

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: October 9, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00AM / No. 2

PROJECT TYPE: Skylark Energy LLC
Lot Merger (MERG) #00161 SUPERVISOR DIST. #4

LOCATION: 1225 South Marina Drive APN(s): 014-231-006, 007, 008, 009 & 010

Salton City, CA 92274 PARCEL SIZE: ±1.64 ac

GENERAL PLAN (existing) West Shores/Salton City Urban Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) C-2 (Medium Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 10/09/2024

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

Imperial Irrigation District, County Executive Office, Coachella Valley Water District, Torres Martinez Desert Cahuilla Indians

REQUESTED ACTION:

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

1. FIND THAT LOT MERGER #00161 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT MERGER #00161 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT MERGER #00161, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department

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

Jim Minnick, Director of ICPDS

S:\AllUsers\APN\014\231\006\MERG00161\PC\MERG00161 PROJECT REPORT.docx

STAFF REPORT
Planning Commission Meeting
October 9, 2024
Lot Merger (MERG) #00161

Applicant: **Skylark Energy, LLC**
 Ahmad Ghaderi
 1031 Rosecrans Avenue
 Fullerton, CA 92883

Project Location:

The proposed project site consists of five (5) lots located at 1225 S. Marina Dr, Salton City, CA 92274; and further identified as Assessor's Parcel Number(s) 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000 and 014-231-010-000; legally described as Lots 06, 07, 08, 09 and 10 from Block 24 Tract 573 FM 59, respectively; Township 10 South, Range 10 East, of the West Shores/Salton City Urban Area Plan, in an unincorporated area of the County of Imperial, State of California.

The proposed project area is bounded by South Marina Drive on the North and by Service Road on the East. It is approximately 120 feet from Highway 86 (CA-SR 86), and 10 miles south of the Riverside-Imperial County Line.

Project Summary:

The applicant proposes a merger between five (5) continuous lots identified under Assessor's Parcel Number(s) 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000 and 014-231-010-000 to create a single and larger lot. This proposed merged lot is intended for a potential future commercial development. The future development project includes an 8,026-square-foot convenience store with a drive-thru, as well as facilities for both auto and truck fueling.

Water and sewer to the newly merged lot would be provided via existing water and sewer service lines from both the Coachella Valley Water District and the Salton Community Services District, respectively.

Physical access to the proposed merged lot would continue to be via South Marina Drive.

Existing Parcels:

- "Parcel A" (014-231-010) – ±0.72 Acres
- "Parcel B" (014-231-009) – ±0.23 Acres
- "Parcel C" (014-231-008) – ±0.23 Acres
- "Parcel D" (014-231-007) – ±0.23 Acres
- "Parcel E" (014-231-006) – ±0.23 Acres

Total: ±1.64 Acres

Proposed Merged Parcel Size:

- Parcel A+B+C+D+E= ± 1.64 Acres

County Ordinance:

Lot Merger (MERG) #00161 is consistent with the Imperial County Land Use Ordinance Title 9, Division 8 (Subdivision Ordinance), Section 90808.00 "Lot Mergers Initiated by Property Owner".

Land Use Analysis:

Under the Imperial County General Plan, the land use designation for both parcels are Urban "West Shores/Salton City Urban Area Plan" and the zoning is C-2 (Medium Commercial) per Zoning Map #64 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County's General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
North	Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
South	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
East	Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan
West	Vacant/Commercial	C-2 (Medium Commercial)	West Shores/Salton City Urban Area Plan

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00161 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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

1. Find that Lot Merger (MERG) #00161 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Merger (MERG) #00161 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00161, subject to the attached conditions.

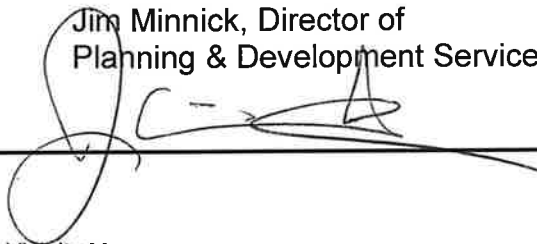
PREPARED BY: Luis Bejarano, Planner I
Planning & Development Services



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



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

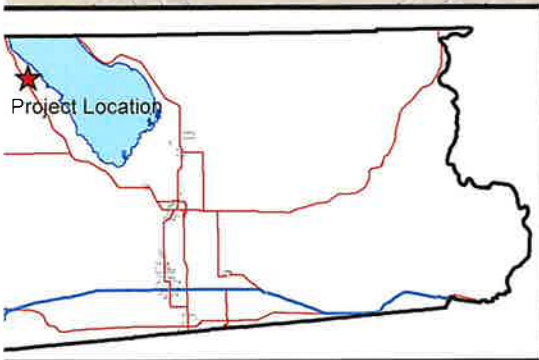
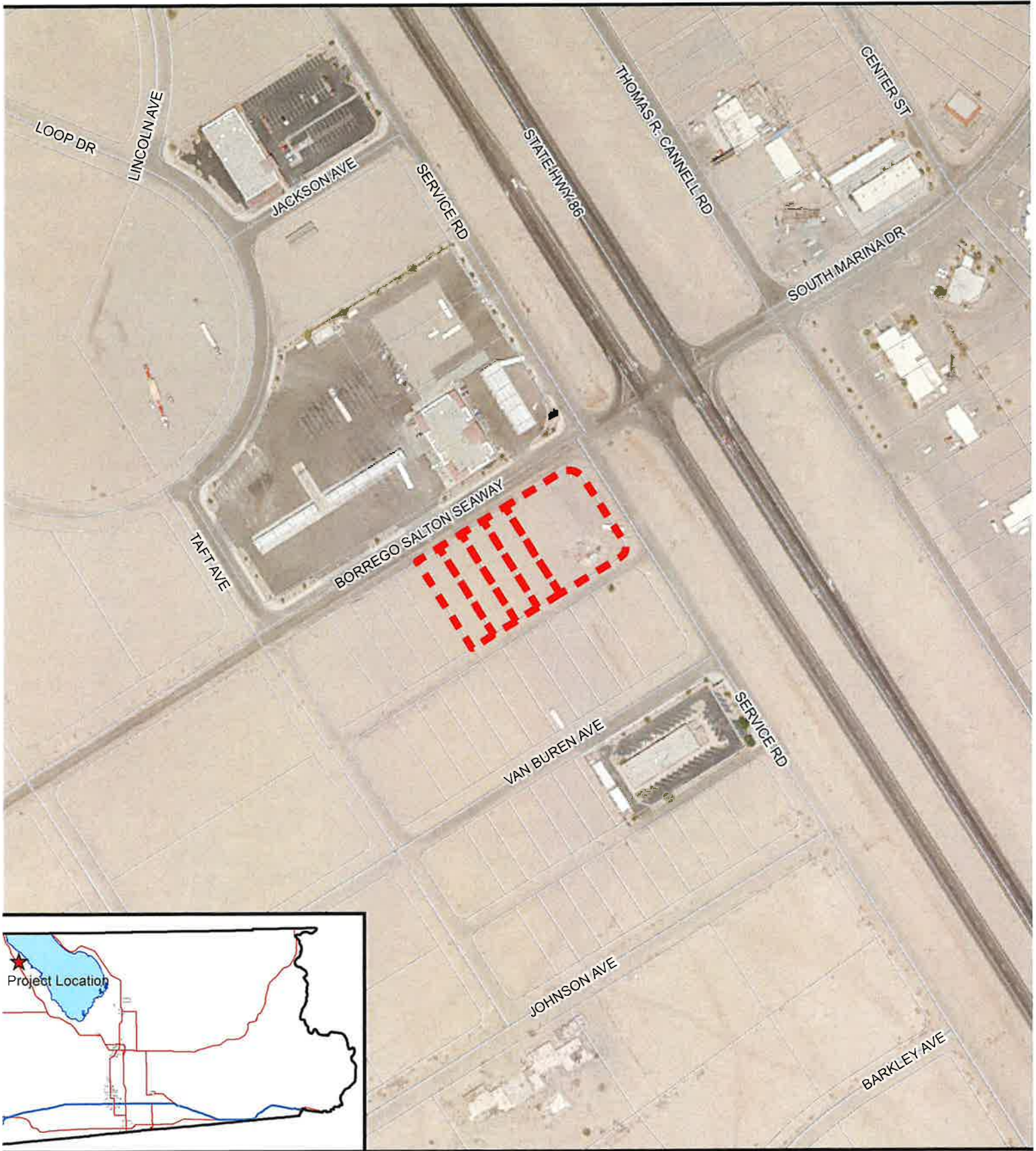


ATTACHMENTS:




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

ATTACHMENT "A" - VICINITY MAP

PROJECT LOCATION MAP



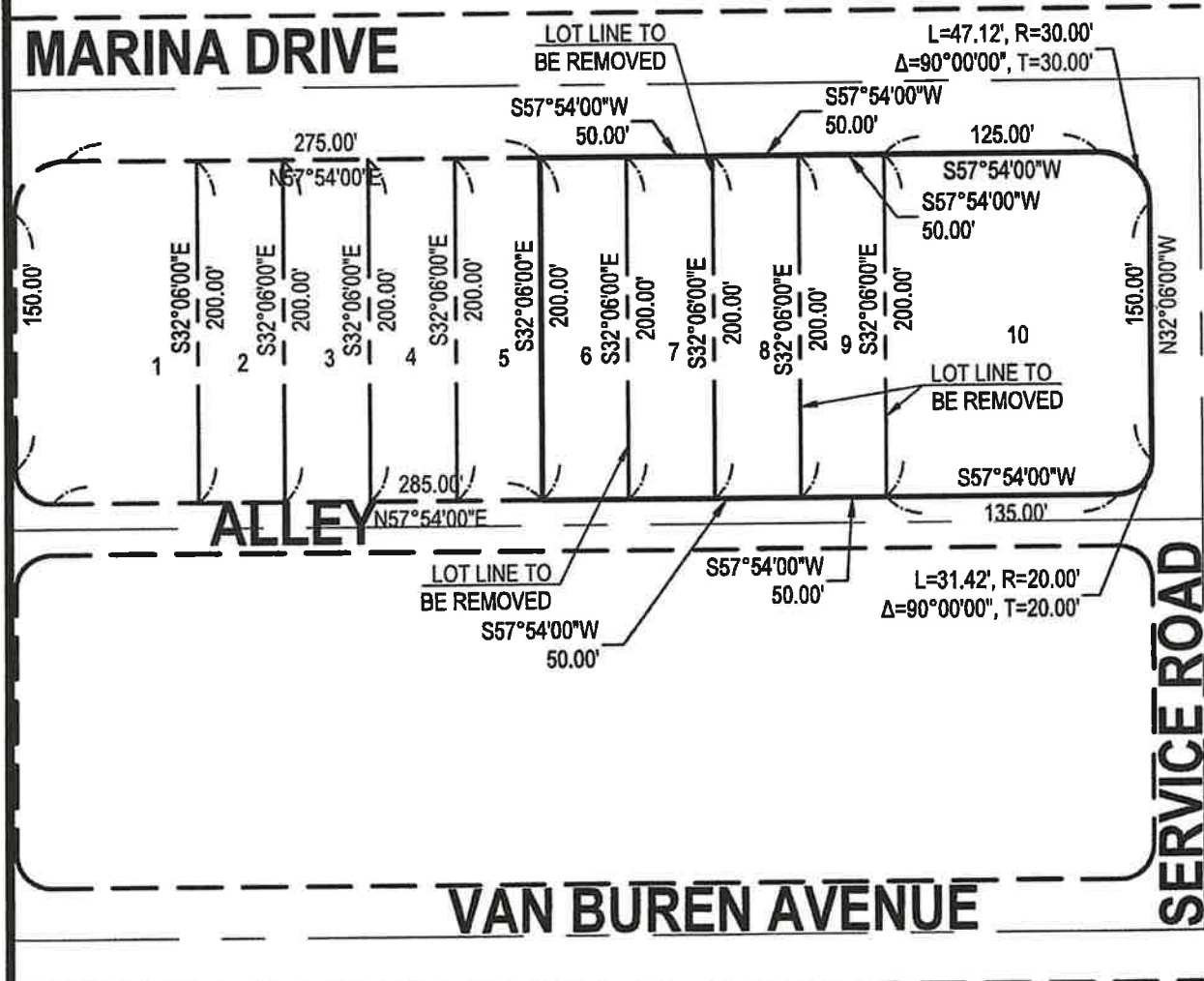
SKYLAR ENERGY LLC
MERG #00161
APN 014-231-006, -007, -008,
-009 AND -010-000

-  Project Location
-  Centerline
-  Parcels



ATTACHMENT “B” – SITE PLAN

**EXHIBIT B
LOT MERGER**



SCALE: 1" = 100'

Waber Consultants
 PLANNING CIVIL ENGINEERING SURVEYING
 19210 S VERMONT AVE., GARDENA, CA 90248
 P (424) 344-2464 F (562) 372-3282



INC

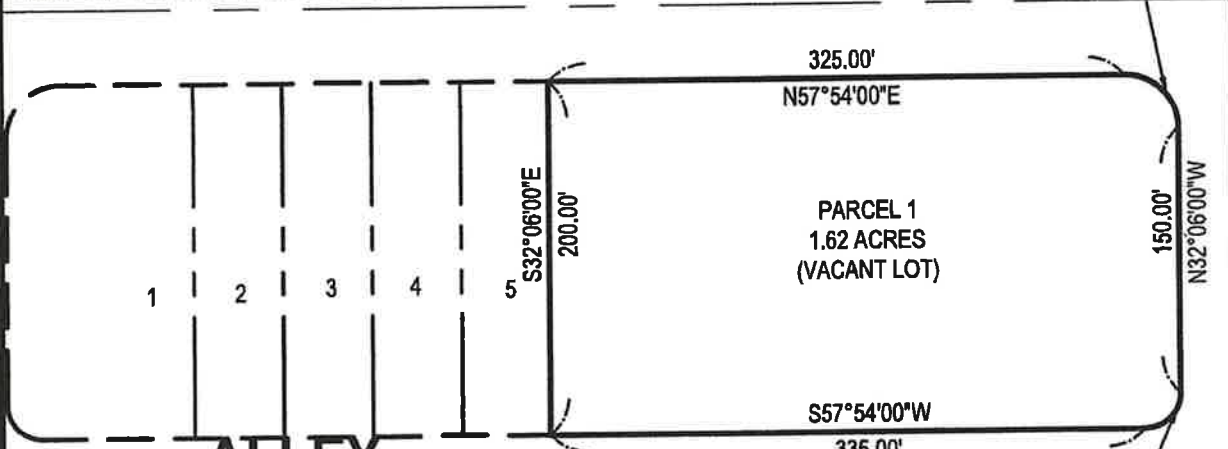


JOB NO. **23005**
 DATE: 7/17/2024

EXHIBIT C
LOT MERGER

MARINA DRIVE

L=47.12', R=30.00'
 $\Delta=90^{\circ}00'00''$, T=30.00'



PARCEL 1
1.62 ACRES
(VACANT LOT)

ALLEY

SERVICE ROAD

VAN BUREN AVENUE

L=31.42', R=20.00'
 $\Delta=90^{\circ}00'00''$, T=20.00'



SCALE: 1" = 100'

Waber Consultants

PLANNING CIVIL ENGINEERING SURVEYING

19210 S VERMONT AVE., GARDENA, CA 90248

P (424) 344-2464 F (562) 372-3282



JOB NO.
24028
DATE: 7/17/2024

ATTACHMENT “C” – PC RESOLUTIONS

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00161” FOR SKYLARK ENERGY, LLC.

WHEREAS, Skylark Energy, LLC submitted an application for Lot Merger #00161 to combine five (5) lots to create a single and larger lot for a potential future commercial development at this site. The future development project, which is not part of this merger application, includes an 8,026 foot convenience store with drive thru, auto fueling and truck fueling within the West Shores/Salton City Urban Area Plan; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on October 9, 2024; and,

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

SECTION 1. The Planning Commission has considered the proposed Lot Merger prior to approval. The Planning Commission finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Merger #00161 have been made as follows:

A. Are the lots or parcels contiguous?

The five (5) parcels are contiguous, and the proposed lot merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00.

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

MERG #00161 is zoned as C-2 (Medium Commercial) per the West Shores /Salton City Urban Area Plan under the Imperial County Land Use Ordinance Title 9 and conforms to both State Law and County of Imperial Ordinance.

- C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.**

The lots are consistent with the Subdivision Map Act and County Ordinance. All five (5) subject lots were created through Final Map (FM) #5-9 – Tract Map #573, Lots 06, 07, 08, 09 & 10 of Block 24.

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

The five (5) parcels are contiguous, and the proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00 and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

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

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this comprehensive lot merger is to combine five (5) continuous lots to create a single and larger lot. This newly consolidated lot is intended for a potential future commercial development within the West Shores/Salton City Urban Area Plan.

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

Access to the adjoining lots will not be restricted by the lot merger. If approved, the newly merged parcel will continue to have access via South Marina Drive.

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

The lot merger does not conflict with the location of any existing structures on the property, as the lots in question are currently vacant.

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

The merger will not create new lots. The five (5) commercial parcels will be combined to create a larger one.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00161, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **October 9, 2024**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D” – CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00161

APN(s) # 014-231-006, 014-231-007, 014-231-008, 014-231-009 and 014-231-010

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or

expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

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

3. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
4. The lot merger shall be reflected in a deed, which shall be recorded.¹
5. As per the West Shores Urban Area Plan, any future commercial development shall comply with the maximum floor area ratio of not greater than 2:1, while meeting all development standards and setbacks.

1 - Imperial County Department of Public Works comment letter dated September 05, 2024.

**ATTACHMENT “E” – APPLICATION AND
SUPPORTING DOCUMENTATION**

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME Skylark Engery LLC	EMAIL ADDRESS cravaliya@gmail.com	
2. MAILING ADDRESS 1031 Rosecrans Avenue, Fullerton, CA	ZIP CODE 92883	PHONE NUMBER 909-562-6388
3. ENGINEER'S NAME A&S Engineering Inc	CAL. LICENSE NO. EMAIL ADDRESS ahmadg@asengineer.com	
4. MAILING ADDRESS 28405 Sand Canyon Road, #B, Canyon County, CA	ZIP CODE 91387	PHONE NUMBER 661-250-9300
5. PROPERTY "A" (site) ADDRESS 1211, 1215, 1217, 1221, 1225 S Marina Drive, Thermal, CA	LOCATION SWC of Borrego Salton Sea Way & Service Road	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 014-231-006-000; 007-000, 008-000, 009-000, & 0010-000	SIZE OF PROPERTY (in acres or square foot) (1211=.72 ac)(1215=.23 ac)(1217=.23 ac)(1221=.23 ac)(1225=.23 ac) Total size of all 5 parcels is 1.64 ac	
7. EXISTING USE Vacant Land	<i>See attached</i>	CURRENT ZONE <i>See attached</i>
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Legal Descriptions are attached.		
9. PROPERTY "B" (site) ADDRESS	LOCATION	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s)	SIZE OF PROPERTY (in acres or square foot)	
11. EXISTING USE		CURRENT ZONE
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary)		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <i>The lot merger is necessary for a new commercial development at this site. The development will feature a 9,026 sq Convience Store with drive-thru, auto fueling, and truck fueling.</i>		
14. PROPOSED MERGED PARCEL SIZE 1.64 acres	PROPOSED USE Commercial - Fuel Station	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	Sewer is available from CVWD
16. DESCRIBE PROPOSED WATER SYSTEM	Water is available from CVWD
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	Access to the site is available through Borrego Salton Sea Way and Service Rd
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

Chandresh Ravaliya
Print Name (owner)

Date

Chandresh Ravaliya 6/21/24

Ahmad Ghaderi
Print Name (Agent)

Date

6/21/24

Signature (Agent)

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

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: _____
 APPLICATION DEEMED COMPLETE BY: _____
 APPLICATION REJECTED BY: _____
 TENTATIVE HEARING BY: _____
 FINAL ACTION: APPROVED DENIED

DATE 7/30/24
 DATE _____
 DATE _____
 DATE _____
 DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.
 P. W.
 E. H. S.
 A. P. C. D.
 O. E. S.

MERG#
00161

INSTRUCTIONS

(MINIMUM REQUIREMENTS)

1. MUST SHOW SHAPE AND ALL DIMENSIONS OF PARCELS.
2. MUST SHOW ALL EXISTING STRUCTURES AND LOCATION, BOTH ABOVE AND BELOW GROUND.
3. MUST SHOW ALL UTILITIES INCLUDING: SEPTIC TANK, LEACH FIELDS, SERVICE DROP LINES, WATER LINES, GAS LINES, ETC.
4. MUST SHOW DIMENSION(S) BETWEEN STRUCTURE(S) TO PROPERTY LINE AND BETWEEN SEPTIC SYSTEM AND STRUCTURE.
5. MUST SHOW ADJACENT ACCESS ROADS AND DRIVEWAY.
6. MUST HAVE A NORTH ORIENTATION SYMBOL.
7. MUST HAVE APPLICANT'S NAME.
8. MUST SHOW ASSESSOR'S PARCEL NUMBER, LEGAL DESCRIPTION AND PROPERTY SIZE.
9. MUST SHOW PROPOSED LOT MERGER. THIS MUST BE SHOWN AS DASHED AND LABELED PROPOSED LOT MERGER WITH DIMENSIONS FROM EXISTING LOT LINE.
10. MAP MUST BE DRAWN TO SCALE ON A MINIMUM OF 8" X 11" SIZE PAPER.
11. MUST SHOW ALL EASEMENTS, RIGHT-OF-WAYS, ETC.

CAUTION: INCOMPLETE OR INACCURATE MAPS OR APPLICATION WILL RESULT IN THE APPLICATION BEING REJECTED.

Lot Merger Application – Attachment

Property	Address	APN	Parcel Size	Zone	Existing Use
Property A	1211 Marina Drive Thermal, CA 92274	014-231-010-000	0.72 ac	C-2	Vacant Land
Property B	1215 Marina Drive Thermal, CA 92274	014-231-009-000	0.23 ac	C-2	Vacant Land
Property C	1217 Marina Drive Thermal, CA 92274	014-231-008-000	0.23 ac	C-2	Vacant Land
Property D	1221 Marina Drive Thermal, CA 92274	014-231-007-000	0.23 ac	C-2	Vacant Land
Property E	1225 Marina Drive Thermal, CA 92274	014-231-006-000	0.23 ac	C-2	Vacant Land

Tax Area Code
82-003

14-23

POR. TRACT 573
FM 5-1

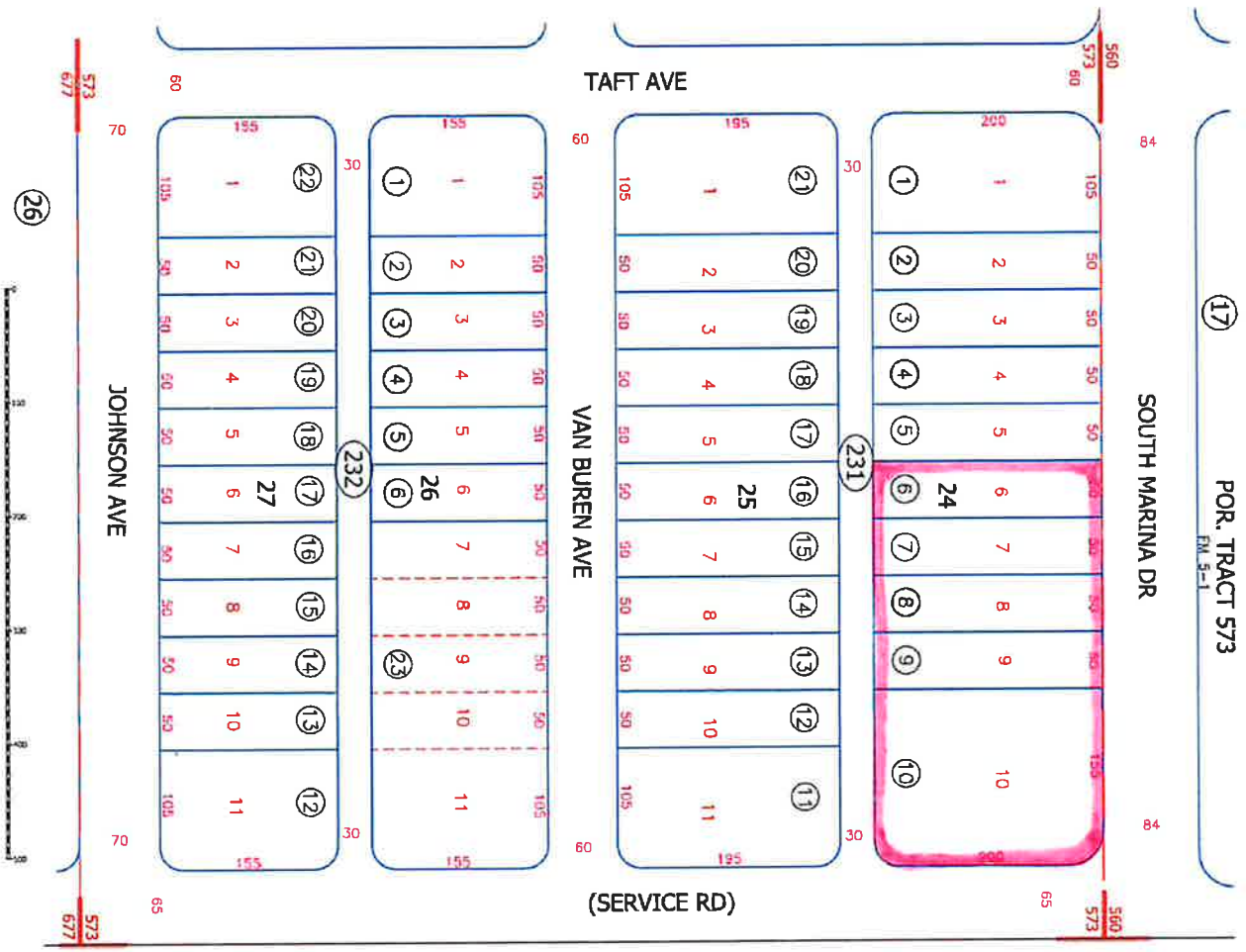
SOUTH MARINA DR



Bk 15
Pg 26

STATE HWY 86

Assessor's Map Bk. 14-Pg. 23
County of Imperial, Calif.



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. 8/79X, CODE SEC. 327)

3-7-12 MF
11-12-09 MF
4-3-06 LC
7-23-73 BD

EXHIBIT A

LEGAL DESCRIPTION - CERTIFICATE OF PARCEL MERGER NO..

PARCEL 1:

LOTS 6 TO 10, INCLUSIVE, BLOCK 24, TRACT 573, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 5, PAGE 1 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER AND ALL MINERAL DEPOSITS, ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE; AND FURTHER RESERVING THE RIGHT TO DRILL FOR AND EXTRACT SUCH DEPOSITS OF OIL AND GAS, OR GAS, AND TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS OF OTHER MINERALS, AS RESERVED BY THE STATE OF CALIFORNIA IN PATENT RECORDED FEBRUARY 19, 1952 AS INSTRUMENT NO. 37 IN BOOK 832, PAGE 409 OF OFFICIAL RECORDS.



Waber Consultants
PLANNING CIVIL ENGINEERING SURVEYING
19210 S VERMONT AVE., GARDENA, CA 90248
P (424) 344-2464 F (562) 372-3282



INC

JOB NO.
24028
DATE: 7/17/2024

ATTACHMENT “F” – COMMENT LETTERS



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

Follow Us:



www.facebook.com/ImperialCountyDPW/



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

September 5, 2024

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

Attention: Luis Bejarano, Planner I

SUBJECT: LM 161 – Skylark Energy, LLC;
located on 71225 S. Marina Dr, Salton City, CA 92274
APN's 014-231-006, 007, 008, 009 & 010.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on August 13, 2024 for the above mentioned project. The applicant proposes a comprehensive lot merger between five continuous lots to create a single and larger lot for a new commercial development at this site.

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

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot merger shall be reflected in a deed, which shall be recorded

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

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

RECEIVED

By Imperial County Planning & Development Services at 1:28 pm, Sep 05, 2024



AIR POLLUTION CONTROL DISTRICT

September 9, 2024

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

RECEIVED

SEP 09 2024

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: Lot Merger 00161 – Skylark Energy LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 24-0017. The Project proposes merging five continuous lots to create a single lot for the commercial development of an 8026 sqft convenience store with drive thru, with auto and truck fueling. The project is located at 1225 S Marina Dr, Salton City and is also identified with Assessor's Parcel Numbers 014-231-006, -007, -008, -009, & -010.

The Air District informs the applicant that the development of a fuel dispensing facility will require an Air District permit. Prior to beginning construction of the facility (during the building permit process), the applicant must submit an application along with the project design and specifications for engineering review of the project to adequately determine the permitting requirements of the project.

The Air District also reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

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

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations> and construction documents can be found at <https://apcd.imperialcounty.org/engineering>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,


Ismael Garcia
Environmental Coordinator


Reviewed by
Monica Soucier
APC Division Manager

MERG 00161 – Skylark Energy LLC



IID

A century of service.

www.iid.com

Since 1911

August 14, 2024

Mr. Luis Bejarano
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 3:59 pm, Aug 14, 2024

SUBJECT: Lot Merger No. 00161 in Salton City, CA

Dear Mr. Bejarano:

On August 13, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00161. The applicant, Skylark Energy, LLC, proposes to merge five (5) lots located at 1225 S. Marina Drive, Salton City, California (APNs 014-231-006-000, -007-000, -008-000, -009-000 and -0010-000) to create a single parcel for commercial development that will feature a 8,026 sq. ft. convenience store with drive-thru and auto and truck fueling.

The IID has reviewed the application and has the following comments:

1. For electrical service for the future development of the resulting parcel, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at (760) 339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available for download at the IID website <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
5. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
6. When a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Paul Rodriguez – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

COUNTY EXECUTIVE OFFICE

Miguel Figueroa
County Executive Officer
miguelfigueroa@co.imperial.ca.us
www.co.imperial.ca.us




County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

RECEIVED

By Imperial County Planning & Development Services at 8:01 am, Sep 24, 2024

September 23, 2024

TO: Luis Bejarano, Planning and Development Services Department

FROM: Rosa Lopez-Solis, Executive Office 

SUBJECT: Updated Comments – Skylark Energy, LLC - APN 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000, 014-23-010-000

The County of Imperial Executive Office is providing comments on the Skylark Energy, LLC project - APN 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000, and 014-231-010-000. The Executive Office would like to inform the developer of the conditions and responsibilities that will apply if the applicant seeks approval of a future commercial development beyond the merger of the five contiguous lots. Prior to the issuance of any grading permit the following shall be completed and submitted:

- At developers cost, the County Executive Office shall hire a third-party consultant to produce a Fiscal and Economic Impact Analysis & Job and Employment Analysis (FEIA & JEIA) prior to project issuance of any grading permit.
- Sales Tax Condition. The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the **County of Imperial, Jurisdictional Code 13998**. The permittee will provide the County of Imperial a copy of the CDTFA account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits.
- Construction/Material Budget: Prior to a grading permit, the permittee will provide the County Executive Office a construction materials budget: an official construction materials budget or detailed budget outlining the construction and materials cost for the processing facility on permittee letterhead.

Should there be any concerns and/or questions, do not hesitate to contact me.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

May 13, 2024

VIA MAIL AND EMAIL GERARDOQUERO@CO.IMPERIAL.CA.US

Gerardo Quero
Imperial County Planning
and Building Department
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 8:49 am, Aug 21, 2024

Dear Mr. Quero:

Subject: Imperial County Planning and Development Services
Pre-Application Review, Independent Gas Station
APN's 014-231-010, -009, -008, -007, -006, -005, -004, -003, -002, & -001

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Imperial (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective.

The project is located within the service area of CVWD for the provision of domestic water service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, and other facilities. The developer may be required to construct/install

Gerardo Quero
Imperial County Planning
and Building Department
May 13, 2024
Page 2

these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Director of Engineering

TH:sb\WP\Eng\Dev Svcs\2024\May\DRL PZ 24-15749 Independent Gas Station
File: 0163.1, 0421.1, 0721.1, 1150.21
Geo. 10-10-30-1
PZ 24-15749



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

August 26, 2024

Luis Bejarano, Planner I
Imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 3:34 pm, Aug 27, 2024

Re: Lot Merger #0161

Mr. Bejarano:

Our office has reviewed the documents pertaining to MERG#00161 for applicant Skylark Energy LLC, a company proposing a lot merger between five continuous lots to create a single and larger lot for a new commercial development at this site, featuring an 8,026 SF convenience store with drive thru, auto fueling, and truck fueling, to be located at 1225 S. Marina Dr., Salton City, CA 92274 (APN's 014-231-006-000, 007-000, 008-000, 009-000, 010-000).

Should the project require movement of plant material into Imperial County for landscaping purposes, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed. Please contact CDFA Nursery Services Program for requirements regarding movement of cannabis nursery stock and nursery license.

Please refer to the handouts attached. The handouts will explain the need for the applicant to register their point-of-sale systems and scales (if applicable) with our office, determining what type of scale(s) if any required by their operations and the regulations involving labeling/signage for the retail motor fueling station. Please be advised that any commercial weighing and measuring devices such as retail motor fuel dispensers are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis.

If you or the applicant have any questions, please feel free to contact our office at (442) 265-1500.

Regards,

A handwritten signature in cursive script that reads "Jolene Dessert".

Jolene Dessert



Excerpts from Petroleum Products Labeling Regulations

Extracted from Business & Professions Codes ("BPC") CHAPTER 14. Fuels and Lubricants [§ 13400 - 13620] and CHAPTER 14.5. Service Stations [§13650 - 13660] as well as California Code of Regulations ("CCR") CHAPTER 7. Advertising of Gasoline and Other Motor Vehicle Fuels [§4200 – 4207]

ARTICLE 8 & 9 – PRICE INDICATIONS & LABELING

Deceptive, False, or Misleading Statements: Unfair Trade Practices (BPC § 13413)

- (a) It is unlawful for any person or other legal entity to make any deceptive, false, or misleading statement by any means whatever regarding quality, quantity, performance, price, discount, or saving used in the sale or selling of any commodity regulated pursuant to this chapter.
- (b) The following misleading, unfair, or deceptive acts or practices committed or permitted by any person offering for sale any product that is regulated by this chapter are also a violation of this section:
- (1) Misrepresenting the brand, grade, quality, or price of a motor vehicle fuel or lubricant.
 - (2) Using false or deceptive representations or designations in connection with the sale of motor vehicle fuels or lubricants.
 - (3) Advertising motor vehicle fuels or lubricants or services and not selling them as advertised.
 - (4) Advertising motor vehicle fuels or lubricants of a designated brand, grade, trademark, or trade name not actually sold or available for sale.
 - (5) Making false, deceptive, or misleading statements concerning conditions of sale or price reductions.
 - (6) Representing that the consumer will receive a rebate, discount, or other economic benefit and then failing to give that rebate, discount, or other economic benefit.
 - (7) Except as otherwise permitted, selling a grade of motor vehicle fuel at more than one price and advertising only the lower price without advertising each of the higher prices in equal size numerals on the same advertising medium.
 - (8) Placing letters, words, figures, or numerals on any advertising medium offering for sale any goods or merchandise, other than motor vehicle fuel, if the advertising medium may be construed by any reasonable person as advertising a price of motor vehicle fuel.
 - (9) Forging or falsifying any records or documents required by this chapter or knowingly keeping, using, or displaying the false or forged records or documents.

Display Of Price Sign On Dispensing Apparatus: Contents Of Sign (BPC § 13470)

- (a) A person shall not sell at retail to the general public, any motor vehicle fuel from any place of business in this state unless there is displayed on the dispensing apparatus in a conspicuous place at least one sign or price indicator showing the total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 of all motor vehicle fuel sold therefrom. The total price per gallon, liter, or other unit of measurement shall include applicable fuel taxes and all sales taxes.
- (b) (1) A person shall not sell at retail to the general public, any compressed natural gas for use as a motor vehicle fuel from any place of business in this state unless there is displayed and labeled on the dispensing apparatus in a conspicuous place "Gasoline gallon equivalent."
- (2) A person shall not sell at retail to the general public, any liquefied natural gas for use as a motor vehicle fuel from any place of business in this state unless there is displayed and labeled on

the dispensing apparatus in a conspicuous place "Diesel gallon equivalent."

(c) When a discount is offered from a dispenser computing only at a higher price, at least one sign or label shall be conspicuously displayed on the dispenser indicating that the dispenser is computing at the higher price and indicating the amount of the discount per unit of measurement in letters and numerals not less than one-half inch high.

(d) If motor vehicle fuel is sold by unit of measurement other than gallon, that unit shall be conspicuously displayed on the side of the dispensing apparatus from which service can be made.

Placement of Signs (BPC § 13471)

Each sign required by this article shall be placed in a conspicuous place on the dispensing apparatus and if service of motor vehicle fuel may be made from more than one side of such dispensing apparatus the sign shall be so placed as to be visible from at least two sides of the dispensing apparatus.

Size of Letters and Figures (BPC § 13473)

Unless otherwise provided, all letters, figures, or numerals on each sign required by this article, however affixed, marked, imprinted, placed, or embossed, shall be at least three-fourths of an inch in height and all lines or marks used in the making or forming of all the letters, figures, or numerals which are a part of the sign shall be at least one-eighth of an inch in width.

Legibility of Signs (BPC § 13474)

All letters, figures or numerals which are part of any sign or price indicator required by this article shall be plainly legible. The color or tint shall contrast with the background and other parts of the sign.

Sale, Etc., of Motor Vehicle Fuels or Lubricants from Unlabeled Containers, Etc., Unlawful: Viscosity Rating: Containers with Net Content of Gallon or Less (BPC § 13480)

(a) It is unlawful for any person to sell any motor vehicle fuel or lubricant referred to in this chapter at any place where motor vehicle fuels or lubricants are kept or stored for sale, unless there is affixed to each container, receptacle, pump, dispenser, and inlet end of the fill pipe of each underground storage tank, from which or into which that product is drawn or poured out for sale or delivery, a sign or label plainly visible consisting of the name of the product, the brand, trademark, or trade name of the product, and, in the case of motor vehicle fuel and kerosene, the grade or brand name designation.

(c) When the product is automotive spark-ignition engine fuel the secretary shall make rules and regulations as are reasonably necessary to define and enforce the octane number, antiknock index labeling requirements, or other labeling requirements of the product sold.

Labeling and Price Sign Advertising Requirements for Biodiesel and Biodiesel Blends. (CCR § 4202)

(a) The labeling on biodiesel and biodiesel blend dispensers shall meet the requirements of the Federal Trade Commission (FTC) 16 CFR Part 306 "Automotive Fuel Ratings, Certification and Posting" Rule, as published in the Federal Register Volume 75, Number 50, dated March 16, 2010, which are hereby incorporated.

(b) The name of the product and grade designation shall be on all dispensers, advertising signs, and storage tank labels as required in Section 13480 and 13532 of the Business and Professions Code.

(c) Every biodiesel dispenser dispensing blends greater than 5. volume percent shall display on each customer side, as required by Section 13484 of the Business and Professions Code, a sign clearly visible

which reads as follows:

“THIS FUEL CONTAINS BIODIESEL. CHECK THE OWNER’S MANUAL OR WITH YOUR ENGINE MANUFACTURER BEFORE USING.”

ARTICLE 9 – STORAGE TANKS

Sale, Etc., of Motor Vehicle Fuels or Lubricants from Unlabeled Containers, Etc., Unlawful: Viscosity Rating: Containers with Net Content of Gallon or Less (BPC § 13480)

(a) It is unlawful for any person to sell any motor vehicle fuel or lubricant referred to in this chapter at any place where motor vehicle fuels or lubricants are kept or stored for sale, unless there is affixed to each container, receptacle, pump, dispenser, and inlet end of the fill pipe of each underground storage tank, from which or into which that product is drawn or poured out for sale or delivery, a sign or label plainly visible consisting of the name of the product, the brand, trademark, or trade name of the product, and, in the case of motor vehicle fuel and kerosene, the grade or brand name designation.

Application of Rules Respecting Lettering to Signs, Etc., at Inlet End of Storage Tanks (BC § 13843)

The provisions of this article as to size of letters shall not apply to signs or labels at the inlet end of any underground storage tank, which letters may be of any convenient size but such letters shall be plainly visible while such underground storage tank is being filled.

ARTICLE 12 – PRICE SIGN ADVERTISING

Deceptive, False, or Misleading Statements: Unfair Trade Practices (BPC § 13413)

(a) It is unlawful for any person or other legal entity to make any deceptive, false, or misleading statement by any means whatever regarding quality, quantity, performance, price, discount, or saving used in the sale or selling of any commodity regulated pursuant to this chapter.

(b) The following misleading, unfair, or deceptive acts or practices committed or permitted by any person offering for sale any product that is regulated by this chapter are also a violation of this section:

- (1) Misrepresenting the brand, grade, quality, or price of a motor vehicle fuel or lubricant.
- (2) Using false or deceptive representations or designations in connection with the sale of motor vehicle fuels or lubricants.
- (3) Advertising motor vehicle fuels or lubricants or services and not selling them as advertised.
- (4) Advertising motor vehicle fuels or lubricants of a designated brand, grade, trademark, or trade name not actually sold or available for sale.
- (5) Making false, deceptive, or misleading statements concerning conditions of sale or price reductions.
- (6) Representing that the consumer will receive a rebate, discount, or other economic benefit and then failing to give that rebate, discount, or other economic benefit.
- (7) Except as otherwise permitted, selling a grade of motor vehicle fuel at more than one price and advertising only the lower price without advertising each of the higher prices in equal size numerals on the same advertising medium.
- (8) Placing letters, words, figures, or numerals on any advertising medium offering for sale any goods or merchandise, other than motor vehicle fuel, if the advertising medium may be construed by any reasonable person as advertising a price of motor vehicle fuel.

(9) Forging or falsifying any records or documents required by this chapter or knowingly keeping, using, or displaying the false or forged records or documents.

Application of Article: Display of Price per Gallon, Liter, or Other Unit of Measurement (BPC § 13530)

(a) Nothing in this article applies to price indicators and signs referred to in Article 8 (commencing with Section 13470). However, any numerals designating the total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 for a particular brand and grade of motor vehicle fuel permitted or required under Article 8 (commencing with Section 13470) shall, unless otherwise stated, be identical in numerical value with the price per gallon, liter, or other unit of measurement for the same brand and grade of motor vehicle fuel permitted or required under this article.

Display Requirements: Exemption of Specified Geographic Areas: Violations: Enforcement (BPC § 13531)

- (a) (1) Every person offering for sale or selling any motor vehicle fuel to the public from any place of business shall display on the premises an advertising medium that complies with the requirements of this article and that advertises the total prices of the three major grades of motor vehicle fuel offered for sale.
- (2) The advertising medium shall be clearly visible from the street or highway adjacent to the premises. When the place of business is situated at an intersection, the advertising medium shall be clearly visible from each street of the intersection.
- (3) For purposes of this subdivision, motor vehicle fuel does not include propane or dimethyl ether-propane fuel blend.
- (4) For purposes of this subdivision, electricity and natural gas sold as a motor vehicle fuel shall meet only the requirements adopted pursuant to Sections 13404 and 13404.5.

Motor Vehicle Fuel: Contents of Display (BPC § 13532)

- (a) It is unlawful for any person to display any advertising medium that indicates the price of motor vehicle fuel unless the advertising medium displays all of the following:
- (1) The total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5, including all taxes, in numerals, and fractions when applicable, not less than six inches in height and of uniform size and color. For purposes of this article, fractions are considered one numeral. For purposes of this section, electricity sold as a motor vehicle fuel shall meet only the requirements adopted pursuant to Section 13404.5.
- (2) The trademark or brand of the motor vehicle fuel in letters, figures, or numerals not less than one third the size of the numerals designating the price.
- (3) The word "gasoline" or the name of other motor vehicle fuel in letters not less than one-third the size of the numerals designating the price, but these words need not be more than four inches in height.
- (4) The grade designation of the motor vehicle fuel in letters or numerals not less than one-sixth the size of the numerals designating the price, but this designation need not be more than four inches in height.
- (5) If motor vehicle fuel prices are advertised by the unit of measurement other than gallon, the unit shall be displayed on the advertising medium in letters not less than one-third the size of the numerals designating the price.

- (b) (1) It is unlawful for any person to display an advertising medium that advertises a discount or price reduction for motor vehicle fuel, unless the advertising medium contains all the following:
- (A) The total price per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5 from which the discount or price reduction is to be taken.
 - (B) The amount of the discount or price reduction in cents per gallon, liter, or other unit of measurement using numerals that do not exceed the height of the numerals in the advertised price.
 - (C) The conditions of the discount or price reduction using words whose letters are not less than one-third the size of the price numerals.
- (2) Any limitations under which the discount or price reduction is offered shall be explained in words whose letters are not less than one-third the size of the numerals indicating the prices.
- (3) There shall be available for each customer's reference, a chart showing the amount of discount for each type of unit being sold or fraction thereof in one cent (\$0.01) increments, or the retail dispensers used to dispense motor vehicle fuel at the discount price shall be set to compute the total sale at the discounted price per gallon or liter and shall be clearly labeled "Includes Cash Discount" in letters not less than one inch in height.
- (4) For purposes of this subdivision, the motor vehicle fuel shall be sold in the same unit of measure in which the discount and the price from which the discount is taken are advertised.
- (c) In the event that the same grade of motor vehicle fuel is sold at different prices from any single place of business, it is unlawful for any person to display any advertising medium that advertises a price of a grade of motor vehicle fuel unless the advertising medium advertises in numerals of equal size each of the higher prices, including all taxes for which the grade is sold or offered for sale, and unless the advertising medium explains the conditions, and any limitations, under which that grade is sold or offered for sale at different prices. The words of explanation shall be clearly shown in letters at least one-third the size of the numerals indicating the prices. The different prices at which the same grade of motor vehicle fuel is sold or offered for sale shall be advertised in the same unit of measure as permitted or required by law.
- (d) Nothing in this section prohibits any person who has posted or displayed a sign or advertising medium in compliance with this chapter from displaying additional signs or advertising media that state either (1) the amount of discount in cents per gallon, liter, or other unit of measurement adopted pursuant to Section 12107, 13404, or 13404.5, or (2) the total price of one or more brands or grades of motor vehicle fuel sold or offered for sale, provided the conditions and any limitations of the discount or price of the brand or grade of motor vehicle fuel are included in the additional advertising media in letters not less than one-third the size of the numerals indicating the discount or price.

Additional Advertising Matter (BPC § 13534)

- (a) Except as provided by subdivision (b), and subdivisions (b), (c), and (d) of Section 13532, it is unlawful for any person to place any additional advertising matter on any advertising medium referred to in this article except:
- (1) A description of the products offered for sale in letters or numerals not larger than the price numerals.
 - (2) Methods of sale, such as self-serve or full-serve, in letters not less than one-third the size of the price numerals.
 - (3) Words describing the type of services offered at the place of business, such as food market, car wash, tune-up, and the registered trademark or trade name of the service, but not the price of the

service.

(b) Subdivision (a) does not apply to electronic changeable message centers when the advertising content includes both the product offered for sale and its price in a single advertising message, or when the product and price components of the advertising message clearly relate to one another and the price neither starts nor ends the message.

Legibility (BPC § 13536)

All letters, words, figures, or numerals which are part of the advertising media referred to in this article shall have a heavy type face or stroke, shall be clearly visible, and of a color or tint that will contrast the letters, words, figures, or numerals with the background of the advertising media. The height of the letters, figures, and numerals, except the letter "1" and numeral one, shall not be more than twice the width.

Illumination (CCR § 4205)

In addition to the requirements of Section 13536, Business and Professions Code, when any advertising message is illuminated, the entire message shall be uniformly illuminated.

CHAPTER 14.5 – SERVICE STATIONS

Provision of Air, Water and Pressure Gauge (BPC § 13651)

(a) (1) On and after January 1, 2000, every service station in this state shall provide, during operating hours, and make available at no cost to customers who purchase motor vehicle fuel, water, compressed air, and a gauge for measuring air pressure, to the public for use in servicing any passenger vehicle, as defined in Section 465 of the Vehicle Code, or any commercial vehicle, as defined in Section 260 of the Vehicle Code, with an unladen weight of 6,000 pounds or less.

(2) Every service station in this state shall display, at a conspicuous place on, at, or near the dispensing apparatus, at least one clearly visible sign which shall read as follows:

"CALIFORNIA LAW REQUIRES THIS STATION TO PROVIDE FREE AIR AND WATER FOR AUTOMOTIVE PURPOSES TO ITS CUSTOMERS WHO PURCHASE MOTOR VEHICLE FUEL. IF YOU HAVE A COMPLAINT NOTIFY THE STATION ATTENDANT AND/OR CALL THIS TOLL-FREE TELEPHONE NUMBER: 1 (800)_____."

This sign shall meet the requirements of Sections 13473 and 13474 with regard to letter size and contrast. As used in this paragraph, automotive purposes does not include the washing of vehicles.

Refueling Services to Disabled Drivers (BPC § 13660)

(c) (1) Every person, firm, partnership, association, trustee, or corporation required to provide refueling service for persons with disabilities pursuant to this section shall post the following notice, or a notice with substantially similar language, in a manner and single location that is conspicuous to a driver seeking refueling service:

“Service to Disabled Persons

Disabled individuals properly displaying a disabled person’s plate or placard, or a disabled veteran’s plate, issued by the Department of Motor Vehicles, are entitled to request and receive refueling service at this service station for which they may not be charged more than the self-service price.”

(2) If refueling service is limited to certain hours pursuant to an exemption set forth in subdivision (b), the notice required by paragraph (1) shall also specify the hours during which refueling service for persons with disabilities is available.

(3) Every person, firm, partnership, association, trustee, or corporation that, consistent with subdivision (b), does not provide refueling service for persons with disabilities during any hours of operation shall post the following notice in a manner and single location that is conspicuous to a driver seeking refueling service:

“No Service for Disabled Persons

This service station does not provide refueling service for disabled individuals.”

(4) The signs required by paragraphs (1) and (3) shall also include a statement indicating that drivers seeking information about enforcement of laws related to refueling services for persons with disabilities may call one or more toll free telephone numbers specified and maintained by the Department of Rehabilitation. By January 31, 1999, the Director of the Department of Rehabilitation shall notify the State Board of Equalization of the toll free telephone number or numbers to be included on the signs required by this subdivision. At least one of these toll free telephone numbers shall be accessible to persons using telephone devices for the deaf. The State Board of Equalization shall publish information regarding the toll free telephone numbers as part of its annual notification required by subdivision (i). In the event that the toll-free telephone number or numbers change, the Director of the Department of Rehabilitation shall notify the State Board of Equalization of the new toll-free telephone number or numbers to be used.



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

June 21, 2023

Landscaper/Nursery

This letter is to remind you of the requirements you must follow for movement of plant material into Imperial County. There are many quarantines which must be observed. The most complex is for the glassy-winged sharpshooter and detailed directions for compliance follow. However, there are a few other quarantines that you should be aware of and they are listed at the end of this letter.

There is a State Interior Quarantine in place to prevent artificial movement of the glassy-winged sharpshooter (GWSS). The GWSS is a hardy insect which feeds on many common landscape plants and crops. It carries and spreads *Xylella fastidiosa*, a bacterium which is deadly to many plants. Imperial County is the only Southern California County that is not infested with the glassy-winged sharpshooter, and is designated as an enforcing county.

A summary of the quarantine requirements for entry of GWSS-host nursery stock from infested counties:

- Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag (see below), and Certificate of Quarantine Compliance (CQC) if applicable.
- Every shipment of nursery stock from an infested county must be accompanied by a Warning Hold for Inspection Certificate also known as a blue tag. As stated on the blue tag, this requires the receiver to hold the shipment off sale upon arrival and call our office for an inspection. It is very important that we be notified immediately upon arrival of the plant shipment. You must not commingle the new shipment with previously-released nursery stock until released by our office. Our office hours are Monday through Friday, 8:00 AM to 5:00 PM. Please call as early as possible. If you intend to bring in plants on a Saturday or Holiday, you must notify our office in advance.
- Landscapers that have their own growing ground or holding yard where they store nursery stock are required to be licensed as a nursery. Landscapers that do not hold or store that stock prior to its delivery to the planting site do not need a license.
- All landscapers must comply with the requirements listed above for every shipment brought into the County. You also must hold the stock at its destination (preferably away from other plants) and call our office for an inspection - you may not plant any of the nursery stock until the plants have been inspected and released by our office. If you are buying and transporting nursery stock into Imperial County, it is your responsibility to obtain the required documents from the origin nursery and call for the inspection upon arrival.
- For every shipment, you must have a proof of ownership document for the nursery stock.

Penalties for failure to comply with the quarantine requirements listed above:

- Any violation of quarantine requirements is an infraction punishable by a fine of \$1,000 for the first offense. For a second or subsequent offense within three years, the violation is punishable as a misdemeanor (Food and Ag Code, Section 5309).
- In lieu of any civil action, the Agricultural Commissioner may levy a civil penalty for up to \$2,500 for each violation (Food and Ag Code, Section 5311).
- In addition to any other action taken, any violation of these requirements may be liable civilly in an amount not to exceed \$10,000 for each violation (Food and Ag Code, Section 5310).
- Anyone that negligently or intentionally violates any quarantine regulation and imports a GWSS-infested plant that results in an infestation, or the spread of an infestation, may be civilly liable in an amount up to \$25,000 for each violation (Food and Ag Code, Section 5028(c)).

Other restricted plant materials (if you intend to bring in any of the following commodities from outside Imperial County please contact us before the shipment date):

- Citrus species – All Citrus species are restricted from most locations within California.
- Phoenix palms – All palms of the Phoenix genus (this includes *Phoenix roebelinii*, a common landscape plant) originating in California are prohibited, unless it is from certain portions of Riverside County.
- Florida nursery stock- Must comply with California State Interior Quarantine CCR. 3271 Burrowing and Reniform Nematodes, RIFA federal Quarantine and other quarantines may apply.
- Arizona nursery stock- Must comply with California State Interior Quarantine CCR. 3261 Ozonium Root Rot.
- Also, if you intend to remove any plants from the soil and ship them out of Imperial County you must be certified free from Ozonium Root Rot. To do so you must be part of our program and you should contact our office.

If you have any questions please contact our office at (442) 265-1500.

Sincerely,



Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

POINT-OF-SALE SCANNERS & ELECTRONIC PRICING DEVICES

The Imperial County Weighing and Measuring Devices and Point-of-Sale Systems ordinance (Chapter 5.68) requires businesses to register with the Imperial County Sealer of Weights and Measures Department and pay an annual registration fee. Registration certificate fees are based on the number of point of sale stations at each retail location. This registration certificate is required in addition to any other certificate, license or permit which may be required by the county, cities, or any public entity. Any registration certificate for which fees have not been paid within forty –five (45) days from the date that such payment is due, will be subject to a twenty percent (20%) penalty. See the attached fee schedule for reference.

All retail locations that utilize a point of sale system are subject to the county ordinance. Such systems include Universal Product Code (UPC) scanners, price look-up codes, or any other system that relies on the retrieval of electronically stored information to complete a transaction. Per the ordinance, all systems shall be available for testing and inspection by the county sealer of weights and measures.

The Imperial County Weights and Measures Office enforces the California Business and Professions Code as well as the California Code of Regulations as it pertains to point-of-sale systems. Below is a summary of applicable code sections:

In accordance to the California Business and Professions Code § 12024.2 and § 12024.6, it is unlawful for any person, at the time of sale of a commodity, to do any of the following:

- Charge an amount greater than the price, or to compute an amount greater than a true extension of a price per unit, that is then advertised, posted, marked, displayed, or quoted for that commodity.
- Charge an amount greater than the lowest price posted on the commodity itself or on a shelf tag that corresponds to the commodity, notwithstanding any limitation of the time period for which the posted price is in effect.

- No person, firm, corporation, or association shall advertise, solicit, or represent by any means, a product for sale or purchase if it is intended to entice a customer into a transaction different from that originally represented.

In accordance to the California Business and Professions Code sections § 13300-13303 and § 12024.6:

- Any business that uses a point-of-sale system must have a display of the prices charged visible to the customer from a reasonable and typical position
- When a price reduction or discount regarding an item is advertised, the checkout system customer indicator shall display either the discounted price for that item, or alternatively, the regular price and a credit or reduction of the advertised savings
- Any surcharges and the total value to be charged for the overall transaction also shall be displayed for the consumer at least once before the consumer is required to pay for the goods or services
- "Point-Of-Sale System" means any computer or electronic price look-up system that retrieves the price of the item being purchased

The Imperial County Sealer of Weights and Measures is authorized to levy a civil penalty against a person violating any provision of this law or regulation adopted pursuant to this law, of not more than one thousand dollars (\$1,000) for each violation.

Please remember that it is the responsibility of the owner/operator of a business to obtain a current registration from the Sealer's Office before using an electronic point-of-sale checkout system. Our office is open to the public from 8:00AM to 5:00PM, Monday through Friday. If you have any questions or need assistance, please contact us at (442) 265-1500. We will be happy to assist you.

Sincerely,



Margo Sanchez
Deputy Sealer of Weights & Measures
Special Projects Division



Office of the Agricultural Commissioner
 Sealer of Weights and Measures
 852 Broadway, El Centro CA 92243

Jolene Dessert
 Commissioner / Sealer

Rachel Garewal
 Asst. Commissioner / Sealer

2025 Imperial County Weights and Measures Registration Fees

Fees are based on a statewide fee structure approved by the State Legislature and Governor. Fees partially offset the cost of administering the commercial weighing and measuring program and are based on the number and type(s) of devices and/or point-of-sale systems in use per location. These fees have been adopted in the Imperial County Ordinance Chapter 5.68 and are authorized by the California Business and Professions Code: Device Fees- Section 12240(f)-(t); Location Fees- Section 12240(u); State Administrative Fees- Section 12241, and California Code of Regulations Title 4, Division 9, Chapter 3, Article 3, Section 4075.

All fees are due and payable January 1st. Any registration certificate for which the fees have not been paid within forty-five (45) days from January 1st will be subject to a penalty of one-half the annual Registration Fee. Thereafter, continued failure to pay Registration Fees after ninety days (90) days may result in collection agency reporting and action.

Device Location Fee: Each location (scanner/point-of-sale excluded) is charged a location fee of \$120. A location is considered a business with one or more types of devices that require specialized testing equipment that will necessitate more than one trip. Additionally, if a commercial device is installed on a vehicle, each vehicle is considered a single location.

Registration Fees = Location Fee per Location + County Device Fee per Device + DMS Admin Fee per Device

Weights & Measures Fee Schedule				
Device Type	Couty Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Animal Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Class II Scale	\$80.00	\$2.20		(o)
CNG Compressed Natural Gas Meter	\$185.00	\$2.20		(l)
Computing Scale <100 lb	\$25.00	\$2.20	\$1,200.00	(n)
Computing Scale 100 lb<2,000 lb	\$50.00	\$2.20		(p)
Counter Scale <100 lb - interfaced with a cash register or any point-of-sale system	\$25.00	\$2.20	\$1,200.00	(n)
Counter Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Counter Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Dormant/Platform Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Dormant/Platform Scale ≥10,000 lb	\$250.00	\$24.00		(h)
Electric Submeters	\$3.00	\$0.50		(g)
EVSE Electric Vehicle Charging Station	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Fabric/ Wire/Cordage Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hanging Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
High-Flow Motor Fuel Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)

Device Type	Couty Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Hopper/Tank Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hopper/Tank Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Hopper/Tank Scale ≥10,000 lb	\$250.00	\$24.00		(h)
LPG Liquified Petroleum Gas Meter	\$185.00	\$16.00		(l)
Livestock Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Livestock Scale 2,000>10,000 lb	\$100.00	\$16.00		(k)
Livestock Scales ≥ 10,000 lb	\$150.00	\$16.00		(k)
Monorail/Meatbeam Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Monorail/Meatbeam Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Other Measuring Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Other Weighing Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Prescription/Jewelry Scales	\$80.00	\$2.20		(o)
Railway Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Retail Meters (such as DEF)	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Motor Fuel Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Water Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Vehicle Meters	\$75.00	\$2.20		(m)
Vehicle Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Wholesale Meters	\$75.00	\$2.20		(m)

Other Weights and Measures Fees

Fee Name	Amount	Unit	Authority
Business Location Registration Fee	\$120.00	per location	BPC 12240(f)
Commercial Devices by Request - when inspection or testing could be performed by a registered service agency	Schedule of Uniform Fees prescribed by Secretary		BPC 12210.5

Non-Commercial Device Inspections and Hourly Rates

Scales (> or = 2,000 lb)	\$170.00	per hour	BPC 12210(b)
All other instruments/devices	\$85.00	per hour	BPC 12210(b)
Standby Time	\$85.00	per hour	BPC 12210(b)
Vehicle Mileage	Federal rate	per mile	BPC 12210(b)

Price Verification Initial and Reinspection Fees

Scanners (1-3)	\$160.00	per location	BPC 13350
Scanners (4-9)	\$205.00	per location	BPC 13350
Scanners (10 or more)	\$270.00	per location	BPC 13350

Effective: 8/3/2024

Luis Bejarano

From: Abraham Becerra <Abecerra@tmdci-nsn.gov>
Sent: Wednesday, August 14, 2024 10:07 AM
To: Luis Bejarano; Jenyssa Gutierrez
Subject: RE: AB52 Lot Merger #00161

Categories: AB52, MERG00161

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

Good Morning,

I am the Cultural Resource Coordinator for Torres Martinez Desert Cahuilla Indians, and I am replying on the tribes behalf that Torres Martinez would like to consult in formal government to government communication for the cultural resources this project may impact.

We would like to request copies of the following;

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *A copy of the records search with associated survey reports and site records from the information center.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *The presence of an approved Torres Martinez Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Torres Martinez Cultural Department.
- *The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

Respectfully,

Abraham Becerra
Cultural Resources Coordinator
Torres Martinez Desert Cahuilla Indians
(760)397-0300 Ext. 15485
Office Hrs. 7am-5pm Mon-Thursday

From: TM JMirelez <Joseph.Mirelez@torresmartinez-nsn.gov>
Sent: Wednesday, August 14, 2024 9:14 AM
To: Abraham Becerra <Abecerra@tmdci-nsn.gov>
Subject: FW: AB52 Lot Merger #00161

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone

----- Original message -----

From: Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>

Date: 8/14/24 9:07 AM (GMT-08:00)

To: TM JMirelez <Joseph.Mirelez@torresmartinez-nsn.gov>, TM TTortez <Thomas.Tortez@torresmartinez-nsn.gov>

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>, Diana Robinson

<DianaRobinson@co.imperial.ca.us>, Luis Bejarano <luisbejarano@co.imperial.ca.us>, Aimee Trujillo

<aimeetrujillo@co.imperial.ca.us>, Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>, Kamika

Mitchell <kamikamitchell@co.imperial.ca.us>, Kayla Henderson <kaylahenderson@co.imperial.ca.us>,

Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>, Marsha Torres

<marshatorres@co.imperial.ca.us>, Olivia Lopez <olivialopez@co.imperial.ca.us>, Valerie Grijalva

<valeriegrijalva@co.imperial.ca.us>

Subject: AB52 Lot Merger #00161

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Attached hereto please find the AB52 letter for **Lot Merger #00161 1225 S. Marina Dr, Salton City, CA 92274 {APN'S: 014-231-006-000, 014-231-007-000, 014-231-008-000, 014-231-009-000 & 014-231-010-000} Skylark Energy LLC**

Should you have any questions, please feel free to Luis Bejarano at (442) 265-1736, or by email at Luisbejarano@co.imperial.ca.us

Thank you,

Jenyssa Gutierrez

Office Assistant III
Imperial County Planning and Development Services
801 Main Street
El Centro, CA 92243
(442)-265-1736