

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE November 13, 2024

FROM: PLANNING AND DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/NO.3

PROJECT TYPE: Juan C. Santoyo Bastida
(MERG #00158) SUPERVISOR DIST: #4

LOCATION: 1490 Perth Amboy Ave. APN: 001-812-007 & 008
Salton City, CA 92274 PARCEL SIZE: -107 +/- .23 acre
-108 +/- .24 acre

GENERAL PLAN (existing) Low Density Residential GENERAL PLAN (proposed) N/A

ZONE (existing) R-1 (Low Density Residential) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 11/13/2024

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: _____

INITIAL STUDY: _____

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input 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
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER	<u>IID</u>			

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:

- FIND THAT LOT MERGER #00158 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**
- FIND THAT LOT MERGER #00158 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND**
- APPROVE LOT MERGER #00158, SUBJECT TO THE ATTACHED CONDITIONS.**

STAFF REPORT
Planning Commission Meeting
November 13, 2024
Lot Merger #00158

Applicant: **Juan C. Santoyo Bastida**
 51410 Palمراس Circle
 Coachella, CA 92236

Project Location:

The proposed project site consists of two (2) parcels located at 1490 Perth Amboy Ave., Salton City, CA 92274, further identified as Assessor's Parcel Numbers 001-812-007-000 and 001-812-008-000 and legally described as LOT 3 BLK 10 TRACT 760 S.B.B.M. (APN 001-812-007-000) and LOT 2 BLK 10 TRACT 760 S.B.B.M (APN 001-812-008-000) in an unincorporated portion of the County of Imperial.

Project Summary:

The applicant proposes the Lot Merger for the two (2) contiguous parcels for the purpose of creating a larger area to construct a home and a detached garage to fully utilize their properties. Potable water is provided by the Coachella Valley Water District. Wastewater collection is provided the Salton Community Services District. Ingress/egress to the project site is provided by Perth Amboy Avenue along south boundary, Shelter Island Drive along the east boundary and an alley along the north boundary.

Existing Parcels Size:

Lot 7 (001-812-007-000) – +/- .23 acre
Lot 8 (001-812-008-000) – +/- .24 acre

Proposed Merged Parcel Size: +/- .47 acres

County Ordinance:

Lot Merger #00158 is consistent with the Imperial County Land Use Ordinance Title 9, Division 8, Subdivision Ordinance, Section 90808.00 "Lot Mergers Initiated by Property Owner) as well as with Title 9, Division 5, Section 90502.04 "Minimum Lot / Parcel Size", "Except as otherwise provided within this Title, no lot/parcel or portion thereof within the R-1 Zone shall contain less than 6000 sq. ft. net."

Land Use Analysis:

According to the Imperial County General Plan, the land use designation for all parcels is "Urban Area" and within the West Shores / Salton City Urban Area Plan the properties are designated as "Low Density Residential". Additionally, the property is zoned R-1 according to Title 9, Division 25, Section 92569.00 both parcels are zoned R-1 (Low Density Residential) pursuant to Zone Map #69 Vista Del Mar Area.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Land	R-1 (Low Density Residential)	Low Density Residential
North	Vacant Land	R-1 (Low Density Residential)	Low Density Residential
South	Vacant Land	R-1 (Low Density Residential)	Low Density Residential
East	Vacant Land	R-1 (Low Density Residential)	Low Density Residential
West	Vacant Land	R-1 (Low Density Residential)	Low Density Residential

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Merger #00158 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:

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

1. Find that Lot Merger #00158 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 #00158 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Merger #00158, subject to the attached conditions.

PREPARED BY: Derek Newland, Planner III
Planning & Development Services

for Michael Abraham

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

Michael Abraham

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

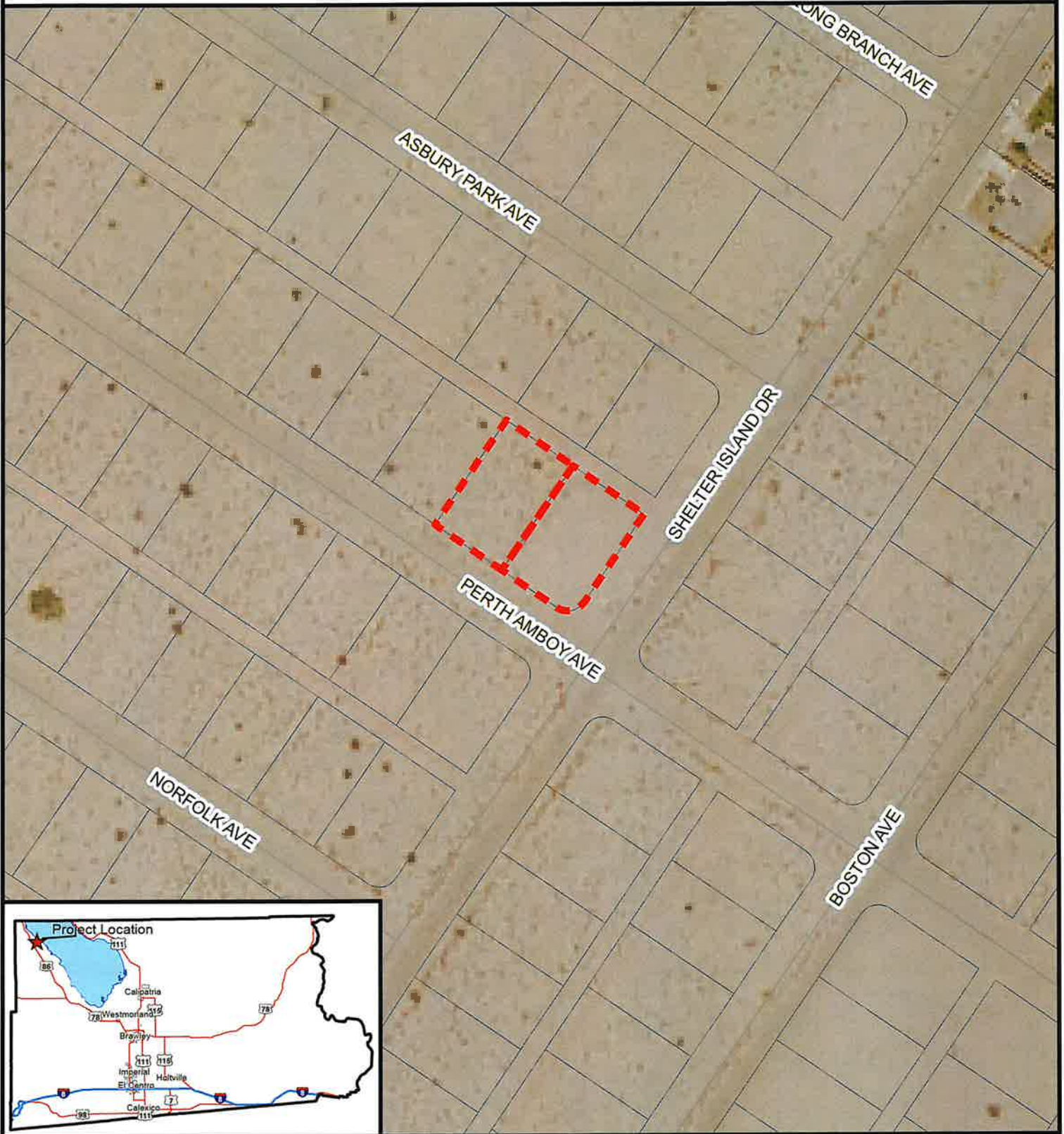
for Michael Abraham

ATTACHMENTS:

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

ATTACHMENT "A"
Vicinity Map

PROJECT LOCATION MAP



JUAN C SANTOYO BASTIDA
LOT MERGER #00158
APN #001-812-007-000 & 001-812-008-000

Centerline
Parcels selection
Parcels

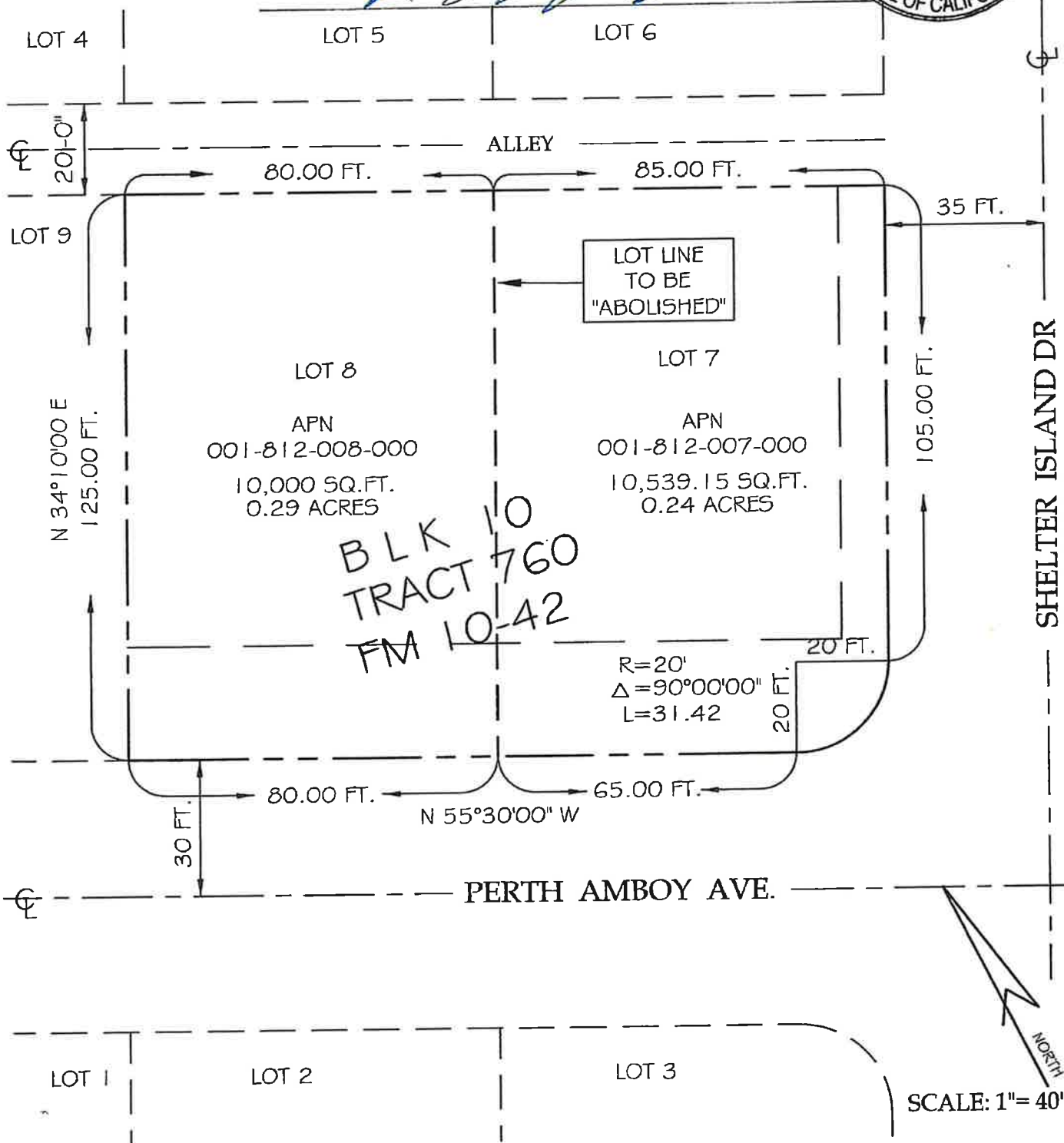


ATTACHMENT "B"
Site Plan

EXHIBIT 'A'
EXISTING LOT CONFIGURATION

NOVEMBER 18TH, 2023

R. CHRIS WRIGHT



ATTACHMENT "C"
Resolution & Findings

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00158” JUAN C. SANTOYO BASTIDA

WHEREAS, Juan C. Santoyo Bastida submitted an application for Lot Merger #00158 to merge two (2) adjoining lots for the purpose of creating a larger residential lot for a house and garage; 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 November 13, 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 #00158 have been made as follows:

A. Are the lots or parcels contiguous?

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

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

MERG #00158 is zoned R-1 (Low Density Residential) under the Imperial County Land Use Ordinance Title 9, Section 90502.00 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.

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

The two (2) parcels are contiguous and 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 lot merger is to merge two (2) contiguous lots to create a larger residential property for the construction of a home and garage.

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

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

- G. The 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.

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

The merger will not create new lots. The two (2) parcels will be combined to create one parcel.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00158, 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 November 13, 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) #00158

APN(s) # 001-812-007-000 & 001-812-008-000

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.¹
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Merger.
3. Lot Merger #00158 shall be reflected in a deed, which shall be recorded.¹

¹ – Imperial County Department of Public Works comment letter dated: October 10, 2024

ATTACHMENT "E"
Applications & 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 JUAN C SANTOYO BASTIDA	EMAIL ADDRESS Santoyobjc@gmail.com & cg4557600@gmail.com	
2. MAILING ADDRESS 51410 PALMERAS CIRCLE, COCHELLA, CA	ZIP CODE 92236	PHONE NUMBER 760-799-3112
3. ENGINEER'S NAME CHRIS WRIGHT	CAL. LICENSE NO. L 7762	EMAIL ADDRESS Chrisr124@outlook.com
4. MAILING ADDRESS COCHELLA	ZIP CODE 92236	PHONE NUMBER 760-485-6527
5. PROPERTY "A" (site) ADDRESS TBD VACANT LAND	LOCATION SALTON SEA	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 001-812-007-000	SIZE OF PROPERTY (in acres or square foot) 10,539.15 SF / 0.24 AC	
7. EXISTING USE VACANT LAND		CURRENT ZONE R1
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 3 BLK 10 IN TRACT 760 - SEE ATTACHMENT C		
9. PROPERTY "B" (site) ADDRESS TBD VACANT LAND	LOCATION SALTON SEA	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 001-812-008-000	SIZE OF PROPERTY (in acres or square foot) 10,000 S.F / 0.29 AC	
11. EXISTING USE VACANT LAND		CURRENT ZONE R1
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LOT 2 BLK 10 IN TRACT 760 - SEE ATTACHMENT C		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER LARGER LOT TO HAVE HOME ON ONE AND GARAGE ON THE OTHER		
14. PROPOSED MERGED PARCEL SIZE 20,539.15 S.F. / 0.53 AC	PROPOSED USE SINGLE FAMILY RESIDENCE	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(S)	SEPTIC
16. DESCRIBE PROPOSED WATER SYSTEM	CITY WATER
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	STREET PERTH AMBOY AVE.
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.

JUAN C SANTOYO BASTIDA 11/22/23
Print Name (owner) Date

Signature (owner)
CECILIA VOGEL 11/22/23
Print Name (Agent) Date

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 \$4500
- E. OTHER

APPLICATION RECEIVED BY:	DATE	REVIEW / APPROVAL BY
APPLICATION DEEMED COMPLETE BY:	DATE	OTHER DEPT'S required
APPLICATION REJECTED BY:	DATE	<input type="checkbox"/> P. W.
TENTATIVE HEARING BY:	DATE	<input type="checkbox"/> E. H. S.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	<input type="checkbox"/> A. P. C. D.
		<input type="checkbox"/> O. E. S.
		<input type="checkbox"/>
		<input type="checkbox"/>

MERG#
00159

EXHIBIT 'A'
 EXISTING LOT CONFIGURATION

NOVEMBER 18TH, 2023

R. CHRIS WRIGHT

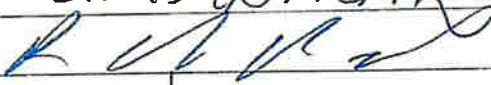
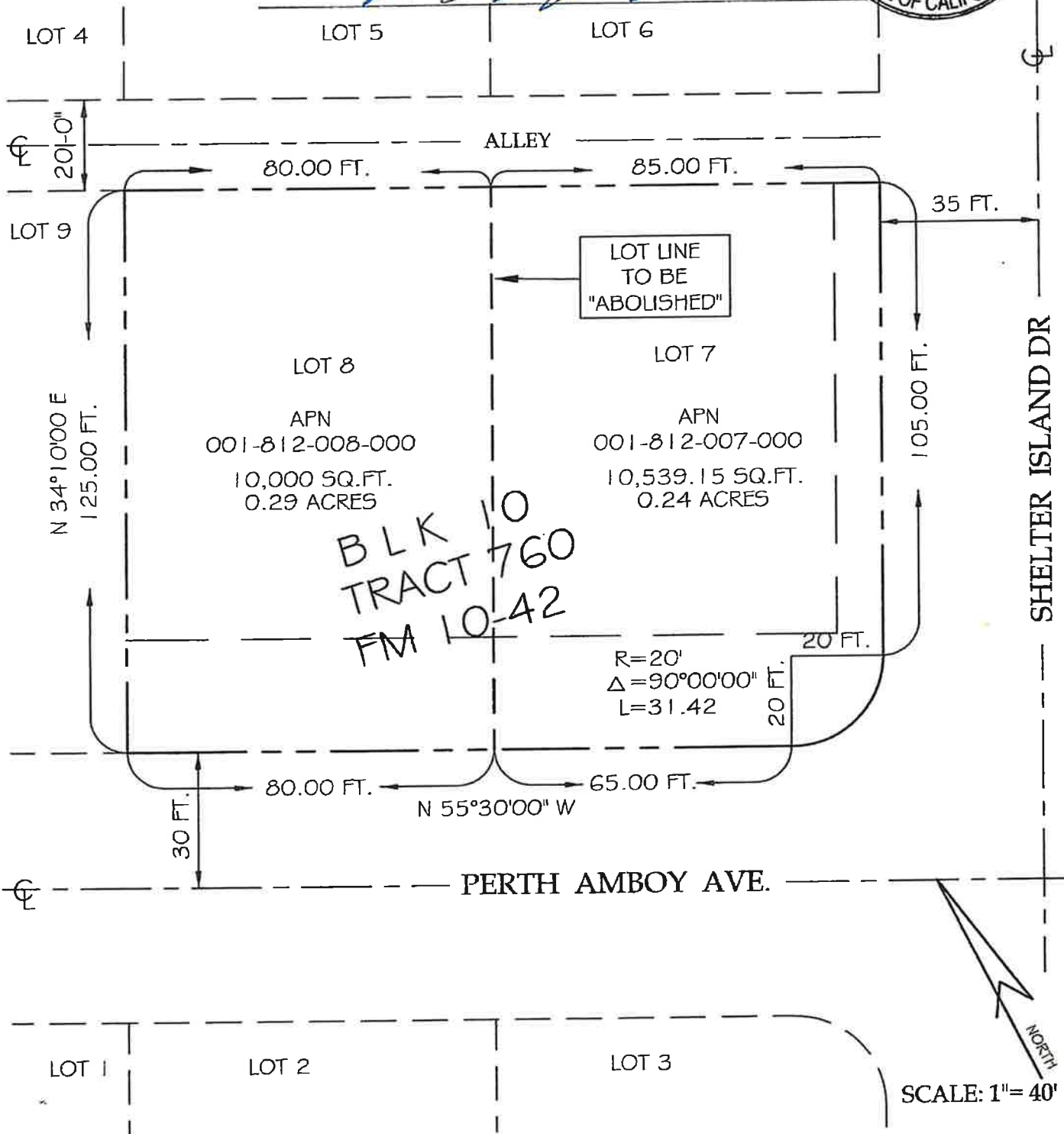
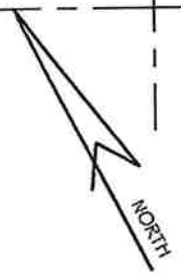
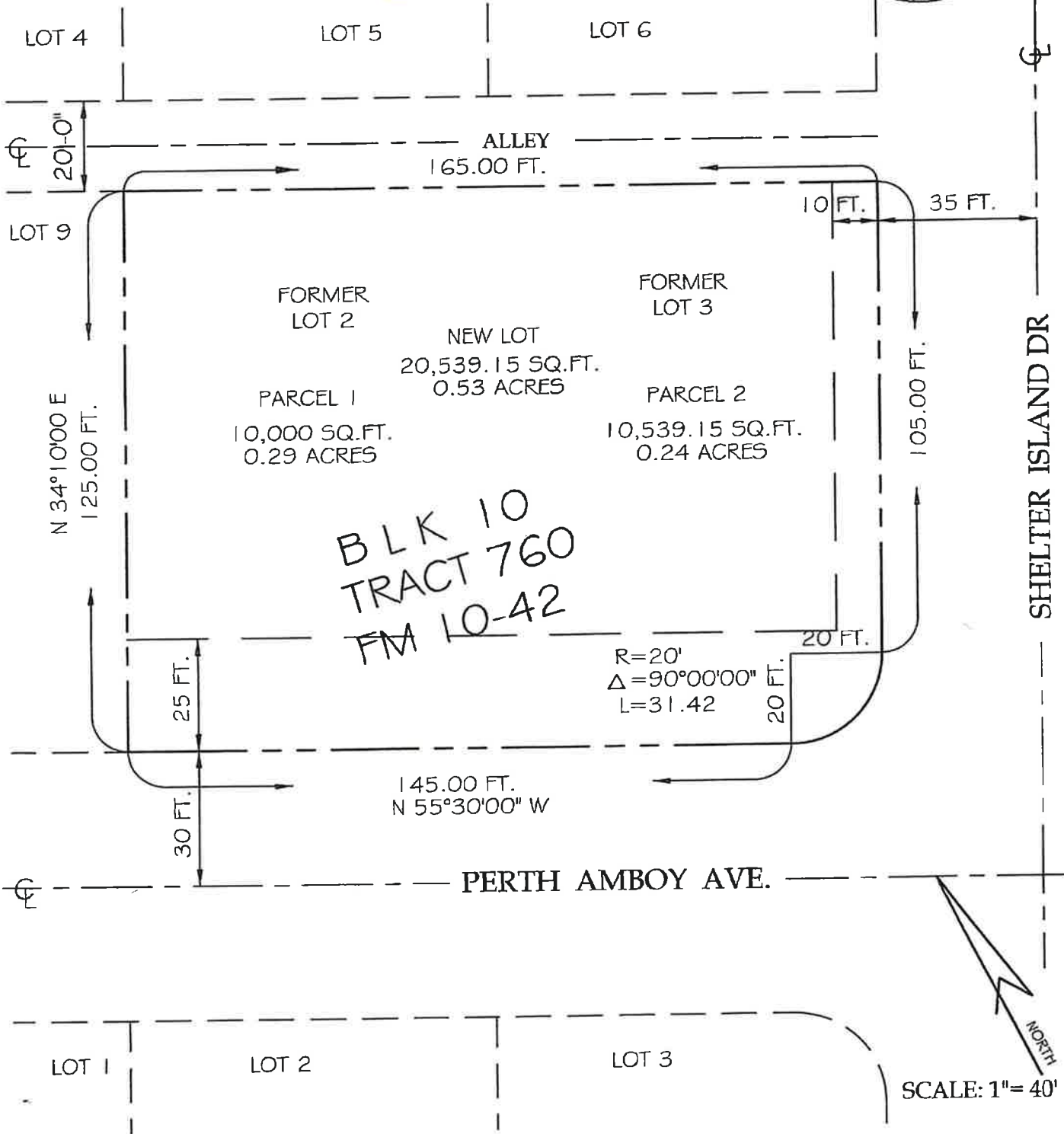



EXHIBIT 'B'
 NEW LOT CONFIGURATION
 LOT MERGER NO. _____

NOVEMBER 13TH, 2023
R Wright



SCALE: 1"= 40'

EXHIBIT 'C'
LEGAL DESCRIPTION

LOT 2 & 3, BLOCK 10 IN TRACT 760

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LAYING WITHIN ANY STREETS, ROADS OR HIGHWAYS.

AN EASEMENT FOR RAILROADS, TELEGRAPH LINES, ANY AND ALL COUNTY ROADS, AND THE RIGHT TO USE ANY WATER RISING UPON SAID LANDS AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 1912 AS INSTRUMENT NO. 26 IN BOOK 30 OF DEEDS, PAGE 235. IN FAVOR OF: SOUTHERN PACIFIC RAILROAD, AFFECTS, AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR COUNTY ROADS AND INCIDENT PURPOSES, RECORDED APRIL 21, 1931 AS INSTRUMENT NO. 5 IN BOOK 310, PAGE 151 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN PACIFIC LAND, AFFECTS AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

EXCEPTING THEREFROM ALL OIL, GAS, OIL SHALE, COAL, PHOSPHATE, SODIUM, GOLD, SILVER AND ALL OTHER MINERAL DEPOSITS, ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH OR MAP BBE DETERMINED TO BE PECULIARY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL AND TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS OF OTHER MATERIALS, AS RESERVED BY THE STATE OF CALIFORNIA IN PATENT RECORDED FEBRUARY 19, 1957 AS INSTRUMENT NO. 37 IN BOOK 832, PAGE 409 OF OFFICIAL RECORDS.



NOVEMBER 18TH, 2023

R. CHRIS WRIGHT

[Handwritten Signature]

ATTACHMENT "F"
Comment Letters



May 29, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 5:23 pm, May 29, 2024

SUBJECT: Lot Merger 00158 – Juan C Santoyo Bastida

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 Lot Merger (MERG) 00158 (Project). The project is located at 1490 Perth Amboy Ave., Salton City and proposes merging two residential lots identified with Assessor's Parcel Numbers 001-812-007 and 001-812-000 to have more space for a home and garage. The existing parcels are approximately 0.24 acres and 0.29 acres respectively and will result in a single 0.53-acre parcel.

The Air District 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>. 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



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May 17, 2024

RECEIVED

By Imperial County Planning & Development Services at 9:02 am, May 17, 2024

Mr. Derek Newland
Planner III
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Lot Merger No. 00158

Dear Mr. Newland:

On May 16 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00158. The applicant, Juan C. Santoyo Bastida, proposes to merge two residential lots to accommodate a home and garage. The lots are located on 1490 Perth Amboy Ave., Salton City, California (APNs 001-812-007-000, -008-000).

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

1. On the matter of electrical service for the future home and garage, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at (760) 339-9257 or e-mail Mr. Lopez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <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

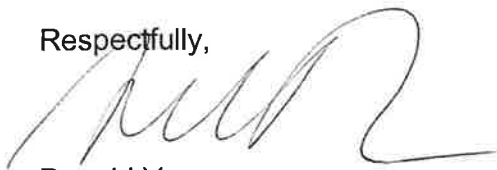
to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

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 at <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.

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 OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)

Public Works works for the Public



October 10, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 9:56 am, Oct 10, 2024

Attention: Derek Newland, Planner III

SUBJECT: LM 158 – Juan C Santoyo Bastida;
located on 1490 Perth Amboy Ave, Salton City, CA 92274
APN's 001-812-007 & 008

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on May 16th, 2024 for the above mentioned project. The applicant proposes to merge two residential lots in order to have more space for a home and garage.

Department staff has reviewed the package information, and the following are conditional comments:

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

At the time of development, the applicant shall be aware of the following:

- A **grading plan or a drainage and grading letter** prepared by a California Licensed Civil Engineer is required to be submitted to provide for property grading and drainage control and prevent damage to adjacent properties.
- Prior the issuance of the final certificate of occupancy a **Drainage/Grading certification letter** along with pictures shall be provided by a Civil Engineer or Surveyor that recommend grading and drainage controls were completed per the accepted drainage and grading letter.
- Per Section 12.10.020 – Street Improvement Requirements of Imperial County Ordinance the following street improvements are required and must be shown on site plan:
 - **Concrete paved driveway** from Perth Amboy Ave existing edge of pavement to County Right-of-Way shall be installed per Imperial County Dwg No. 411B Concrete Driveway for Street with No Curb.
- **Encroachment Permit** Application shall be submitted for the required driveway (per Chapter 12.12 – Excavations on or near a Public Road of the Imperial County Ordinance). Application Attached.
- **Temporary traffic control signs** are required for any work within the County right-of-way.

- A **Transportation Permit** may be required from road agency(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads.
- Verify with planning on requirements for the height of the fence on the property.

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