



**STAFF REPORT**  
**Planning Commission Meeting**  
**August 28, 2024**  
**Lot Merger (MERG) #00160**

**Applicant:** Miguel A. Sanchez Mendoza & Claudia Cisneros  
76 Palm Drive  
Desert Shores, CA 92274

**Agent:** ProTerra Engineering & Surveying  
Jose Carlos Romero, P.L.S.  
444 South 8<sup>th</sup> Street, Suite D  
El Centro, CA 92243

**Project Location:**

The proposed project site consists of two (2) parcels located at 76 & 3707 Palm Drive, Desert Shores, CA 92274; and further identified as Assessor's Parcel Number(s) 001-154-013-000 (Parcel A) and 001-154-012-000 (Parcel B); legally described as Lots 02 and 01 of Block 11 Portion of the Desert Shores Subdivision Unit No. 2, FM 2-15, respectively; Township 9 South, Range 9 East, of the San Bernardino Base & Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California.

The proposed project area is bounded by Palm Drive to the South and East, by Coronado Avenue on the North, and Mountain Drive on the West, approximately a quarter (¼) mile east of Highway 86 (CA-SR 86), at about 2 miles south of the Riverside-Imperial County Line.

**Project Summary:**

The applicants propose to merge two contiguous residential lots identified under Assessor's Parcel Numbers 001-154-013-000 and 001-154-012-000 into a single larger lot with the purpose of expanding the side yard size of an existing residential dwelling currently located within the lot identified under Assessor's Parcel Number 001-154-013-000 whereas lot 001-154-012-000 remains undeveloped.

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

Physical access to the newly merged parcel would continue to be via Palm Drive.

**Existing Parcels:**

- "Parcel A" (001-154-013) – [7,200 ft<sup>2</sup>] ≈±0.17 Acres
- "Parcel B" (001-154-012) – [8,910 ft<sup>2</sup>] ≈±0.20 Acres

**Proposed Merged Parcel Size:**

- Parcel A+B= [16,110 ft<sup>2</sup>] ≈± 0.37 Acres

**County Ordinance:**

Lot Merger (MERG) #00160 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 is West Shores/Salton City Urban Area Plan and the zoning is R-1 (Low Density Residential) per Zoning Map #62 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:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Residential	R-1 (Low Density Residential)	West Shores/Salton City Urban Area Plan
<b>North</b>	Residential	R-1 (Low Density Residential)	West Shores/Salton City Urban Area Plan
<b>South</b>	Residential	R-1 (Low Density Residential)	West Shores/Salton City Urban Area Plan
<b>East</b>	Vacant/Residential	R-1 (Low Density Residential)	West Shores/Salton City Urban Area Plan
<b>West</b>	Residential	R-1 (Low Density Residential)	West Shores/Salton City Urban Area Plan

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that Lot Merger #00160 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) #00160 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) #00160 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Merger (MERG) #00160, subject to the attached conditions.

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



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



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



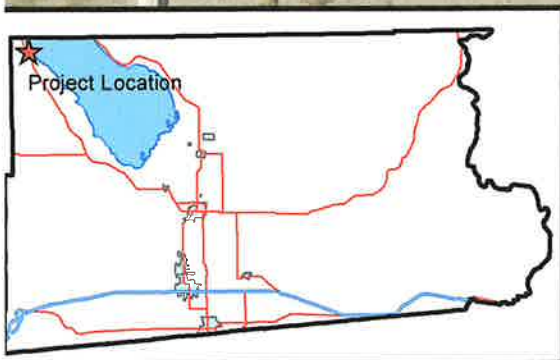
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**ATTACHMENTS:**

- 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



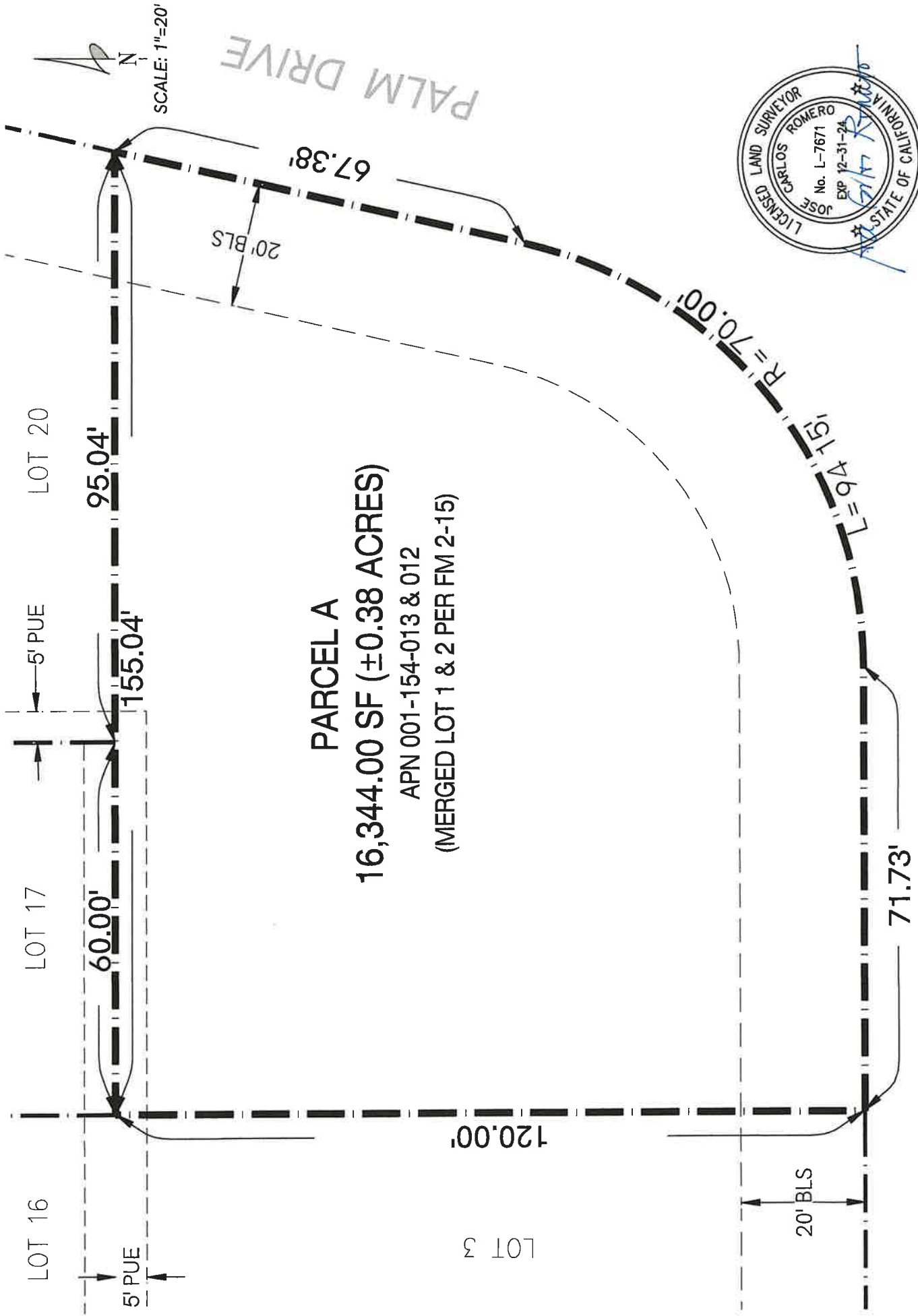
**MIGUEL A. SANCHEZ MENDOZA  
& CLAUDIA CISNEROS  
MERG #00160  
APN 001-154-012 & 001-154-013-000**

-  Project Location
-  Centerline
-  Parcels



**ATTACHMENT “B” – SITE PLAN**

**EXHIBIT B**



**PARCEL A**  
**16,344.00 SF (±0.38 ACRES)**  
APN 001-154-013 & 012  
(MERGED LOT 1 & 2 PER FM 2-15)



DATE: 07.10.24



**ATTACHMENT "C" – PC RESOLUTIONS**

## RESOLUTION NO. \_\_\_\_\_

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00160” MIGUEL A. SANCHEZ MENDOZA & CLAUDIA CISNEROS.**

**WHEREAS**, Miguel A. Sanchez Mendoza and Claudia Cisneros, submitted an application for Lot Merger #00160 to combine two (2) parcels for the expansion of an existing residential lot; 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 August 28, 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 #00160 have been made as follows:

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

The two (2) 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 #00160 is zoned as R-1 (Low Density Residential) 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. Both subject lots were created through Final Map (FM) #2-15 – Desert Shores Subdivision Unit No. 2, Lots 02 & 01 of Block 11.

- 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 the proposed merger will be 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 lot merger is to combine two (2) continuous lots to create a single and larger lot for an existing residential dwelling.

- 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 Palm 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.

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

The lot merger will not create new lots. Two residential lots 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 #00160, subject to the attached Conditions of Approval.

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**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 August 28, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**ATTACHMENT “D” – CONDITIONS OF APPROVAL**

# CONDITIONS OF APPROVAL

## LOT MERGER (MERG) #00160

APN(s) # 001-154-012 and 001-154-013

### **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:**

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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 a tax certificate 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.<sup>1</sup>
4. The lot merger shall be reflected in a deed, which shall be recorded.<sup>1</sup>

1 - Imperial County Department of Public Works comment letter dated July 25, 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 <i>Claudia Cisneros Castillo, Miguel A Sanchez Mendoza</i>		EMAIL ADDRESS <i>claudia52390@gmail.com</i>	
2. MAILING ADDRESS <i>76 Palm Dr Desert Shores CA</i>		ZIP CODE <i>92274</i>	PHONE NUMBER <i>(760) 460-6153</i>
3. ENGINEER'S NAME / LAND SURVEYOR CAL. LICENSE NO. <i>JOSE CARLOS ROMERO PLS 7, 671</i>		EMAIL ADDRESS <i>jcrproterrausc@gmail.com</i>	
4. MAILING ADDRESS <i>444 EIGHT STREET - SUITE B4, EL CENTRO, CA</i>		ZIP CODE <i>92243</i>	PHONE NUMBER <i>760-295-5185</i>
5. PROPERTY "A" (site) ADDRESS <i>76 Palm Dr. Desert Shores CA 92274</i>		LOCATION	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <i>(A) 001-154-013 &amp; 001-154-012 (B)</i>		SIZE OF PROPERTY (in acres or square foot) <i>60' x 120' = 7,200 SF</i>	
7. EXISTING USE <i>single Family Residential</i>		CURRENT ZONE <i>R1</i>	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <i>LOT 2 - Block 11 Desert Shores Unit 2 FINAL Map 2-15</i>			
9. PROPERTY "B" (site) ADDRESS <i>T B D</i>		LOCATION <i>NW CORNER Palm Drive</i>	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <i>001-154-012</i>		SIZE OF PROPERTY (in acres or square foot) <i>± 8,910 SF</i>	
11. EXISTING USE <i>Empty lot</i>		CURRENT ZONE <i>R1</i>	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <i>lot 1 - Block 11 Desert Shores Unit 2 Final Map 2-15</i>			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <i>Convert it into one single lot - larger lot</i>			
14. PROPOSED MERGED PARCEL SIZE <i>± 16,110 SF</i>		PROPOSED USE <i>Single Family Residential</i>	

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

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	<i>existing sewer service lateral</i>
16. DESCRIBE PROPOSED WATER SYSTEM	<i>existing water service lateral</i>
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	<i>through Palm Drive</i>
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

*Miguel A Sanchez Mendoza* 6-7-2024  
Print Name (owner) Date  
*Miguel A Sanchez*  
Signature (owner)

*Claudia Cisneros Castillo* 05/07/24  
Print Name (Agent) Date  
*Claudia Cisneros*  
Signature (Agent) **OWNER**

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

**REQUIRED SUPPORT DOCUMENTS**

- A. SITE PLAN  *assessor's Plat*
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE *\$4,500*
- E. OTHER *Copy of Grant Deeds*

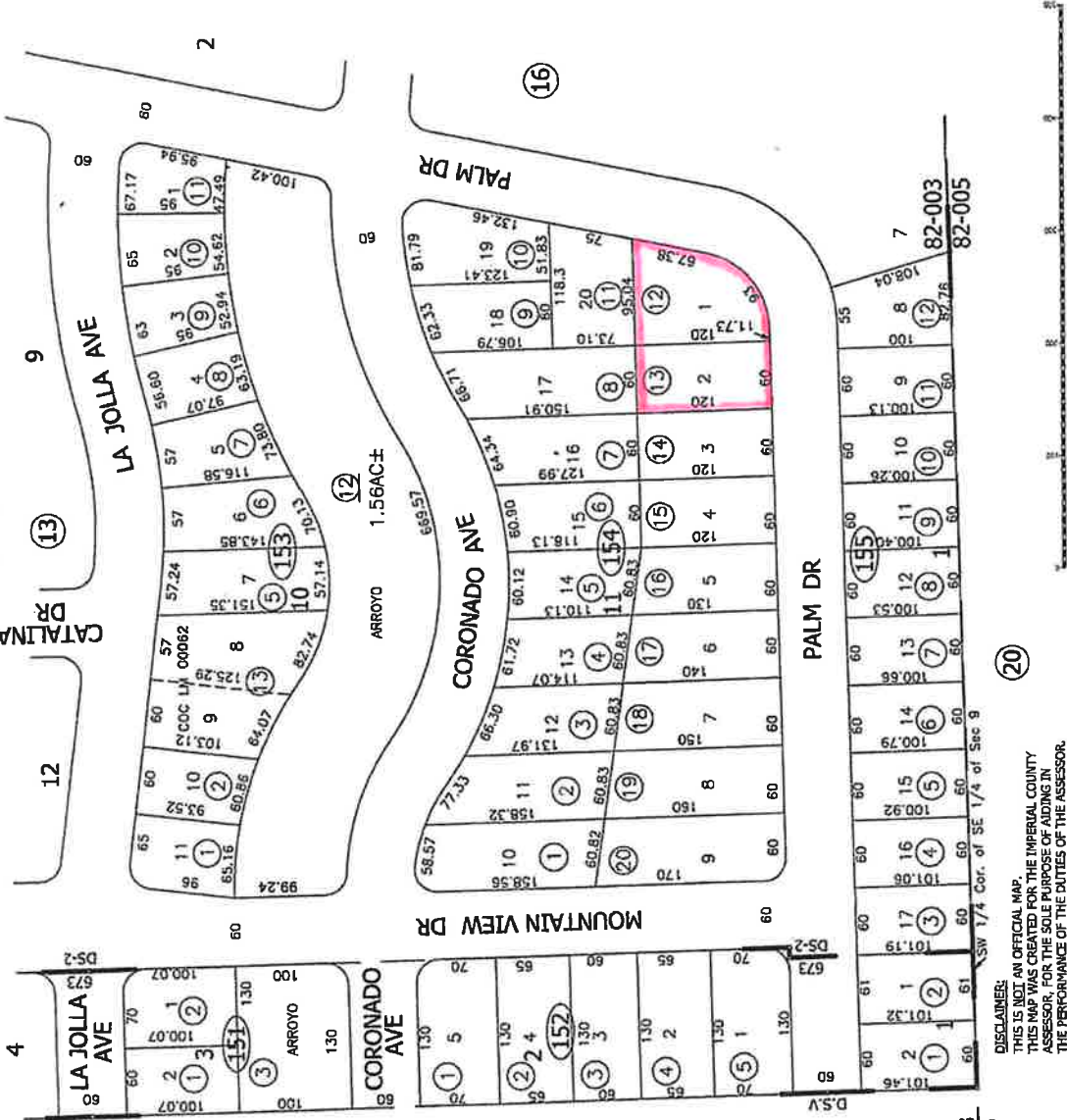
APPLICATION RECEIVED BY: <u>LV.</u>	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P.W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E.H.S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/>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

MERG#  
\_\_\_\_\_

POR. DESERT SHORES UNIT 2 &  
FM 2-15  
POR. DESERT SHORES VILLAGE - TRACT 673  
FM 7-36

Tax Area Code  
82-003

1-15



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. & TAX. CODE SEC.327)

82-003  
82-005

4-13-15 MF  
11-01-04 AR  
9-12-69 JMS

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

THIS LOT MERGER CONSISTS OF THE MERGING OF LOTS 1 AND 2 OF THE DESERT SHORES UNIT 2 SUBDIVISION OF FINAL MAP 2-15, IN AN UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE MAP ON FILE IN BOOK 2, PAGE 15 OF FINAL MAPS IN THE IMPERIAL COUNTY RECORDER'S OFFICE.

THE TOTAL AREA OF THIS LOT MERGER IS 16,110 SF MORE OR LESS, IS AS SHOWN ON EXHIBITS "B" ATTACHED HERETO.



**ATTACHMENT “F” – COMMENT LETTERS**



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

**JULY 17<sup>TH</sup>, 2024**  
**REQUEST FOR REVIEW**  
**AND COMMENTS**

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> County Executive Office – Rosa Lopez	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek / David Lantzer
<input checked="" type="checkbox"/> Coachella Valley Water District – Jim Barrett/Alex Elmer/Incoming Correspondence		<input checked="" type="checkbox"/> Salton Community Service District – Mitch Mansfield
<input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/ David Dale	<input checked="" type="checkbox"/> Board of Supervisors – Ryan E. Kelley District #4	<input checked="" type="checkbox"/> EHD – Jeff Lamoure / Jorge Perez / Sheila Vasquez
<input checked="" type="checkbox"/> Torrez-Martinez Desert Cahuilla Indians – Thomas Tortez / Joseph Mirelez	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert	<input checked="" type="checkbox"/> APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier
<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- H. Jill McCormick / Jordan D. Joaquin	<input checked="" type="checkbox"/> Campo Band of Mission Indians – Marcus Cuero / Jonathan Mesa	<input checked="" type="checkbox"/> IID – Donald Vargas

From: Luis Bejarano Planner I - (442) 265-1736 or [LuisBejarano@co.imperial.ca.us](mailto:LuisBejarano@co.imperial.ca.us)

Project ID: Lot Merger #00160

Project Location: 79 Palm Drive, Desert Shores, CA 92274 APN: 001-154-012, -013

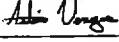
Project Description: The Applicant proposes a comprehensive lot merger between two continuous lots to create a single and larger lot for an existing residential dwelling.

Applicants: Miguel A Sanchez Mendoza & Claudia Cisneros

**Comments due by: July 31<sup>st</sup>, 2024, at 5:00PM**

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No Comment

Name: Antonio Venegas Signature:  Title: Agricultural Biologist/Standards Specialist IV

Date: 07/19/2024 Telephone No.: (442) 265-1500 E-mail: [antoniovenegas@co.imperial.ca.us](mailto:antoniovenegas@co.imperial.ca.us)

LBVOLS:\AllUsers\APN\001\154\012\MERG00160\MERG00160 Request for Comments 07-17-24.docx

**RECEIVED**

By Imperial County Planning & Development Services at 11:58 am, Jul 19, 2024



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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*Public Works works for the Public*



July 25, 2024

**RECEIVED**

*By Imperial County Planning & Development Services at 11:04 am, Jul 25, 2024*

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

Attention: Luis Bejarano, Planner I

**SUBJECT: LM 160 – Miguel A Sanchez Mendoza & Claudia Cisneros;**  
located on 76 Palm Drive, Desert Shores, CA 92274  
APN's 001-154-012 & 013.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on July 17, 2024 for the above mentioned project. The applicant proposes a comprehensive lot merger between two continuous lots to create a single and larger lot for an existing residential dwelling.

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



# IID

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July 31, 2024

**RECEIVED**

*By Imperial County Planning & Development Services at 4:36 pm, Jul 31, 2024*

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

SUBJECT: Lot Merger No. 00160 in Desert Shores, CA

Dear Mr. Bejarano:

On July 17, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00160. The applicants, Miguel A Sanchez Mendoza & Claudia Cisneros, propose to merge two (2) lots located at 79 Palm Drive, Desert Shores, California (APNs 001-154-012 and -013) to create a single parcel for an existing residential dwelling.

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

1. IID will not begin any studies to provide electrical service to a project until the applicant submits a customer project application (available at the district website (<http://www.iid.com/home/showdocument?id=12923>) and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution line extensions, underground conduit systems, as well as the cost of the re-configuration of distribution lines and any other related upgrades and applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. It is important to note that a final study will be developed once a customer project application and approved plans and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures as well as costs.
3. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area. IID is unable to hold system capacity to the detriment of other customers if a project is not completed in a timely manner.



4. Line extensions to serve a project are made in accordance with IID Regulations:
  - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
  - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
  - No. 15 (<http://www.iid.com/home/showdocument?id=2555>)
5. For information regarding additional electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality or County.
7. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
8. 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 the 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.
9. 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,

Luis Bejarano  
July 31, 2024  
Page 3

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](mailto: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 Rodríguez – 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.

AIR POLLUTION CONTROL DISTRICT



**RECEIVED**

By Imperial County Planning & Development Services at 1:12 pm, Aug 01, 2024

July 31, 2024

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

SUBJECT: Lot Merger 00160 – Miguel A Sanches Mendoza & Claudia Cisneros

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) 00160 (Project). The project proposes a merger of two continuous lots to create a single larger lot for an existing residential building. The project is located at 79 Palm Drive, Desert Shores and consists of parcels identified with Assessor's Parcel Numbers 001-154-012 & 001-154-0013.

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

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

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

Respectfully,

  
Ismael Garcia  
Environmental Coordinator

  
Reviewed by,  
Monica Soucier  
APC Division Manager

MERG 00160 – Miguel A Sanches Mendoza & Claudia Cisneros

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