

Final Conditions of Approval
for
Imperial Center Tract Map #954
(APN: 054-240-027-001)

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 herein is deferred, or unless the implementation of the condition's requirement is to be implemented at a later date and is secured with an acceptable surety. The term "Developer" shall mean the current owner(s), or any developer (current or future) or any assignee, etc.

1. 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.²
2. As proposed the map may be recorded in multiple phases. This map and each portion or phase thereof shall fully implement all mitigation measures delineated in the mitigated Negative Declaration whether re-stated herein or not.²
3. To the extent the subdivision abuts or may abut another Parcel or Tract Map or phase thereof, the final engineering design and implementation may need to be adjusted in order for the alignment of streets, connections and alignments of water and sewer and other infrastructure systems to work correctly. To that end, the County of Imperial 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).²
4. The Developer shall pay any and all amounts as determined by the County of Imperial 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 tract map shall record until all fees (costs) related to this map, the Mitigated Negative Declaration etc. are paid in full.²
5. 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 of Imperial.²
6. The Developer shall provide and dedicate to County all easements for both the primary infrastructure as well as the non-primary infrastructure.²
7. All "off-site" improvement plans shall be reviewed and approved by the County of Imperial Department of Public Works in cooperation with the State of California Department of Transportation, and where applicable the Heber Public Utilities District, prior to any construction. To the extent feasible, the County Standards shall govern. In the event of a dispute that cannot be resolved by staff, this matter may be brought back to the Planning Commission for resolution.²

8. All interior road improvements shall meet required standards of the County of Imperial.²
9. All improvement plans including lot grading, infrastructure to be submitted to the County Department of Public Works for review and approval prior to construction. In performing the review, County standards shall govern.²
10. All parcels shall have premise identification numbers clearly posted on the curb and the residence, per Uniform Fire Code 1988, (or latest edition) Section 10.208(a). Premise numbers shall be at least six inches (6") in height and of contrasting color to the background or internally illuminated.² The numbers will be assigned by Planning Department, however developer shall provide an autocad digital (map) copy to the department showing all lot numbers.
11. 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.²
12. All right-of-ways are to be cleared of any surface and subsurface structures.²
13. All easements of record must be shown on the Final Tract Map.²
14. All solid and hazardous wastes shall be disposed of in an approved solid waste disposal site in accordance with existing County, State, and Federal regulations.²
15. 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 Department of Air Pollution Control for review and approval prior to any construction for the first phase of Tract Map recordation. A copy shall be on file with the County of Imperial.²⁵
16. All improvements required for Phase 1 development and/or any subsequent phases as shown on the Tentative Map shall be constructed, or in lieu thereof, security provided prior to recordation of the Tract Map, and shall be in conformance with the County of Imperial Ordinances.²
17. The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the tract map.²

18. A minimum 200 feet buffer zone shall be established and maintained to mitigate any potential significant impact upon agricultural land along both the eastern and northern boundaries.¹
19. A six foot high solid block wall shall be constructed along the backside of buildings adjacent to the eastern boundary and located closer than 200 feet from the property line.¹
20. A landscaping plan shall be provided to the Planning/Building Department, County of Imperial for review and approval at each phase of the project prior to the issuance of building permits.²
21. All improvements shall be consistent with the development standards of the Specific Plan and must be reviewed and approved by the County Planning Department.²
22. The Subdivider shall provide a full soils report for the site, including the addressing of seismic hazard. Implement the design of foundation systems according to the soil engineer's recommendation. Any and all construction shall meet the latest Uniform Codes and provide foundation roadbeds and other structures susceptible to expansive soils to the recommendation of the soils report.¹²
23. Prior to the recordation of the first and any subsequent phase of the projects tract maps the County shall provide through a letter, from the County Engineer signed under penalty of perjury, that the entire project can be serviced.
24. Prior to the first phase of Tract Map No. 954 a Public Utility District shall be formed to mitigate all impacts the project will have on the current level of services (capacity) for the community and the project's projected impacts to these services (fire, sheriff, roads, water & sewer) and to maintain the associated infrastructure (water, sewer, roads, lighting, landscaping, waste, etc...) developed for the project. The District shall be formed to the satisfaction of the Planning Director.²
25. Through the Public Utility District, a contract with a County approved solid waste hauler shall be established.¹⁶
26. The Developer shall be responsible for, participate in, and commit necessary resources to assure that all infrastructure(s) necessary is installed in the sequence and at the time required in order to implement the tract map.²

AIR QUALITY CONDITIONS

27. Prior to the operation of the facility the Developer shall meet all requirements of the Imperial County Air Pollution Control District (APCD) and shall obtain all required permits and approvals from APCD, as required (an "Authority to Construct", the

“Permit to Operate” and Air Quality Mitigation Measures) and provide to the Imperial County Planning and Development Services Department all approved permits.¹⁵

28. The Developer shall install all air pollution equipment as required by APCD and ensure that all vehicles used in the facilities (on-site vehicles, transport trucks, and other applicable motorized equipment) shall be in compliance with all local, state and federal clean air laws and regulations at all times.¹⁵
29. The Developer shall pay Imperial County Air Pollution District (APCD) mitigation fees in the amount of \$1,561,737.60 as an off-set for mobile emissions. This in-lieu fee will aid in the lowering of the mobile emissions to zero by assisting APCD in purchasing equipment or offsets to reduce mobile emissions. APCD calculates this one-time fee as follows:

$$126.6 \text{ tons/year} \times \$12,336 \text{ per ton} = \$1,561,737.60$$

This fee shall be paid in four installments of \$390,434.40 prior to the Certificate of Occupancy at each phase of the project or as agreed to by the APCD. As an alternative to the in lieu mitigation fee, the Permittee may chose to mitigate the mobile emissions to zero with mitigation measures acceptable to APCD. Moreover, the amount of in lieu fee may be changed by action of the Imperial County APCD prior to payment.¹⁵

30. The proposed project shall implement applicable requirements under APCD Regulation VIII. According to the APCD CEQA Handbook, “the standard mitigation measures for construction equipment and fugitive PM10 control for construction activities should be implemented at all construction sites, as appropriate and feasible, regardless of the size.¹⁵
31. The Developer shall contribute a fair share to fund alternative fueling infrastructure (i.e fueling stations for CNG, LPG, conductive and inductive electric vehicle charging, etc.) as determined by APCD.¹⁵
32. The Developer shall contribute a fair share to subsidize alternative incentive programs as determined by APCD.¹⁵
33. The Developer shall install and/or contribute money to develop new bike lanes in accordance with the Imperial County Bicycle Master Plan as accepted by Public Works.¹⁵
34. A minimum of 100 feet shall be paved from the property line for commercial driveways that access County paved roads as per County Standard Commercial Driveway Detail 410B (formerly SW-131A).⁵

35. On-site bicycle parking and shower/locker facilities shall be provided to encourage employees to bike and/or walk to work.^{1,5}
36. On-site eating, refrigeration and food vending facilities shall be provided to reduce lunchtime trips.^{1,5}
37. Buildings shall be constructed as to increase their energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increase attic, wall or floor insulation, etc).^{1,5}
38. Street tree and shade tree planting shall be increased in parking lots to reduce evaporative emissions form parked vehicles (beyond that which is required in the Land Use Ordinance).^{1,5}
39. To increase the project's energy efficiency the applicant shall:^{1,5}
 - a. Use roof materials with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
 - b. Use built-in energy efficient appliances.
 - c. Install double-paned windows.
 - d. Use low energy parking lot and street lights and low energy traffic signals.
 - e. Install high efficiency gas/electric space heating.
40. All construction equipment:
 - a. Shall be maintained in proper tune in accordance with APCD rules.
 - b. Only ARB certified diesel fuel applicable powered construction equipment and vehicles that meet ARB's 1966 or newer certification standards shall be used.^{1,5}
 - c. Diesel oxidation catalyts (DOC), catalyzed diesel particulate filers (CDPF) or other APCD approved emission reduction retrofit devices shall be installed on construction equipment.^{1,5}
41. To mitigate fugitive PM-10 emissions at the site 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 Department of Air Pollution Control for review and approval prior to any construction for the first phase of Tract Map recordation. A copy shall be on file with the County of Imperial. As part of the dust mitigation plan the Developer shall:^{1,25}
 - a. Pre-water the project site for 48 hours prior to clearing and grubbing
 - b. Reduce the amount of disturbed area where possible
 - c. Water the site and stock piles daily.
 - d. Pre-moisten and cover haul trucks.
 - e. Sweep streets at the end of each day and wash-off trucks and equipment leaving the site.

- f. Use water trucks to maintain dust control, increase the frequency intervals when winds exceed 15 mph.
- g. Apply chemical soil stabilizers or water to form surface soil crusts on disturbed areas and stock piles.
- h. Apply non-toxic binders to exposed areas after cut and fill operations and hydroseed areas.
- i. Plant grown cover in disturbed areas as soon as possible.
- j. All roadways, driveways, sidewalks, etc. shall be paved and building pads laid as soon as possible
- k. Constriction vehicle traffic speed limit shall be 15 mph
- l. Install wheel washers, rumble gates, provide a gravel pad or pave the area where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.

BIOLOGICAL CONDITIONS

- 42. Pre-construction surveys shall be undertaken no more than 30 days before earth disturbance (grading) at each construction phase of the project to assess whether owls are nesting on the site. The surveys shall be conducted as close to the actual construction initiation date to each phase as possible and shall be consistent with regulations set forth by the California Department of Fish and Game (CDFG) and/or the US Fish and Wildlife Service (USFWS) regulations.^{1,9}
- 43. No construction shall be allowed within 75 meters (250') of an active on- or off-site burrowing owl nest. Prior to any earth moving, all on-site burrows need to be evaluated by an experienced Burrowing Owl biologist and confirmed as unoccupied by owls before being graded. Closure of nest burrows ("Passive relocation") shall not be permitted at any time. Active relocation shall only be permitted upon approval by the USFWS and CDFG.^{1,9}
- 44. The Developer shall comply with any other mitigation measures required by the USFWS and/or CDFG, including, but not limited to purchasing mitigation lands or conservation easements, swapping land, and/or providing artificial nest burrows.^{1,9}

DRAINAGE CONDITIONS

- 45. The Developer shall provide a fully engineered grading and drainage study/plan to provide for property grading and erosion control. The plan shall include the prevention of sedimentation or damage to all site properties and storm water retention for a 100-year storm event. The plan shall also identify potential impacts to the Imperial Irrigation District's drainage system and mitigation measures to such impacts. The study/plan shall be submitted to the Public Works Department, Environmental Health Services Department, and the Imperial Irrigation District for

- review and approval and the developer shall implement the approved plan prior to recordation of the tract map.¹²
46. The retention basin 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 County of Imperial and the County Department of Environmental Health Services. This basin shall also be designed to avoid accumulation of nuisance water and debris and shall be simple to maintain. All stormwater retention basins shall be built to provide access for maintain vehicles, but secured to prevent unauthorized vehicles from entering the basin. The park/retention basin and the primary retention pond/park shall be maintained through the Public Utility District.^{1,26}
 47. Drainage system shall be designed, constructed, and maintained to ensure the elimination of nuisance water.¹²
 48. The basin shall be fully landscaped (to the approved landscape plan) at 50% of construction of basin and at completion of the basin. The landscape shall be maintained by developer until responsibility is assumed by Heber Public Utilities District.¹²
 49. All drainage structure designs must be reviewed and approved by the Public Works Department prior to construction. A nuisance water drainage plan shall be submitted and reviewed/approved by the Department of Public Works before any map is recorded.¹²
 50. Storm water runoff from the retention basin shall be discharged to the Imperial Irrigation District Drain through a controlled structure or structures as designed by a licensed engineer. A Soils Report shall be prepared and approved by both the County of Imperial and the Imperial Irrigation District, with any mitigation measures incorporated in the design and construction of all on-site improvements including roads, foundations and other components.²³
 51. The storm drain retention basin shall be connected by a 12-inch pipe to a manhole (located outside of the IID right-of-way), with a one-way flapper valve for drainage into the Alder Drain in accordance with IID project development standards.⁷
 52. Prior to recordation of the first tract map the Developer shall prepared a complete Storm Water Pollution Prevention Plan acceptable and approved by the Regional Water Quality Control Board, the County Public Works Department and all applicable County and State agencies. All impacts shall be addressed and mitigation measures shall be incorporated into the Plan.²³
 53. The Developer shall provide to the Public Works Department a letter from Imperial Irrigation District that they will accept surface drainage from this project.²

54. The delivery gate structure at Alder Canal Delivery 28 and Sump S-229 shall be abandoned with sign-offs from the landowner to the satisfaction of the IID.⁷
55. Underground drainage from non-agricultural lands shall be prohibited. The tile drain system (TD-064) shall be cut and plugged as part of the grading and drainage plan.⁷
56. Access to the Alder Canal and Alder Drain service roads from Heber Road and Abatti Road shall be maintained by the Developer to the satisfaction of the IID. All easements from the Imperial Irrigation District shall be noted on the final map. Any encroachment by the development onto Alder Canal, Alder Drain, Sump S-229 and/or any other IID rights-of-way shall require an encroachment permit from the IID.⁷
57. The Developer shall underground Alder Canal and Alder Drain or comply with an alternative to the satisfaction of the IID.⁷
58. The storm water retention basin and all drainage facilities shall include inward and outward structures, said ponds and structures shall be maintained by a public utility district.²
59. The minimum finished floor elevations for all structures shall comply with the County's Land Use Ordinance, with a minimum 6 inches above the 100 - year frequency storm event or storm track. All pad elevations and 100-year storm levels shall be shown on the final improvement drawings.²
60. Road drainage shall be designed to insure the 100 - year frequency storm shall be contained within the right-of-way with at least one 12 feet minimum width driveway open to emergency vehicles. A minimum 12-inch diameter storm drain shall be installed from the retention basin to reduce nuisance water at the intersection.¹²

ROAD AND STREET CONDITIONS

61. All road improvements recommended by the traffic study shall be made.¹²
62. Yourman Road shall be relocated as determined necessary by the County's Department of Public Works and Caltrans. Yourman Road shall be placed a minimum of 125 meters away from the future ramp intersection at SR 111. Sufficient right-of-way shall be dedicated to Caltrans to allow for future construction of the interchange.¹²
63. Internal traffic systems shall be installed as designated within the plan and as required by the County's Department of Public Works and Caltrans.¹²

64. The Developer shall contribute a fair share to the improvements of Highway 111 as determined by Caltrans.¹²
65. Heber Road shall be widened to five lanes prior to Phase D (2010-2015) from Scaroni Road on the west to the east edge of the project. This will provide the necessary capacity at the Highway 111 intersection and the project driveways.¹²
66. An additional southbound left turn lane and a northbound right turn lane shall be installed on Heber Road to accommodate 2010 traffic.¹²
67. A traffic signal shall be installed at Yourman and Heber Road prior to the addition of Phase D (2010-2015) traffic. The signal shall be coordinated with the signal on Highway 11 to avoid backups on Heber Road. The Developer shall be responsible for the entire cost of the signal.¹²
68. The Heber Road/SR 111 intersection shall be widened and improved to provide the following lane geometry:¹²
 - Westbound: 2 left turn lanes, 2 through lanes, & 1 right turn lane (with overlap phase);
 - Northbound: 2 left turn lanes, 2 through lanes, & 1 right turn lane (with overlap phase);
 - Eastbound: 2 left turn lanes, 2 through lanes, & 1 right turn lane (with overlap phase);
 - Southbound: 2 left turn lanes, 2 through lanes, & 1 right turn lane with overlap phase).
69. The Developer shall contribute a fair share towards the planned widening of SR 111 to 6 lanes.¹²
70. Left turns to/from Yourman Road onto Heber Road shall be prohibited.¹²
71. An additional through lane on both the eastbound and westbound directions of Heber Road at Yourman Road (west) shall be provided.¹²
72. A plan shall be put into place in the future to realign Yourman Road south of Heber Road so that it is aligned opposite the planned realigned Yourman Road north of Heber Road.¹²
73. The Heber Road/Yourman Road (east) realigned intersection shall be signalized and widened to provide the following lane geometry:¹²
 - Westbound: 1 left turn lane & 2 through lanes (with overlap phase);
 - Northbound: 2 left turn lanes & 2 through lanes;
 - Southbound: 2 left turn lanes, & 1 right turn lane (with overlap phase).

74. The southbound approach of Heber Road/Yourman Road (east) shall be designed such that dedicated northbound and southbound through lanes could be provided once Yourman Road south of Heber Road is realigned opposite Yourman Road north of Heber Road.¹²
75. Dual southbound left-turn lanes and a dedicated westbound right-turn lane with an overlap phase shall be provided.¹²
76. Certificates of occupancy are not to be issued until the McCabe Rd/Highway 111 intersection is reopened by Caltrans.¹²
77. The Developer shall contribute a fair share towards the signalization, and the associated geometric improvements, of the SR 111 and McCabe Road intersection.¹²
78. Dedicated left-turn, through and right-turn lanes shall be provide on the westbound approach at McCabe Road/SR 111.¹²
79. The Developer shall contribute a fair share towards the future signalization of the Heber Road/Bowker Road intersection, and the associated geometric improvements. At project build-out, left turn lanes will be needed for northbound and southbound traffic at this intersection.¹²
80. The Developer shall contribute a fair share towards the future signalization of the McCabe Road/Bowker Road intersection, and the associated geometric improvements.¹²
81. Clear signage shall be provided that indicates that access to SR 111 is available via Abatti Road to Yourman Road to McCabe Road. It is important to have a viable access point to the project other than the Heber Road/Yourman Road intersection.¹²
82. Yourman Road shall be constructed as a 4-lane Major Collector (meeting the Imperial County right-of-way and improvement standards at time of the road development) between Heber Road and Abatti Road.¹²
83. Abatti Road shall be constructed along the project frontage as a 4-lane Major Collector (meeting the Imperial County right-of-way and improvement standards at time of the road development).¹²
84. Heber Road shall be constructed along the project frontage as a 6-lane Prime Arterial meeting the Imperial County right-of-way and improvement standards at time of the road development).¹²

85. The design of all intersections and roadways shall be in accordance with Caltrans Standard Drawings, Imperial County Road Improvement Standards, City of Calexico Standards and the latest editions of MUTCD and AASHTO Green Book.¹²
86. Transit turnouts with direct pedestrian access to protect or improve transit stop amenities shall be provided.^{1,5}
87. On-site circulation design elements shall be implemented in parking lots to reduce vehicle queuing and improve the pedestrian environment.^{1,5}
88. Pedestrian signalization and signage shall be provided to improve pedestrian safety.^{1,5}
89. Each parcel created or affected by this map shall abut a maintained public road and/or have legal and physical access to that public road.²
90. Developer shall bear the cost for road name signs, regulatory signs and stop signs. Signs are to be constructed and installed by the Department of Public Works and billed to subdivider. A cost estimate shall be provided to Developer by Public Works prior to any signs being installed.²
91. The Developer shall provide irrevocable offers of right-of-way, or actual right of way as for all public utility easements, as deemed necessary by the County of Imperial.²
92. The Developer shall provide irrevocable offers of right-of-way, or actual right of way as deemed necessary by the County of Imperial for all proposed roadways as shown on the Tentative Tract Map for all Phases.²
93. All project streets will be designed to meet the County of Imperial's minimum street standards or requirements.²
94. All project streets shall be at a minimum of two travel lanes plus parking² in each side. These streets shall have continuous and contiguous curb/sidewalks.²
95. All road improvements shall conform to the County of Imperial Standards, and shall be no less than two lanes pursuant to the road classification in the County Ordinance. All phased roads must provide temporary turnarounds with minimum radius adequate for fire and emergency vehicles.²

WATER AND SEWER CONDITIONS

96. Temporary on-site septic systems shall be prohibited.^{1,6}
97. Potable water under pressure shall be provided to each lot. This shall be obtained with one of the three water treatment facility options listed below and in the Specific Plan:^{1,6}
- A. As Option 1, the Developer shall construct both an onsite water treatment and wastewater treatment facilities.
- a. The Imperial Center Specific Plan area shall be annexed into the Heber Public Utility District service area.
 - b. The water treatment and wastewater treatment facilities shall be located in the northern portion of the project site.
 - c. The water treatment and wastewater treatment facilities shall be constructed and operated in accordance with local, state, and federal regulations and approvals.
 - d. The water treatment facility shall be constructed to be able to have a 200,000 gallons per day (gpd) maximum potable water use.
 - e. Water Treatment plant shall at a minimum consist of:
 - Treatment facility, with two water ponds (total volume of 874,528 gallons),
 - 600,000 gallon potable water storage tank,
 - Peak fire capacity: 2,000 gallons per minute for a four hour duration plus domestic.
 - Potable water pumps: 2,000 gallons per minute at 80 psi.
 - Raw water irrigation pumps: 200 gallons per minute at 60 psi.
- B. As Option 2, Heber Public Utility District shall provide both potable water and wastewater treatment services.
- a. The Imperial Center Specific Plan area shall be annexed into the Heber Public Utility District service area.
 - b. Extend single project specific sewer and water lines to the Imperial Center project.
 - c. The water treatment and wastewater treatment facilities shall be located in the northern portion of the project site.
 - d. Install eight inch water line and a twelve inch sewer line to be constructed in accordance with local, state, and federal regulations and approvals.
 - e. Water Treatment plant shall at a minimum consist of:
 - Install two pump stations, one for both the water and sewer. It would not include a looped infrastructure water lines
 - Install a 800,000 gallon potable water storage tank.

- C. As Option 3, Heber Public Utility District shall provide both potable water and wastewater treatment services.
- a. The Imperial Center Specific Plan area shall be annexed into the Heber Public Utility District service area.
 - b. Extend single project specific sewer and water lines to the Imperial Center project.
 - c. This would be a looped water infrastructure system.
 - d. Prior to recordation of the First Phase Tract Map, the developer shall provide a copy of the most current service capacity study as prepared by a licensed engineer for HPUD. The analysis shall at a minimum identify the facility capacity to meet its existing needs, already approved projects, and all developable lands within the Heber Utilities Service Area.
 - e. Developer shall provide adequate (as determined by the County Engineer) supply of potable water, obtained from the Heber Public Utilities District, under pressure to each lot.
 - f. Provide hydraulic calculations for all waterlines to County Department of Public Works and Heber Public Utilities District for review and approval.
 - g. If determined necessary by Heber Public Utilities District the Developer shall install a lift station and a forced main to convey wastewater from the Subdivision to the nearest HPUD line, acceptable to State, County and HPUD Standards
 - g. The Developer shall install a water main from the nearest location acceptable to the Heber Public Utility District to the development. Both on-site and off-site water mains shall be installed to HPUD standards.
98. Provide hydraulic calculations for all waterlines to County Department of Public Works and Heber Public Utilities District for review and approval.²
99. Any required County or additional on-site Water treatment system and Wastewater treatment system(s) shall meet the requirements of the State and County Health standards.²
100. Water and sewer lines inside and outside the subdivision boundary must be within dedicated easements.²
101. The Developer shall provide detailed engineering plans for all water lines, sewer lines and all dry utility systems for review and approval by the County of Imperial.²
102. The Developer shall construct water and sewer lines to grade, location design and size, as approved by the County of Imperial.²

FIRE CONDITIONS

103. The Developer shall install fire hydrants and fire protection systems to specifications approved by the Imperial County Fire Department, the Uniformed Fire Code (UFC), and with all costs borne by the Developer.²⁴ All work shall meet 1997 UFC requirements.
104. The Developer shall provide to the County Fire Office of Emergency Services and the Department of Public Works hydraulic calculations for fire flow. The calculations shall be for the furthest hydrant in the project.²⁴
105. Fencing shall be provided around the entire retention basin, and shall have locatable gates, with jurisdiction to “locking” gate with HPUD.

1	Environmental Mitigation
2	County of Imperial
3	Regional Water Quality Control Board
4	County Fire Department/OES
5	Ag/APCD
6	Environmental Health Services
7	Imperial Irrigation District
8	Traffic Impact Analysis
9	Fish and Game Department

**MINUTE ORDER
OF
IMPERIAL COUNTY
BOARD OF SUPERVISORS**

Date: April 10, 2007	Book: 344	Page: 164	File #: 1710.2	M.O.#: 19 a b c
Department: PLANNING & DEVELOPMENT SERVICES			2nd Page:	

THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, on a motion by Supervisor : WYATT , second by Supervisor : LEIMGRUBER and approved by the following roll call vote;

AYES : CARRILLO, GROGAN, WYATT, LEIMGRUBER

NAYES : NONE

ABSTAINED : NONE

EXCUSED OR ABSENT : MARUCA

RECEIVED

APR 20 2007

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PUBLIC HEARING

Upon conclusion of a public hearing to consider the adoption of Imperial Center Specific Plan (SP #02-0001, Zone Change #07-0003 and Tract #00954); the Board approved the following actions:

- a. Approved the Mitigated Negative Declaration by finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project.
- b. Made the de minimus findings as recommended by the June 15, 2006 EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.3 of the Fish and Game Code. [The de minimus fee of \$1,850, as set forth in Section 711.4 of the Fish and Game Code, for a mitigated Negative Declaration shall be paid by the project proponent to the County Clerk at the time of the filing of the Notice of Determination.]
- c. Made the findings as attached (see attachments).

Topic: Imperial Center Specific Plan	X-Topic: Findings					
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%; vertical-align: top;"> CC: <input checked="" type="checkbox"/> File <input type="checkbox"/> Ag. Comm <input type="checkbox"/> Assessor <input checked="" type="checkbox"/> Auditor <input type="checkbox"/> Behavioral Health </td> <td style="width: 25%; vertical-align: top;"> <input checked="" type="checkbox"/> CEO <input type="checkbox"/> County Clerk <input type="checkbox"/> County Counsel <input type="checkbox"/> District Attorney <input type="checkbox"/> Facilities Manag. </td> <td style="width: 25%; vertical-align: top;"> <input type="checkbox"/> Fire/OES <input type="checkbox"/> HR - Risk <input type="checkbox"/> Info/Tech <input type="checkbox"/> OET <input checked="" type="checkbox"/> Planning </td> <td style="width: 25%; vertical-align: top;"> <input type="checkbox"/> Probation <input type="checkbox"/> Public Health <input type="checkbox"/> Public Works <input type="checkbox"/> Sheriff-Coroner <input type="checkbox"/> Social Services </td> <td style="width: 10%; vertical-align: top;"> <input type="checkbox"/> Other... </td> </tr> </table>		CC: <input checked="" type="checkbox"/> File <input type="checkbox"/> Ag. Comm <input type="checkbox"/> Assessor <input checked="" type="checkbox"/> Auditor <input type="checkbox"/> Behavioral Health	<input checked="" type="checkbox"/> CEO <input type="checkbox"/> County Clerk <input type="checkbox"/> County Counsel <input type="checkbox"/> District Attorney <input type="checkbox"/> Facilities Manag.	<input type="checkbox"/> Fire/OES <input type="checkbox"/> HR - Risk <input type="checkbox"/> Info/Tech <input type="checkbox"/> OET <input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Probation <input type="checkbox"/> Public Health <input type="checkbox"/> Public Works <input type="checkbox"/> Sheriff-Coroner <input type="checkbox"/> Social Services	<input type="checkbox"/> Other...
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THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, on a motion by Supervisor : WYATT , second by Supervisor : CARRILLO and approved by the following roll call vote;

AYES : CARRILLO, GROGAN, WYATT, LEIMGRUBER

NAYES : NONE

ABSTAINED : NONE

EXCUSED OR ABSENT : MARUCA

d. Approved Specific Plan #02-0001.

RECEIVED

APR 20 2007

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Topic: Imperial Center Specific Plan		X-Topic: Specific Plan #02-0001		
CC:	<input checked="" type="checkbox"/> File	<input checked="" type="checkbox"/> CEO	<input type="checkbox"/> Fire/OES	<input type="checkbox"/> Probation
	<input type="checkbox"/> Ag. Comm	<input type="checkbox"/> County Clerk	<input type="checkbox"/> HR - Risk	<input type="checkbox"/> Public Health
	<input type="checkbox"/> Assessor	<input type="checkbox"/> County Counsel	<input type="checkbox"/> Info/Tech	<input type="checkbox"/> Public Works
	<input checked="" type="checkbox"/> Auditor	<input type="checkbox"/> District Attorney	<input type="checkbox"/> OET	<input type="checkbox"/> Sheriff-Coroner
	<input type="checkbox"/> Behavioral Health	<input type="checkbox"/> Facilities Manag.	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Social Services
				<input type="checkbox"/> Other...

**MINUTES OF
MARCH 14, 2007**

I. The Imperial County Planning Commission convened a meeting at 9:00 a.m. on March 14, 2007, in the Board of Supervisors Chambers, El Centro, California. Commissioners Schaffner, Cole, Cabanas, Torres, Niver, Herrera, Kalin and Roben were present. (Commissioner Gaddis and Godinez were absent).

II. Minutes of February 28, 2007, were approved as presented (motion made by Commissioner Kalin and seconded by Commissioner Torres, and carried on the affirmative vote of all Commissioners present.

PUBLIC HEARINGS:

1. With regard to the public hearing to consider Conditional Use Permit #07-0002 as submitted by Hector & Maria Munoz proposing to install a manufactured home as a second dwelling on property described as Lot 16, Lucky Subdivision Tract 885, Township 16 South, Range 15 East, SBB&M, Assessor's Parcel Number 054-290-037-000, (254 Gillett Road, El Centro), (Supervisory District #2). The Commission took the following action:

a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Niver and carried on the affirmative vote of all Commissioners present, To make the finding that the project is exempt from CEQA under Government Code Section 15303, and that no further environmental documentation is necessary; Make the finding that the Conditional Use Permit #07-0002 is consistent with applicable Zoning and Building Ordinances; and to Approve Conditional Use Permit #07-0002 subject to the conditions.

2. With regard to the public hearing to consider Conditional Use Permit #06-0039 as submitted by Mike Mamelli (Glamis Dunes Storage) proposing a sixteen (16) phased recreational storage facility with caretaker's residence, two (2) security residences with a Park Model, water well office with handicap facilities and dump stations. The Applicant also proposes to sell propane and wood within a 24-hour security system on property described as the North side of State Highway 78, West of the Union Pacific Railroad tracks in Glamis, directly across State Highway 78 from the Glamis Beach Store; portion of the West ½ of the Northeast ¼ of the West ½ of Tract 37, Township 13 South, Range 18 East, SBB&M, Assessor's Parcel Number 039-310-026-000, (5379 E. Highway 78, Glamis), (Supervisory District #5). The Commission took the following action:

a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Cabanas and carried on the affirmative vote of all Commissioners present. To Certify the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on December 14, 2006, through implementation of the Mitigation Measures; Make the De Minimus findings as recommended at the December 14, 2006, EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes; Make the findings; and to Approve Conditional Use Permit #06-0039, subject to all the conditions, and authorize the Planning & Development Services Department to sign the CUP contract upon receipt from the Permittee.

3. With regard to the public hearing to consider Conditional Use Permit #05-0006 as submitted by Salvador Sandoval proposing a truck parking facility that would allow for the parking of vehicles, trailers and trucks on property described as Lots 2, 3, 4 P.E. Carr Subdivision, portion of Section 2, Township 17 South, Range 14 East, SBB&M, Assessor's Parcel Number 059-020-016-000 & 059-020-022-000, (280 East Cole Road, Calexico), (Supervisory District #1). The Commission took the following action:

a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Niver and carried on the affirmative vote of all Commissioners present. To Certify the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on May 25, 2006; Make the finding as recommended by the May 25, 2006 EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code; Make the findings; and to Approve Conditional Use Permit #05-0006, subject to all conditions and authorize the Planning & Development Services Department to sign the CUP upon receiving a signed copy from Permittee.

4. With regard to the public hearing to consider Lot Merger #00087 as submitted by Salvador Sandoval proposing the merger of two parcels creating one parcel of approximately 31± Acres to be used for a truck parking facility on property described as Lots 2, 3, 4 P.E. Carr Subdivision, portion of Section 2, Township 17 South, Range 14 East, SBB&M, Assessor's Parcel Number 059-020-016-000 & 059-020-022-000, (280 East Cole Road, Calexico), (Supervisory District #1). The Commission took the following action:

a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Cole and carried on the affirmative vote of all Commissioners present. To Make the finding that the project is exempt from CEQA under government Code Section 15305, and that no further environmental documentation is necessary; Make the finding that the Lot Merger #00087 is consistent with applicable Zoning and Building Ordinances; Make the findings; and to Approve Lot Merger #00087, subject to the conditions.

5. With regard to the public hearing to consider Time Extension 07-0002 for Parcel Map #02375 as submitted by Michael Tsoucalas requesting a time extension for Parcel Map #02375 for the subdivision of a 3.82 acre parcel into two (2) 1.91 acre parcels in the R-3 (High Density Residential) Zone on property described as west 490 ft of blocks 5, Crabtree add, Townsite of Seeley, Assessor's Parcel Number 051-150-008-000, (2022 New River Blvd, Seeley), (Supervisory District #3). The Commission took the following action:

a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Torres and carried on the affirmative vote of all Commissioners present, to Approve the Twelve-Month Time Extension for Parcel Map 02375 from February 23, 2007 to February 23, 2008 subject to the original February 23, 2005, Planning Commission Approval; Find that this extension will be the first extension of Parcel Map 02375 subject to County Ordinance Section 90803.5 and the subdivision map act Section 66463.5; Find that the Time Extension does not raise or create any new environmental impacts not already considered in the previously approved Negative Declaration and is therefore exempt from further environmental review under Section 15162 of the California Environmental Quality Act.

6. With regard to the public hearing to consider Specific Plan #02-0001 as submitted by Suilo Investment Corporation proposing the Imperial Center Specific Plan on a 77-acre property. The Plan calls for an outlet center with retail shops, a movie theater, food court, and hotel. The Plan also calls for a travel center/gas station on property described as the northeast corner of Heber Road and State Route 111; A Portion of Tract 48, Section 26, Township 16 South, Range 14 East, SBB&M, Assessor's Parcel Number 054-240-027-000, (422 East Heber Road, Heber), (Supervisorial District #5). The Commission took the following action:

- a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Cabanas and carried on the affirmative vote of all Commissioners present, to Approve the Mitigated Negative Declaration by finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because Mitigation Measures have been added to the project; Make the De Minimus findings as recommended by the 06/15/2006, EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes; Make the findings; and to recommend that the Board of Supervisors Approve the Imperial Center Specific Plan.

7. With regard to the public hearing to consider Zone Change #07-0003 as submitted by Suilo Investment Corporation proposing a Change of Zone from "A-2" (Medium Agriculture) to "ICC" (Imperial Center Commercial) to develop the Imperial Center an approximately 77 acre parcel into a multi-use commercial center on property described as northeast corner of Heber Road and State Route 111; A Portion of Tract 48, Section 26, Township 16 South, Range 14 East, SBB&M, Assessor's Parcel Number 054-240-027-000, (422 East Heber Road, Heber), (Supervisorial District #5). The Commission took the following action:

- a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Torres and carried on the affirmative vote of all Commissioners present. To Approve the Mitigated Negative Declaration by finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because Mitigation Measures have been added to the project; Make the De Minimus findings as recommended by the 06/15/2006, EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes; Make the findings; and to recommend that the Board of Supervisors approve Zone Change #07-0003.

8. With regard to the public hearing to consider Tract Map #00954 as submitted by Suilo Investment Corporation proposing the Imperial Center Specific Plan and Tentative Tract Map on a 77-acre property. The Plan calls for an outlet center with retail shops, a movie theater, food court, and hotel. The Plan also calls for a travel center/gas station on property described as northeast corner of Heber Road and State Route 111; A Portion of Tract 48, Section 26, Township 16 South, Range 14 East, SBB&M, Assessor's Parcel Number 054-240-027-000, (422 East Heber Road, Heber), (Supervisorial District #5). The Commission took the following action:

- a. Adopted the motion made by Commissioner Kalin, and seconded by Commissioner Cabanas and carried on the affirmative vote of all Commissioners present, to Approve the Mitigated Negative Declaration by finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because Mitigation Measures have been added to the project; Make the De Minimus findings as recommended by the 06/15/2006, EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes; Make the findings; and to recommend that the Board of Supervisors approve Tract Map #00964.
9. Public comments, reports and discussion items.
10. Meeting adjourned until April 11, 2007.

Rudy Schaffner, Chairman



JURG HEUBERGER, Secretary
Imperial County Planning Commission

**PUBLIC NOTICE
REGARDING NEGATIVE & MITIGATED NEGATIVE DECLARATION**

The Imperial County Environmental Evaluation Committee met on June 15, 2006 to review the below-mentioned projects. The Committee found that the projects received a Mitigated Negative Declaration and Negative Declaration. A copy of the complete project description, findings and supporting data is available for public review from 8:30 a.m. to 4:30 p.m., Monday through Friday at the Imperial County Planning & Development Services Department, 801 Main Street, El Centro, California.

(Mitigated Negative) Assessment #03-0047: Applicant: Development Design & Engineering have submitted Specific Plan #02-0001 & Tract Map #00954 on behalf of Suilo Investment Corporation the Imperial Center Specific Plan and Tentative Tract Map on a 77-acre area. The Plan calls for an Outlet Center with retail shop, Movie Theater, food court, and Hotel. The Plan also calls for a Travel Center/Gas Station on property described as North east corner of Heber Road and State Route 111; A Portion of Tract 48, Section 26, Township 16 South, Range 14 East, SBB&M, Assessors Parcel Number 054-240-027-001, (422 East Heber Road, Heber), (Supervisorial District #5), [Jim Minnick, Planning Division Manager at (760) 482-4236, extension 4278].

(Negative) Assessment #06-0018: Applicant: Sprint Nextel c/o Strategic Real Estate Services has submitted Conditional Use Permit #06-0012, proposing a wireless communications facility for Nextel network, consisting of a faux palm tree of 87 feet in height with 15 panel type antennas, one microwave antennas of 6-ft. diameter, and associated equipment shelter measuring 20' x 11.5' x10.5' in height abutting the faux tree on property described as the Northeast ¼ of the Northeast ¼ of Section 10, Township 15 South, Range 12 East, SBB&M, Assessors Parcel Number 034-250-019-001, (3086 Kutz Road, Imperial), (Supervisorial District #3), [Patricia Valenzuela, Planner II at (760) 482-4236, extension 4320].

JURG HEUBERGER, Chairman
Environmental Evaluation Committee