Health Services.
- 43) The Developer shall provide adequate supply of potable water under pressure to each lot created.
- 44) The Developer shall provide irrevocable offers of right-of-way, or actual rights-of-way as for all public utility easements, as deemed necessary by the Planning Director.
- 45) The Developer shall provide irrevocable offers of right-of-way, or actual rights-of-way as deemed necessary by Planning Director for all proposed roadways as shown on the Tentative Tract Map for all Phases.
- 46) All cul-de-sacs shall be a minimum of sixty-five (65) feet radius for fire and emergency vehicle turn around.

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- 47) All improvements required for Phase 1 development as shown on the Tentative Tract Map, shall be constructed or in lieu thereof security provided prior to recordation of the Tract Map and shall be in conformance with the "Gateway of the Americas" Specific Plan.
- 48) The Developer shall pursuant to Lot Line Adjustment #LLA117, execute the following in conjunction with the adjacent Tract Map 940:
- Adjust the boundaries as shown on the respective Tentative Tract Maps 940 and 941.
 - Adjust boundary lines by the issuance and recordation of reciprocating grant deeds for those portions shown on the Tentative Tract Maps, between the landowners.
- 49) The Developer shall pursuant to Lot Line Adjustment #LLA119, execute the following in conjunction with the adjacent Tract Map 942:
- Adjust the boundaries as shown on the respective Tentative Tract Maps 941 and 942.
 - Adjust boundary lines by the issuance and recordation of reciprocating grant deeds for those portions shown on the Tentative Tract Maps, between the landowners.
- 50) The Developer shall develop phases and sub-phases consecutively in the alpha and numerical order as shown in the "Gateway Specific Plan" or Tentative Tract Map unless an out-of-sequence is first approved by the Planning Director. Tract Maps will not be processed out of order unless there is an acceptable reason and Planning Director so approves, and must be in accordance with the schedule of consecutive phases as shown on the Tentative Tract Map. The Planning Director shall have the authority to allow the "merging" of lots currently shown on the Tract Map, in the event developer prior to recordation requests that one or more lots be combined, Planning Director shall take into consideration the requirements of the Gateway Plan, the Map Act, County Ordinance and the overall integrity of the Map. The Planning Director shall not have the authority to further divide any such lots.
- 51) This Developer shall in conjunction with all "Developers of the Gateway of America's Specific Plan" be responsible for, participate in and commit necessary resources to assure that all backbone infrastructures necessary for the Phase 1 development is installed.
- 52) All road improvements shall conform to the "Gateway of the Americas" Specific Plan Standards, County Standards and shall be no less than two lanes pursuant to the road classification in the Specific Plan. All phased roads must provide temporary turn around areas with the minimum radius adequate for fire and emergency vehicles.
- 53) The Developer shall underground all canals except that portion of the South Alamo Canal contiguous to the east boundary of the International Port-of-Entry, laterals and drainage structure with each Phase or Sub-Phase prior to recordation of each Tract

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Map. All construction shall meet the direction and standards of the Imperial Irrigation District.

- 54) This Tract Map, either in whole or in part, shall not be recorded by the County of Imperial until the Planning Director has determined in writing that the parties have complied with all applicable reimbursements agreed to by and among the parties outlined in a letter dated and signed by the property owners on or about January 6, 1999. Each property owner/subdivider understands and agrees that certain on-site property improvements not requiring County permits, as well as improvements necessary to meet the terms and conditions of the Tract Map may be commenced by the property owner/subdivider. However, the commencement of such improvements and/or the expenditure of funds to make such improvements, shall not obligate the County to process or record such map until (a) all conditions of the map have been met and (b) the Planning Director is satisfied that applicable reimbursements have been satisfied.

ENVIRONMENTAL CONDITIONS:

(Environmental Impact Report- Gateway Specific Plan Mitigation)

- 55) The Developer shall, if deemed necessary by the Planning Director and County Executive Officer, dedicate to the County of Imperial a 1.0 to 1.5 acre site for the future development of a combined police and fire station.
- 56) The Developer shall provide a waste management plan in accordance with the County Solid Waste Management Plan, to be reviewed and approved at a minimum the requirements in the FPEIR Mitigation 4.3-2.
- 57) The Developer shall dedicate to Imperial Irrigation District (IID) one or two sites, if so required by the IID, and shall be approximately 300 x 300 feet in dimension to be used for the development of electrical sub-stations. All developers within the Specific Planning Area have this obligation, and shall share in that obligation as they have agreed to share in the water and wastewater plant sites.
- 58) The Developer shall ensure that any new roadway construction within the agricultural areas of SPA would not significantly impact existing public utilities and access roads for farming equipment.
- 59) The Developer shall provide a hydrological analysis to determine the capacity of the South Central Drain and the portion that will require widening its existing easement to provide for continuation of peak flows. This study shall determine the exact dimension of the widening and the design associated with storm drain facilities that will be necessary to accommodate peak flows from the western basin.

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- 60) The Developer shall provide a plot plan for each phase or unit of the development to insure compatibility with the planned design of the SPA to the satisfaction of the Planning Director.
- 61) The Developer shall conduct a Burrowing Owl Survey, which is consistent with CDFG Guidelines (1975) based on the results of the Survey, the Subdivider shall determine the number of Burrowing Owls pairs, which would be impacted. Compensation for impacted Owls would be based on the acquisition of preservation of 6.5 acres of suitable Burrowing Owl habitat for each pair, or solitary individual, which is determined to be impacted either directly or indirectly. The protected lands should be adjacent to occupied Burrowing Owl habitat and at a location acceptable to CDFG, pursuant to Mitigation 4.7-5.
- 62) The Developer shall determine whether or not their Subdivision impacts resources H-1 and H-2, as shown in Figure 4.8-1 of the FPEIR. If such areas are identified on the Tentative Map then a historical assessment of the buildings/structures/pre-historic camps shall be conducted to determine their significance. If identified as significant, mitigation in the form of restoration or avoidance shall be implemented for these structures to satisfaction of the Planning Director. A testing program shall be approved by the Planning Director for any identified resources to determine their significance for proper mitigation, pursuant to Mitigation Measures 4.8-2 through 4.8-4.
- 63) The Developer shall have prepared a Phase 1 Environmental Assessment by a California Registered Geotechnical/Civil Engineer, to be submitted to Imperial County Department of Health Services for review and approval. The report shall evaluate the potential for soil contamination due to historical or present use, handling or storage of restricted agricultural chemicals. The report shall also identify the range of possible mitigation measures (Phase 2) to remediate any significant health risk if hazardous chemicals are detected at a toxic level in the soils. Such mitigation options shall include, but shall not be limited to, the following:
- Remove any contaminated soil and haul to a State Certified landfill; and/or
 - Cap the area of contaminated soil with material appropriate for the specific type of chemical, taking into account its rate of absorption and toxic level.
- 64) The Subdivider shall also provide a plot plan approved by the Planning Director incorporating the mitigation measures identified in Phase II of the Environmental Assessment, as necessary to avoid public health risks due to existing, on-going agricultural operations adjacent to the proposed industrial or commercial areas in compliance with mitigation measures 4.11-1 and 4.11-2.

CALTRANS CONDITIONS (Previously approved):

PC ORIGINAL PKG

- 65) Caltrans is in the process of relinquishing to Imperial County certain road segments that were constructed along SR-7.
- 66) There will be a need for a six-lane conventional highway (typically requiring a 172-foot right-of-way) for SR-98, west of SR-7.
- 67) The 20-inch water main shown within Caltrans right-of-way must be moved outside the right-of-way.
- 68) The "Exist. 30" Utility Sleeves" shown across existing SR-7 are incorrect. According to our plans, these sleeves are 24".
- 69) The manhole for the proposed 18" sewer line on Maggio Boulevard and within the SR-7 right-of-way (r/w) needs to be relocated to a location of at least 50 feet beyond SR-7 (r/w). These requirements also apply to the appurtenances of the proposed 20-inch water line, i.e., valves, laterals, hydrants, etc.

PLANNING COMMISSION APPROVAL:

- 70) Maggio Road west of Menvielle Road is classified as a Minor Arterial requiring one hundred two (102) feet of right-of-way requiring fifty one (51) feet of right-of-way from existing road centerline. It is therefore requested that sufficient right-of-way be provided to meet this road classification. ¹
- 71) Due to concerns with our facilities, our current practice is to require undergrounding. The project will impact IID water facilities at Ash Canal and undergrounding of the Ash Canal is required at the expense of the entity. The project will also be responsible for the cost of ancillary facilities and/or any other mitigation deemed necessary during full project review. ²

- ¹ Public Works Department letter, Sept. 24, 2007
- ² Imperial Irrigation District letter, Aug. 6, 2007

**FINAL CONDITIONS
FOR MAJOR SUBDIVISION (LOS ALAMOS DEVELOPMENT COMPANY)
AMENDED BY THE BOARD OF SUPERVISORS ON JANUARY 19, 1999
SUBSEQUENT AMENDMENT FOR TRACT 941 (IPED, LLC)
(ADOPTED BY BOARD OF SUPERVISORS ON 11/27/07)**

The Developer shall comply with all of the CONDITIONS specified below, prior to the map or any portion or phase of the map being recorded, unless a specific condition is deferred. The term "Developer" shall mean owner, developer, assignee, etc.

- 1) Since this map is a subsequent step in the implementation of the "Gateway of the Americas" Specific Plan/Final Program Environmental Impact Report (FPEIR) this map, and each portion or phase thereof, shall fully implement all mitigation measures delineated in the FPEIR whether re-stated herein or not.
- 2) Since this map is a subsequent step in the implementation of the "Gateway of the Americas" Specific Plan, all applicable design requirements contained within the Specific Plan are required whether stated herein or not.
- 3) Since this map is part of the "Gateway of the Americas" Specific Plan and to the extent it abuts or may abut another Tract Map or phase thereof (possibly with a different ownership) the final engineering design and implementation may need to be adjusted in order for alignment of streets, connections and alignments of water and sewer and other infrastructure systems to work correctly. To that end, the Planning Director shall have the authority to make necessary design changes as part of the final map, included therewith the imposition of additional conditions to effectuate the recording of the map(s).
- 4) In the event that there are improvements required by or between abutting maps that are or were the collective obligation of one or both abutting maps, no map shall be recorded until the collective obligations are fulfilled. To the extent that one map (developer) is ready to record and the adjacent is not, a developer may proceed to record the said map provided the collective obligation is met by the developer, and provided a reimbursement program/system is approved by the Planning Director.
- 5) The Developer 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 project, County Ordinances, and/or any other laws that apply. No subsequent Tract Map shall record until all fees (costs) related to this map, the Specific Plan; the FPEIR, etc. are paid in full.
- 6) The Developer shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
- 7) The Developer shall provide a fully engineered grading and drainage study/plan to provide for proper grading and erosion control, which shall also include the prevention of sedimentation or damage to off-site properties. The study/plan shall be submitted to

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the Department of Public Works for review and approval and the Developer shall implement the approved plan prior to recordation of the Tract Map.

- 8) Each parcel created or affected by this map shall have a maintained public road and/or have legal and physical access to that public road.
- 9) An encroachment permit shall be secured from the Department of Public Works/CALTRANS for any and all alterations to public roads and/or connections to public roads.
- 10) The Developer shall install street lighting with all costs borne by the Developer. Street lighting shall be installed to the requirement and standards of the County and the Gateway Specific Plan.
- 11) The Developer shall install fire hydrants and fire protection systems to specifications approved by the Imperial County Fire/Office of Emergency Services (OES) Department, the Unified Fire Code (UFC) and with all costs borne by the Developer.
- 12) The Developer must provide and dedicate all easements for both the "backbone" infrastructure as well as the non-backbone infrastructure.
- 13) Concrete curbs and gutters shall be contiguous to sidewalks, unless otherwise specific in the Specific Plan.
- 14) All improvement plans shall be reviewed and approved by the Department of Public Works prior to any construction.
- 15) Developer shall bear the cost for road name signs, regulatory signs and stop signs. Signs are to be constructed and installed by Imperial County Public Works Department and billed to the Subdivider.
- 16) The Developer shall provide to the Imperial County Public Works Department, written verification from the Imperial Irrigation District, that they (IID) will accept the surface drainage from this subdivision as shown on the engineered grading plan.
- 17) All 4 lane major and secondary arterial road sections must be at a minimum four inches (4") thick A.C. and an aggregate base nine inches (9") thick, consisting of Class II base. All other 2 lane road sections must be at a minimum of three inches (3") thick A.C. and an aggregate base nine inches (9") thick, consisting of Class II base. The above requirements are a minimum unless the project soils report based on soil type and traffic index indicates a thicker section is required
- 18) All detention or retention ponds must be designed to drain out within seventy-two (72) hours of any storm event or developer shall provide a mosquito abatement plan to be reviewed and approved by the Department of Environmental Health Services. These ponds shall also be designated to avoid accumulation of nuisance water, be accessible for maintenance and debris pick-up and shall be simple to maintain.

PC ORIGINAL PKG

- 19) All drainage structure designs must be reviewed and approved by the County Department of Public Works prior to construction.
- 20) Developer shall provide engineered and detailed plans for all water and sewer line systems for review and approval by the Imperial County Department of Public Works.
- 21) Developer shall construct water and sewer lines to grade, location design and size, as approved by Imperial County Department of Public Works.
- 22) Developer shall fence any and all detention ponds, install irrigation systems, landscaping, and lighting in compliance with and to the requirements of the Specific Plan. Temporary detention ponds to accommodate phased development shall be constructed and maintained as approve by the Planning Director.
- 23) All road improvements shall meet required standards of the Traffic Study, Caltrans, and the County.
- 24) All improvement plans including lot grading, infrastructure to be submitted to the Department of Public Works for review and approval prior to construction.
- 25) A utility provider for the entire Gateway Specific Plan area shall be formed via a "Special District" prior to recordation of any phase of this Tract Map.
- 26) All parcels shall have premise identification numbers per Uniform Fire Code 1988, (or latest edition) Section 10.208(a). Premise numbers shall be at least six (6") inches in height and of contrasting color to the background or internally illuminated.
- 27) Developer shall provide a full and complete soil report for each map or portion thereof.
- 28) All plans, reports, and studies shall be reviewed and approved by the respective responsible agencies, prior to the Subdivider constructing or installing said improvements. All installation of said improvements shall be reviewed and inspected by the respective responsible agencies. Unless expressly deferred in these conditions, all conditions are to be satisfied prior to recordation of the final map.
- 29) To verify that septic tank leach field systems or other temporary system will work as an interim sewer disposal method the Developer shall submit a Soil Percolation Report and/or other engineering design/report to the County Health Department and Planning and Development Services Department.
- 30) All right-of-ways are to be cleared of any surface and subsurface structures. Tile lines may be left in place for the length of time they are required by the operation of the farming use.
- 31) Water and sewer lines inside and outside the subdivision boundary must be within dedicated easements.
- 32) All easements of record must be shown on the Final Tract Map.

- 33) All structures must be constructed above the 100-year storm flood level. All pad elevations and 100 year storm levels must be shown on the Final Tract Map.
- 34) Provide hydraulic calculations for all waterlines to the County Public Works Department for review and approval.
- 35) The water treatment system shall meet the requirements of the County/State Health standards.
- 36) All solid and hazardous waste shall be disposed of in an approved solid waste disposal site in accordance with existing County, State, and Federal regulations.
- 37) Provide an environmental constraint sheet, which shall be filed with Imperial County's Surveyor Office to depict and indicate any flood or seismic zone area and all agricultural buffer zones.
- 38) The installation of raw water supply systems from the All American Canal to the treatment site for this development must be coordinated with Imperial Irrigation District. Encroachment Permits for water line installation across district right-of-way must be requested from the IID Real Estate Section.
- 39) The Developer shall implement a watering plan to control dust and reduce fugitive dust during construction, and shall provide a dust mitigation plan to the Air Pollution Control District for review and approval prior to recordation.
- 40) The Developer shall meet or exceed the 1994 Uniform Fire Code, Appendix IIIA, Table A-111-A-1, as approved by the Imperial County Fire/OES Department.
- 41) The Developer shall provide to the Office of Emergency Services and the County Department of Public Works hydraulic calculations for fire flow. The calculations shall be for the furthest hydrant within the Tract Map.
- 42) In the event that mosquito problems occur, the Developer shall investigate and provide a mosquito abatement plan to be reviewed and approved by the Environmental Health Services.
- 43) The Developer shall provide adequate supply of potable water under pressure to each lot created.
- 44) The Developer shall provide irrevocable offers of right-of-way, or actual rights-of-way as for all public utility easements, as deemed necessary by the Planning Director.
- 45) The Developer shall provide irrevocable offers of right-of-way, or actual rights-of-way as deemed necessary by Planning Director for all proposed roadways as shown on the Tentative Tract Map for all Phases.
- 46) All cul-de-sacs shall be a minimum of sixty-five (65) feet radius for fire and emergency vehicle turn around.

- 47) All improvements required for Phase 1 development as shown on the Tentative Tract Map, shall be constructed or in lieu thereof security provided prior to recordation of the Tract Map and shall be in conformance with the "Gateway of the Americas" Specific Plan.
- 48) The Developer shall pursuant to Lot Line Adjustment #LLA117, execute the following in conjunction with the adjacent Tract Map 940:
- Adjust the boundaries as shown on the respective Tentative Tract Maps 940 and 941.
 - Adjust boundary lines by the issuance and recordation of reciprocating grant deeds for those portions shown on the Tentative Tract Maps, between the landowners.
- 49) The Developer shall pursuant to Lot Line Adjustment #LLA119, execute the following in conjunction with the adjacent Tract Map 942:
- Adjust the boundaries as shown on the respective Tentative Tract Maps 941 and 942.
 - Adjust boundary lines by the issuance and recordation of reciprocating grant deeds for those portions shown on the Tentative Tract Maps, between the landowners.
- 50) The Developer shall develop phases and sub-phases consecutively in the alpha and numerical order as shown in the "Gateway Specific Plan" or Tentative Tract Map unless an out-of-sequence is first approved by the Planning Director. Tract Maps will not be processed out of order unless there is an acceptable reason and Planning Director so approves, and must be in accordance with the schedule of consecutive phases as shown on the Tentative Tract Map. The Planning Director shall have the authority to allow the "merging" of lots currently shown on the Tract Map, in the event developer prior to recordation requests that one or more lots be combined, Planning Director shall take into consideration the requirements of the Gateway Plan, the Map Act, County Ordinance and the overall integrity of the Map. The Planning Director shall not have the authority to further divide any such lots.
- 51) This Developer shall in conjunction with all "Developers of the Gateway of America's Specific Plan" be responsible for, participate in and commit necessary resources to assure that all backbone infrastructures necessary for the Phase 1 development is installed.
- 52) All road improvements shall conform to the "Gateway of the Americas" Specific Plan Standards, County Standards and shall be no less than two lanes pursuant to the road classification in the Specific Plan. All phased roads must provide temporary turn around areas with the minimum radius adequate for fire and emergency vehicles.
- 53) The Developer shall underground all canals except that portion of the South Alamo Canal contiguous to the east boundary of the International Port-of-Entry, laterals and drainage structure with each Phase or Sub-Phase prior to recordation of each Tract

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Map. All construction shall meet the direction and standards of the Imperial Irrigation District.

- 54) This Tract Map, either in whole or in part, shall not be recorded by the County of Imperial until the Planning Director has determined in writing that the parties have complied with all applicable reimbursements agreed to by and among the parties outlined in a letter dated and signed by the property owners on or about January 6, 1999. Each property owner/subdivider understands and agrees that certain on-site property improvements not requiring County permits, as well as improvements necessary to meet the terms and conditions of the Tract Map may be commenced by the property owner/subdivider. However, the commencement of such improvements and/or the expenditure of funds to make such improvements, shall not obligate the County to process or record such map until (a) all conditions of the map have been met and (b) the Planning Director is satisfied that applicable reimbursements have been satisfied.

ENVIRONMENTAL CONDITIONS:

(Environmental Impact Report- Gateway Specific Plan Mitigation)

- 55) The Developer shall, if deemed necessary by the Planning Director and County Executive Officer, dedicate to the County of Imperial a 1.0 to 1.5 acre site for the future development of a combined police and fire station.
- 56) The Developer shall provide a waste management plan in accordance with the County Solid Waste Management Plan, to be reviewed and approved at a minimum the requirements in the FPEIR Mitigation 4.3-2.
- 57) The Developer shall dedicate to Imperial Irrigation District (IID) one or two sites, if so required by the IID, and shall be approximately 300 x 300 feet in dimension to be used for the development of electrical sub-stations. All developers within the Specific Planning Area have this obligation, and shall share in that obligation as they have agreed to share in the water and wastewater plant sites.
- 58) The Developer shall ensure that any new roadway construction within the agricultural areas of SPA would not significantly impact existing public utilities and access roads for farming equipment.
- 59) The Developer shall provide a hydrological analysis to determine the capacity of the South Central Drain and the portion that will require widening its existing easement to provide for continuation of peak flows. This study shall determine the exact dimension of the widening and the design associated with storm drain facilities that will be necessary to accommodate peak flows from the western basin.

- 65) Caltrans is in the process of relinquishing to Imperial County certain road segments that were constructed along SR-7.
- 66) There will be a need for a six-lane conventional highway (typically requiring a 172-foot right-of-way) for SR-98, west of SR-7.
- 67) The 20-inch water main shown within Caltrans right-of-way must be moved outside the right-of-way.
- 68) The "Exist. 30" Utility Sleeves" shown across existing SR-7 are incorrect. According to our plans, these sleeves are 24".
- 69) The manhole for the proposed 18" sewer line on Maggio Boulevard and within the SR-7 right-of-way (r/w) needs to be relocated to a location of at least 50 feet beyond SR-7 (r/w). These requirements also apply to the appurtenances of the proposed 20-inch water line, i.e., valves, laterals, hydrants, etc.

PLANNING COMMISSION APPROVAL:

- 70) Maggio Road west of Menvielle Road is classified as a Minor Arterial requiring one hundred two (102) feet of right-of-way requiring fifty one (51) feet of right-of-way from existing road centerline. It is therefore requested that sufficient right-of-way be provided to meet this road classification. 1
- 71) Due to concerns with our facilities, our current practice is to require undergrounding. The project will impact IID water facilities at Ash Canal and undergrounding of the Ash Canal is required at the expense of the entity. The project will also be responsible for the cost of ancillary facilities and/or any other mitigation deemed necessary during full project review. 2

- 1 Public Works Department letter, Sept. 24, 2007
- 2 Imperial Irrigation District letter, Aug. 6, 2007

- 60) The Developer shall provide a plot plan for each phase or unit of the development to insure compatibility with the planned design of the SPA to the satisfaction of the Planning Director.
- 61) The Developer shall conduct a Burrowing Owl Survey, which is consistent with CDFG Guidelines (1975) based on the results of the Survey, the Subdivider shall determine the number of Burrowing Owls pairs, which would be impacted. Compensation for impacted Owls would be based on the acquisition or preservation of 6.5 acres of suitable Burrowing Owl habitat for each pair, or solitary individual, which is determined to be impacted either directly or indirectly. The protected lands should be adjacent to occupied Burrowing Owl habitat and at a location acceptable to CDFG, pursuant to Mitigation 4.7-5.
- 62) The Developer shall determine whether or not their Subdivision impacts resources H-1 and H-2, as shown in Figure 4.8-1 of the FPEIR. If such areas are identified on the Tentative Map then a historical assessment of the buildings/structures/pre-historic camps shall be conducted to determine their significance. If identified as significant, mitigation in the form of restoration or avoidance shall be implemented for these structures to satisfaction of the Planning Director. A testing program shall be approved by the Planning Director for any identified resources to determine their significance for proper mitigation, pursuant to Mitigation Measures 4.8-2 through 4.8-4.
- 63) The Developer shall have prepared a Phase 1 Environmental Assessment by a California Registered Geotechnical/Civil Engineer, to be submitted to Imperial County Department of Health Services for review and approval. The report shall evaluate the potential for soil contamination due to historical or present use, handling or storage of restricted agricultural chemicals. The report shall also identify the range of possible mitigation measures (Phase 2) to remediate any significant health risk if hazardous chemicals are detected at a toxic level in the soils. Such mitigation options shall include, but shall not be limited to, the following:
- Remove any contaminated soil and haul to a State Certified landfill; and/or
 - Cap the area of contaminated soil with material appropriate for the specific type of chemical, taking into account its rate of absorption and toxic level.
- 64) The Subdivider shall also provide a plot plan approved by the Planning Director incorporating the mitigation measures identified in Phase II of the Environmental Assessment, as necessary to avoid public health risks due to existing, on-going agricultural operations adjacent to the proposed industrial or commercial areas in compliance with mitigation measures 4.11-1 and 4.11-2.

CALTRANS CONDITIONS (Previously approved):

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Attachment D.
PC Resolution

RESOLUTION No. 2020-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL
APPROVING TIME EXTENSION #21-0014 FOR TRACT MAP #00941**

WHEREAS, an Request for Time Extension #21-0014 was filed by Kilmainham Holdings, LLC for a final one-year time extension for Tract Map #00941; and,

WHEREAS, on January 19, 1999 the Board of Supervisors approved Tentative Tract Map #00941; and

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

WHEREAS, pursuant to Government Code Section 66452.6(e), Time Extension #21-0014 qualifies for the 1-year statutory extensions; and

WHEREAS, the Planning Commission has considered evidence presented by the Imperial County Planning and Development Services Department and has heard, received and considered all oral and written protests, objections and evidence presented by interested parties at a public hearing held with respect to this item on June 9, 2021; and

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #21-0014 for a final one-year time extension under Government Code Section 66452.6(e), subject to the conditions listed under Tract Map #00941.

Rudy Schaffner, Chairman
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on June 9, 2021 by the following vote:

AYES:
CONF. CALL:
NAYS:
ABSENT:

ATTEST:

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

Attachment E.
Comment Letters

Maria Scoville

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Friday, April 16, 2021 1:51 PM
To: Maria Scoville
Cc: Joe Hernandez
Subject: RE: Request for Review and Comment Letter for EXT21-0014 for TR00941

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.

RECEIVED

APR 16 2021

From: Maria Scoville [mailto:mariascoville@co.imperial.ca.us]
Sent: Friday, April 16, 2021 10:38 AM
To: Jesus Escobar; Esperanza Colio; Adam Crook; Matt Dessert; Monica Soucier; John Ray; Guillermo Mendoza; Margo Sanchez; Carlos Ortiz; Sandra Mendivil; Andrew Loper; Rosa Lopez; Jeff Lamoure; Mario Salinas; Ijcervantes@iid.com; Donald Vargas - IID; mvasquez@calexico.ca.gov; ddale@calexico.ca.gov; smoorhouse@chp.ca.gov; Maurice Eaton - CALTRANS DIST 11; Roland.lira.estrada@cbp.dhs.gov; hhaines@augustinetribe.com; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; 'frankbrown@gmail.com'; Quechan Historic Preservation ; wmicklin@leaningrock.net; Quechan Indian Tribe ; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov; Robert Malek
Cc: Diana Robinson; Michael Abraham; Jim Minnick; Carina Gomez; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto; Valerie Grijalva
Subject: Request for Review and Comment Letter for EXT21-0014 for TR00941

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Good morning commenting agencies,

Please see attached Request for Comments Packet for the Gateway of the Americas **EXT21-0014 for TR00941/APN 059-210-045-0000**. Comments are due by **April 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 Diana Robinson, Planner III (442)265-1736 ext. 1751 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Maria Scoville
Office Assistant III
ICPDS – 442-265-1736
mariascoville@co.imperial.ca.us

PLEASE BE AWARE THAT DUE TO THE COVID-19, we are extremely short staffed and are experiencing longer zoning review and plan check processing times on all permit applications (including inspections). We do apologize for any inconvenience this may cause.

Diana Robinson

From: Mario Salinas
Sent: April 20, 2021 8:01 AM
To: Maria Scoville
Cc: Diana Robinson; Michael Abraham; Jim Minnick; Carina Gomez; John Robb; Kimberly Noriega; Rosa Soto; Valerie Grijalva
Subject: RE: Request for Review and Comment Letter for EXT21-0014 for TR00941

Good morning Ms. Scoville,

Pertaining to EXT21-0014 for TR00941, Division of Environmental Health does not have any objections/comments at this time.

Thank you,

Mario Salinas, MBA

Environmental Health Compliance Specialist I
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org



The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Maria Scoville <mariascoville@co.imperial.ca.us>

Sent: April 16, 2021 10:38 AM

To: Jesus Escobar <JesusEscobar@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; ljcervantes@iid.com; Donald Vargas - IID <DVargas@IID.com>; mvasquez@calexico.ca.gov; ddale@calexico.ca.gov; smoorhouse@chp.ca.gov; Maurice Eaton - CALTRANS DIST 11 <Maurice.Eaton@dot.ca.gov>; Roland.lira.estrada@cbp.dhs.gov; hhaines@augustinetribe.com; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; 'frankbrown@gmail.com' <frankbrown@gmail.com>; Quechan Historic Preservation <historicpreservation@quechantribe.com>; w Micklin@leaningrock.net; Quechan Indian Tribe

Kimberly Noriega

From: Margo Sanchez
Sent: Friday, April 23, 2021 8:30 AM
To: ICPDSCCommentLetters; Maria Scoville; Diana Robinson
Subject: 210423-Request for R&C-EXT21-0014 for TR00941

Good morning Ms. Robinson,

The Agricultural Commissioner's office has reviewed your request for R&C-EXT21-0014 for TR00941 at 1851 E. Carr Road, Calexico and has No Comment for this project.

Best regards,
Margo



Margo E. Sanchez
Deputy Agricultural Commissioner/Sealer
Imperial County
agcom.imperialcounty.org
442.265.1500

RECEIVED
APR 23 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



April 26, 2021

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

SUBJECT: Time Extension 21-0014—Gateway of the Americas

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review Time Extension 21-0014 Gateway of the Americas regarding Tract Map No. 941, et al. ("Project") located at 1851 East Carr Road in Calexico, California, and also identified as Assessor's Parcel Number 059-210-045-000.

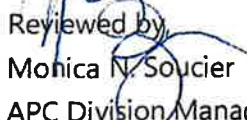
While the Air District has no comment on the Tract Map itself, the Air District requests that it receive a copy of the Recorded Map.

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



April 26, 2021

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

RECEIVED

APR 26 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Time Extension 21-0014—Gateway of the Americas

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