

# PROJECT REPORT

**TO: PLANNING COMMISSION**  
**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA DATE: October 9, 2024**  
**AGENDA TIME: 9:00 AM / No. 6**

Variance #24-0006  
PROJECT TYPE: Calexico Gateway Center, LLC SUPERVISOR DIST # 5  
059-210-063-000  
LOCATION: 1791 Gateway Road & 620 Menvielle Road APN: 059-210-057-000  
4.32-AC  
Calexico, CA 92231 PARCEL SIZE: 6.24-AC

GENERAL PLAN (existing) Gateway of the Americas Specific Plan GENERAL PLAN (proposed) N/A

ZONE (existing) GC (Gateway Commercial) & GI (Gateway Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 10/9/2024

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 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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

Imperial Irrigation District, County Executive Office & Caltrans

## **REQUESTED ACTION:**

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS EXCEPT FROM CEQA UNDER GOVERNMENT CODE, SECTIONS 15061(B)(3) AND 21082.2(A) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. ADOPT THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS FOR VARIANCE #24-0006; AND,
3. CONSIDER THE APPROVAL OF VARIANCE #24-0006 SUBJECT TO THE ATTACHED CONDITIONS.

**STAFF REPORT**  
**Planning Commission Meeting**  
**October 9, 2024**

**Project Name:**      **Variance (V #24-0006)**

**Applicant:**            **Calexico Gateway Center, LLC**  
**1791 Gateway Road & 620 Menvielle Road**  
**Calexico, CA 92231**

**Project Location:**

The proposed project would be located at 620 Menvielle Road and 1791 Gateway Road in Calexico, CA, within the Gateway of the Americas Specific Plan Area. These project sites are bordered by Gateway Road to the north, Menvielle Road to the west, California State Route 7 (CA SR-7) to the east, and Maggio Boulevard to the south. The subject properties are further identified as Lots 6 and 12 of Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Unit No. 1, with Assessor's Parcel Numbers 059-210-057-000 and 059-210-063-000, respectively; Township 17 South, Range 15 East, of the San Bernardino Base and Meridian (S.B.B.M.) and located approximately 4.6 miles east of the city limits of the City of Calexico, in an unincorporated area of the County of Imperial.

**Project Summary:**

The applicant, Calexico Gateway Center, LLC, has submitted a variance request seeking approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. This request also includes an increase in the allowable height limit of such signs, from 24 feet, as specified in Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan and Section 90401.02 of the Imperial County Land Use Ordinance (Title 9), to 35.5 feet. (Refer to Exhibits "A" & "B" from the attached Variance Application). Multi-tenant business development complex pylon signs are not specifically referenced in the County's Zoning Ordinance.

The proposed two (2) freestanding, double-sided, pylon signs consist of seven (7) panels, which would offer unified off-site business advertisement to properties located in the south half of Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lots 1, 2, 3, 4, 5, 11, and 12, further identified as Assessor's Parcel Numbers (APNs) 059-210-052, 059-210-053, 059-210-054, 059-210-055, 059-210-056, 059-210-062 & 059-210-064, respectively, within the Calexico Gateway Center, contiguous business area bounded by Menvielle Road to the west, Gateway Road to the north, California State Route 7 (CA SR-7) to the east, and Maggio Road to the south. (Refer to Exhibits "C," "D" & "E" from the attached Variance Application).

The proposed height variance request aims to enhance the visibility of the two (2) double-sided pylon signs by capturing the attention of motorists traveling along the Gateway of the Americas commercial corridors, specifically, Menvielle Road and California State Route 7 (CA SR-7). The signs would be oriented perpendicularly to the roadways to

ensure they are noticeable both day and night. Additionally, both pylon signs would be featuring internally illuminated panels employing low-voltage LED lighting which would comply with all County and State regulations as to not produce glare on other adjacent properties in the vicinity or upon adjacent roadways.

Should the request be approved, Variance #24-0006 will be subject to Conditions of Approval and applicable County Land Use regulations as pursuant to Pursuant to Division 4, Section 90202.08, Subsection (B), of the Imperial County Land Use Ordinance (Title 9).

**Project Background:**

- Entitlements for the construction of one (1) proposed 35.5-foot double-sided pylon sign was submitted under Building Permit #62171.

**Land Use Analysis:**

Per Imperial County's General Plan, the land use designation for this project is "Gateway of the Americas Specific Plan" and zoned as GI (Gateway Industrial) and GC (Gateway Commercial) as per Zoning Map #18 of the Imperial County Title 9 Land Use Ordinance. Additionally, as per the Gateway of the Americas Specific Plan, Section (IV)(I), Subsection (2)(c), the maximum height of a pole sign shall not exceed twenty-four (24) feet to the top of the sign.

The applicant is seeking a variance to allow the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet as specified in Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan, to 35.5 feet. This request is made to ensure alignment with the County's General Plan and Land Use Ordinances (Title 9), promoting consistency across regulatory frameworks.

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Sites</b>	Vacant Industrial & Commercial Land	GC (Gateway Commercial) & GI (Gateway Industrial)	Gateway Specific Plan
<b>North</b>	Vacant Agricultural Field	GC (Gateway Commercial)	Gateway Specific Plan
<b>South</b>	Vacant Industrial & Commercial Land	GI (Gateway Industrial) & GC (Gateway Commercial)	Gateway Specific Plan
<b>East</b>	Agricultural Field & Industrial Buildings	GC (Gateway Commercial) & GI (Gateway Industrial)	Gateway Specific Plan
<b>West</b>	Industrial Buildings & Vacant Commercial Land	GI (Gateway Industrial)	Gateway Specific Plan

**Environmental Determination:**

Variance #24-0006 is exempt from CEQA pursuant to Government Code, Sections 15061(b)(3) and 21082.2(a).

**Staff Recommendation:**

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

1. Find that the project is exempt from CEQA under Government Code, Sections 15061(b)(3) and 21082.2(a) and that no further environmental documentation is necessary; and,
2. Adopt the attached Resolutions and Supporting Findings for Variance #24-0006; and,
3. Consider the approval of Variance #24-0006 subject to the attached Conditions.

**Prepared By:**

Gerardo A. Quero, Planner II

#345

**Reviewed By:**

Michael Abraham, AICP, ICPDS Assistant Director

**Approved By:**

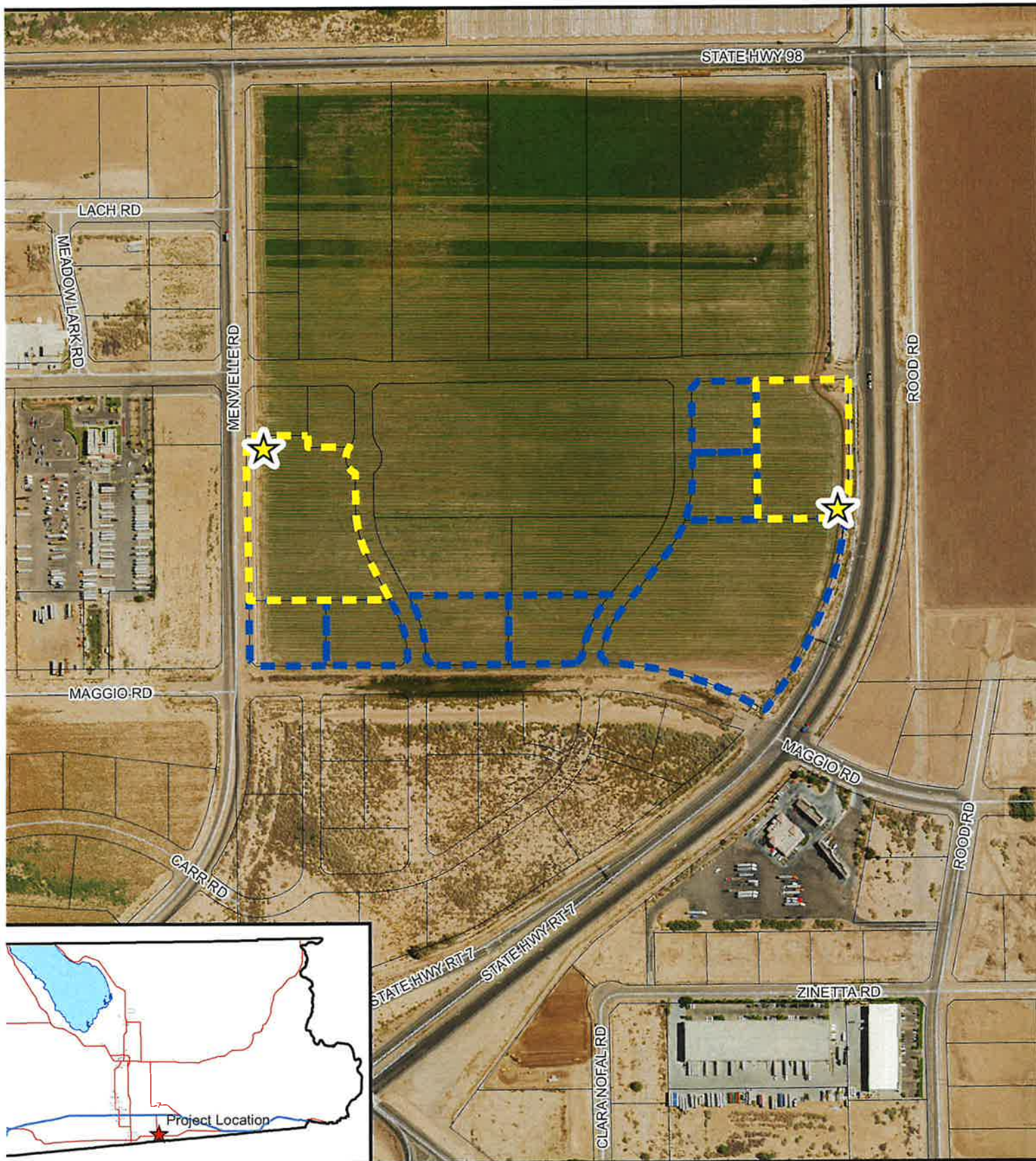
Jim Minnick, Planning & Development Services Director

**Attachments:**






- A. Vicinity Map
- B. Site Plans/Plot Plans
- C. Variance #24-0006 Resolution
- D. Planning Commission Resolution
- E. Conditions of Approval for Variance #24-0006
- F. Request Documentation for Variance #24-0006
- G. Deed Restrictions
- H. Comment Letters

**ATTACHMENT “A”**  
**VICINITY MAP**

# PROJECT LOCATION MAP



**CALEXICO GATEWAY CENTER, LLC**  
**VARIANCE V #24-0006**  
**APN 059-210-063 & -057-000**

-  Project Locations
-  Impacted Parcels
-  Centerline
-  Parcels
-  Proposed Pylon Sign Locations



**ATTACHMENT “B”**  
**SITE PLANS/PLOT PLANS**

# EXHIBIT "A"

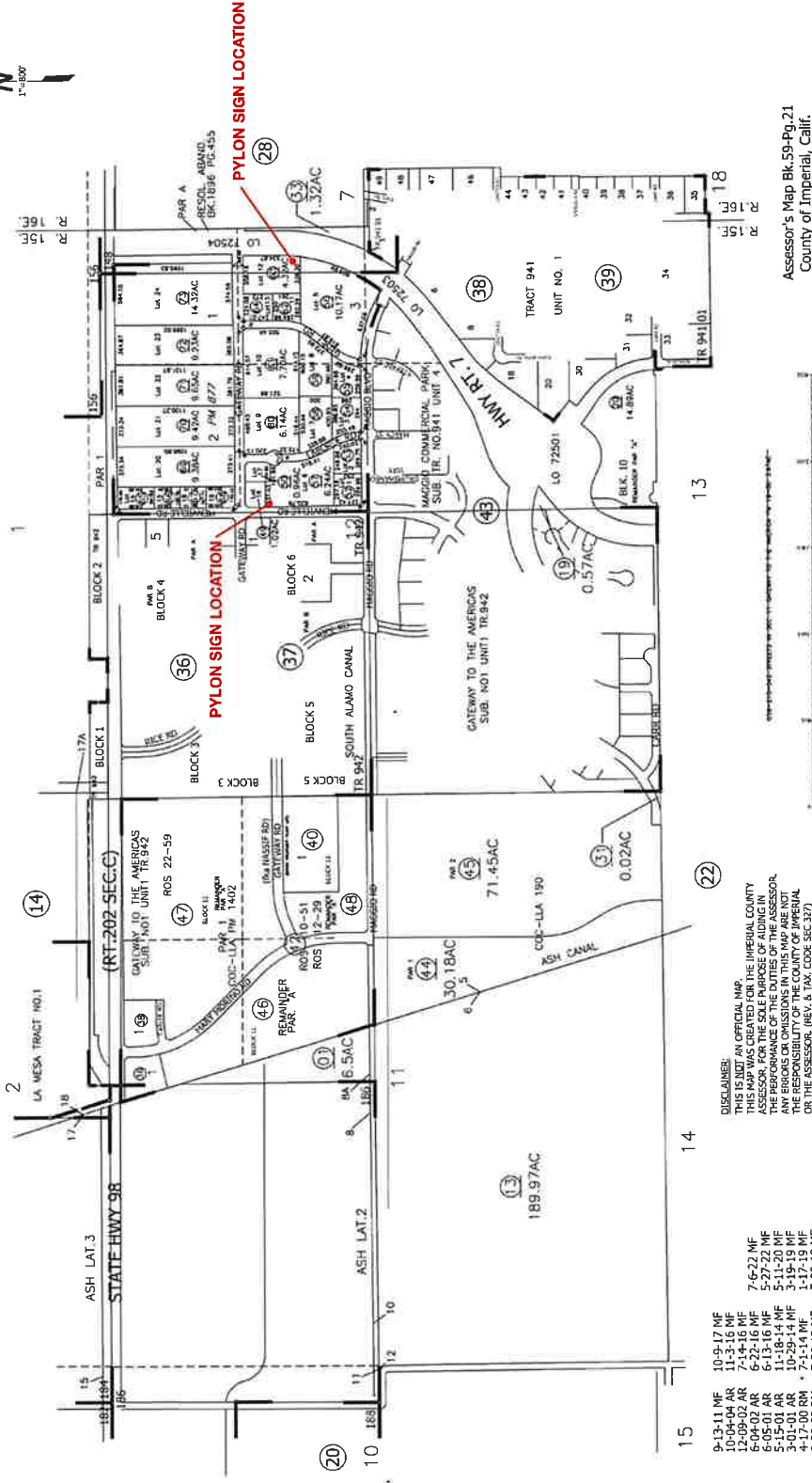
POR. TRACT 148 & POR. SEC. 11 12 T.17S., R.15E.  
GATEWAY TO THE AMERICAS SUB.NO1 UNIT1 TR.942  
FM 19-60

TRACT 940-MENVIELLE PLAZA BUSINESS PARK SUB. UN. NO. 1 PH.1 & PH.2  
FM 27-65

Tax Area Code  
57-004

59-21


PARCEL QUEST



- 9-13-11 MF
- 10-9-17 MF
- 10-04-04 AR
- 7-13-16 MF
- 6-04-02 AR
- 6-22-16 MF
- 6-05-01 AR
- 6-13-16 MF
- 5-15-01 AR
- 11-18-14 MF
- 3-01-01 AR
- 10-29-14 MF
- 7-17-19 MF
- 8-30-03 RM
- 7-20-12 MF
- 7-30-18 MF
- 7-6-22 MF
- 5-27-22 MF
- 5-11-20 MF
- 3-19-19 MF
- 7-17-19 MF

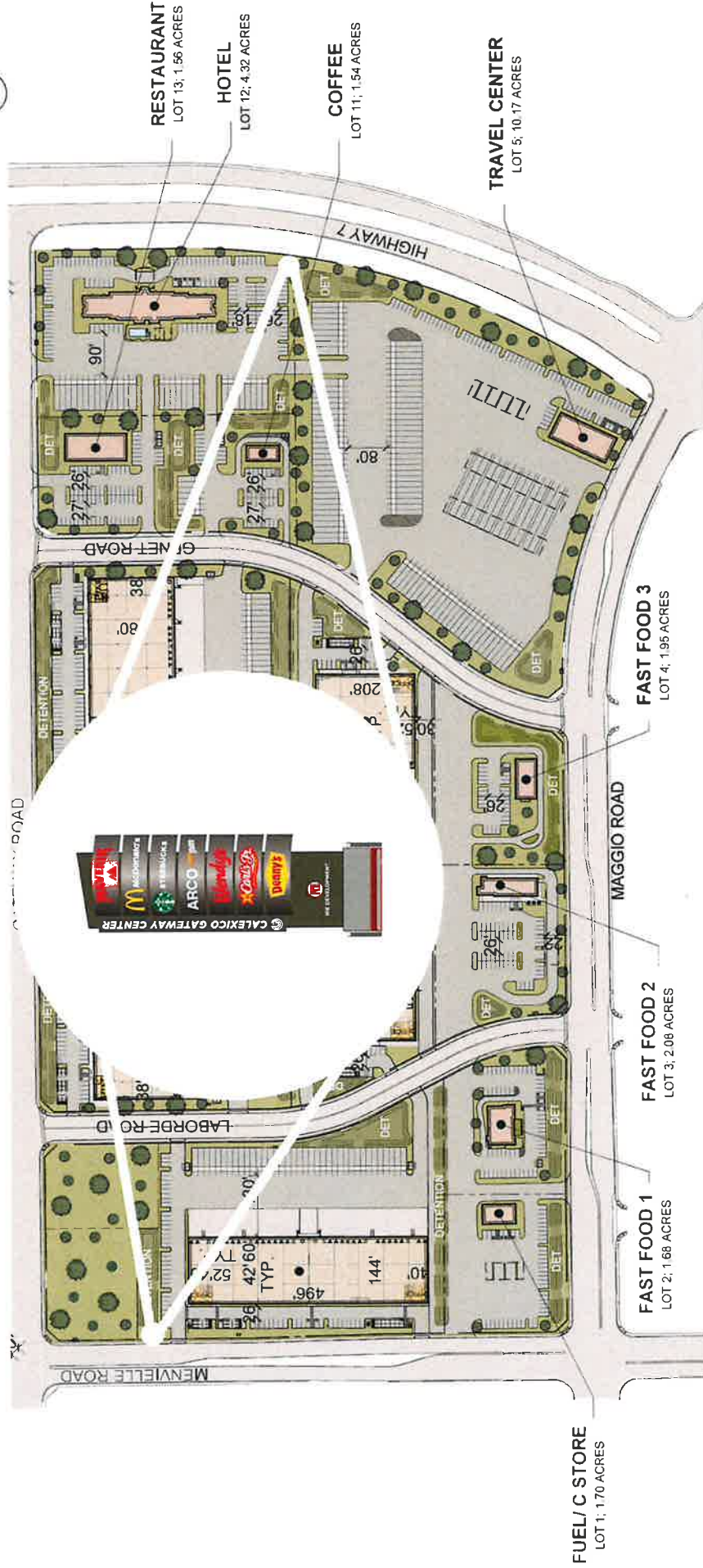
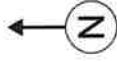
DISCLAIMER:  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE IDENTIFICATION OF PARCELS. THE ASSessor  
TAKES NO RESPONSIBILITY FOR ANY ERRORS OR  
OMISSIONS IN THIS MAP AND THE  
RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX CODE SEC. 327)

Assessor's Map Bk.59-Pg.21  
County of Imperial, Calif.

 S I G N S Y S T E M S	Project:	Scale:	Drawn By:	Rev:	Date:	Page
	CALEXICO GATEWAY CENTER	None	RM	1	5/20/2024	1



# EXHIBIT "B"



Project:	CALEXICO GATEWAY CENTER	Scale:	None	Drawn By:	RM	Rev:	1	Date:	5/20/2024	Page	3
----------	-------------------------	--------	------	-----------	----	------	---	-------	-----------	------	---



# EXHIBIT "C"



*IlluminArt*  
SIGN SYSTEMS

ALL RENDERINGS AND CONCEPTUAL DRAWINGS CONTAINED WITHIN, REMAIN THE EXCLUSIVE PROPERTY OF ILLUMINART SIGN SYSTEMS, AND ARE HEREBY SUBMITTED TO YOU FOR REVIEW ONLY. ILLUMINART SIGN SYSTEMS DOES NOT WARRANT THE SAME, NOR DOES IT GUARANTEE THE ACCURACY OF ANY INFORMATION CONTAINED THEREIN. WITHOUT PRIOR WRITTEN CONSENT BY ILLUMINART SIGN SYSTEMS FOR ANY OTHER PURPOSE OTHER THAN THAT ABOVE DESCRIBED IS STRICTLY PROHIBITED.

# EXHIBIT "D"



- SIGN FACES ARE:**
- PRECISION WATER JET CUT 090 ALUMINUM
  - POWDER COATED BRUSHED ALUMINUM
  - INTERNAL ALUMINUM ANGLE STRUCTURE
  - POLYCARBONATE FACES WITH 3M 3600 SERIES
  - HIGH PERFORMANCE TRANSLUCENT VINYL
  - HIGH OUTPUT 12V LED INTERNAL ILLUMINATION

*AluminArt*  
SIGN SYSTEMS

ALL RENDERINGS AND CONCEPTUAL DRAWINGS CONTAINED WITHIN, REMAIN THE SOLE PROPERTY OF ILLUMINART SIGN SYSTEMS, AND ARE HEREBY SUBMITTED FOR THE USE OF PURCHASING FROM ILLUMINART, A MATERIAL SIGN IN THE SAME LICENSE. ANY USE OF THESE DRAWINGS OR CONCEPTS WITHOUT PRIOR WRITTEN CONSENT BY ILLUMINART SIGN SYSTEMS FOR ANY OTHER PURPOSE OTHER THAN THAT ABOVE DESCRIBED IS STRICTLY PROHIBITED.

# EXHIBIT "E"

35' 6"

**CALEXICO GATEWAY CENTER**

**LOT 5**  
APN 059-210-056

**LOT 2**  
APN 059-210-053

**LOT 11**  
APN 059-210-062

**LOT 1**  
APN 059-210-052

**LOT 3**  
APN 059-210-054

**LOT 4**  
APN 059-210-055

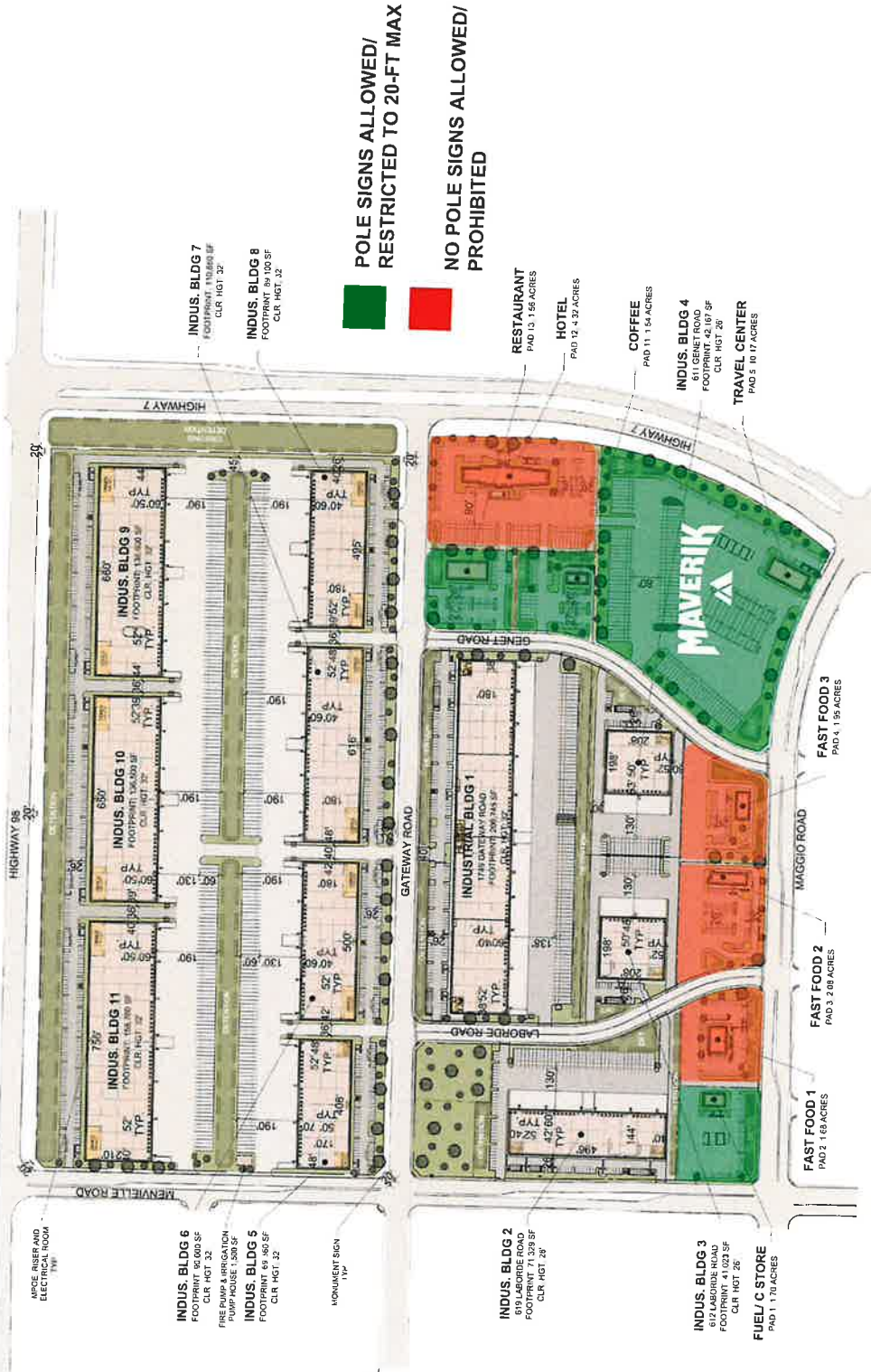
**LOT 13**  
APN 059-210-064



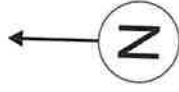
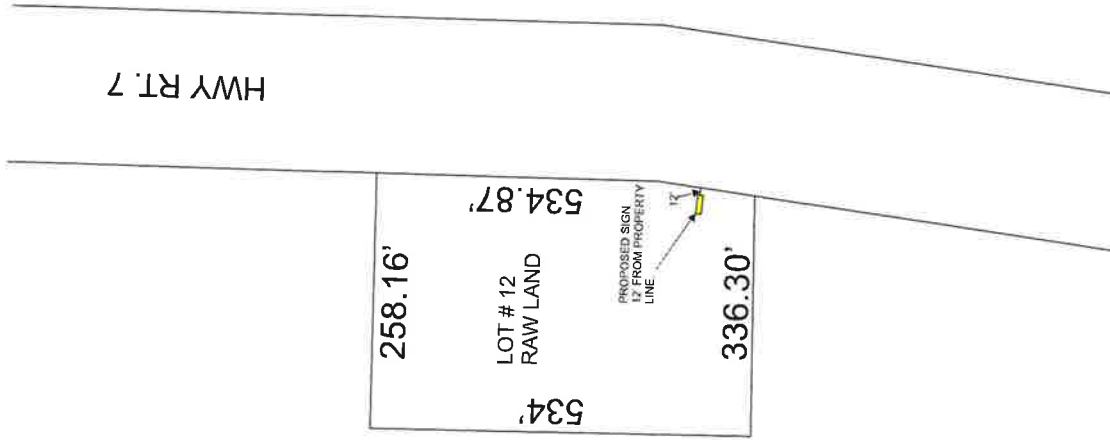
IRE DEVELOPMENT



# EXHIBIT "F"



# EXHIBIT "G" - LOT 12



ZOOMED LOT VIEW SITE PLAN

**AluminArt**  
S I G N S Y S T E M S

Project: CALEXICO GATEWAY CENTER

Scale: None

Drawn By: RM

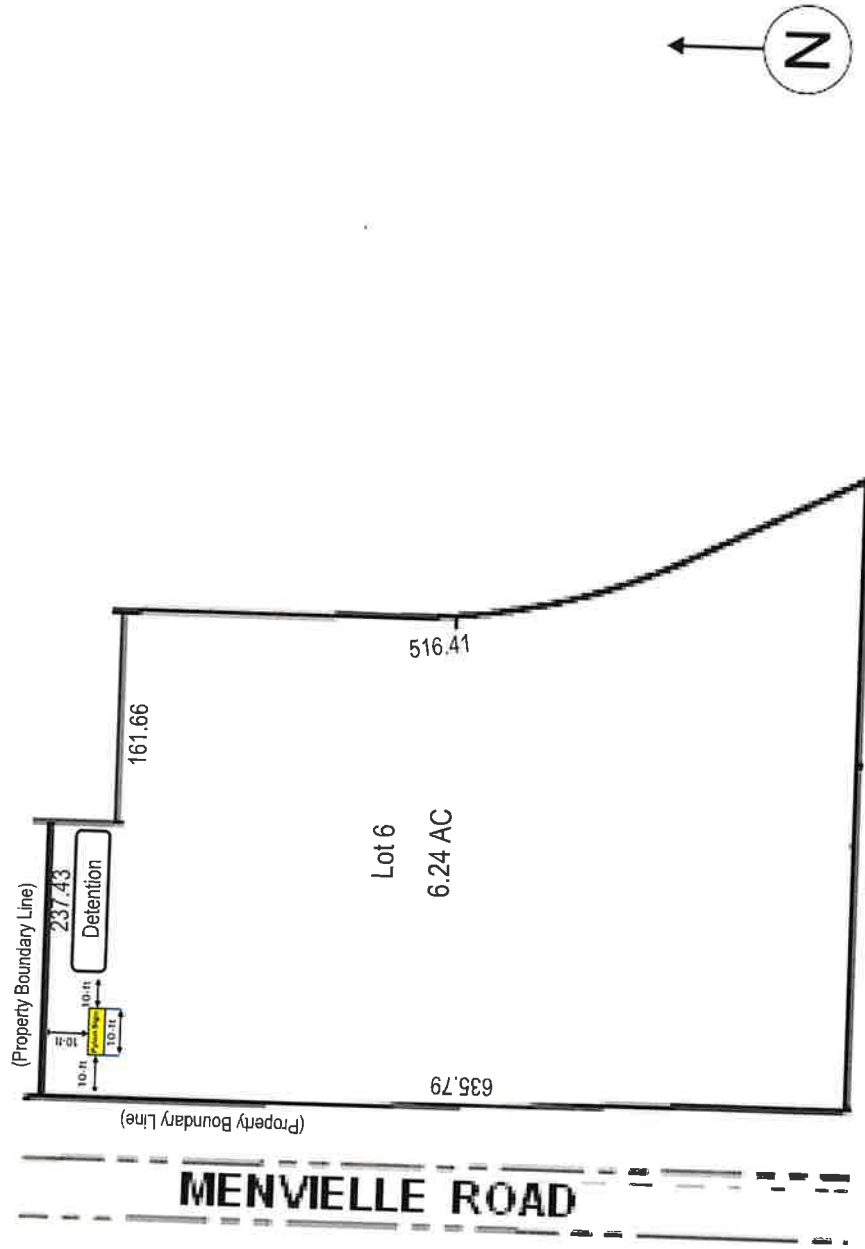
Rev: 1

Date: 5/20/2024

Page

2

**EXHIBIT "H" - LOT 6**



ZOOMED LOT VIEW SITE PLAN

**ATTACHMENT “C”**  
**VARIANCE #24-0006**  
**RESOLUTION**



## RESOLUTION NO.

### A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING VARIANCE #24-0006 FOR TWO MULTI-TENANT BUSINESS COMPLEX PYLON SIGNS AND A HEIGHT INCREASE.

**WHEREAS**, Calexico Gateway Center, LLC, has submitted an application for a Variance (#24-0006) requesting approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. This request also includes an increase in the allowable height limit for the construction of such signs, from 24 feet, as specified in Section (IV)(1)(2)(c) – Signage, of the Gateway of the Americas Specific Plan, to 35.5 feet; and,

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA), the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended" in accordance with Government Codes 15061(b)(3) and 21082.2(a); and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents; 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 Variance #24-0006 and Conditions of Approval prior to approval. The Planning Commission finds and determines that the Variance and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning Law (California Government Code (§65906) and the County of Imperial Land Use Ordinance (§90202.08), the following findings for the approval of Variance #24-0006 have been made:

- A. Are there special circumstances applicable to the property described in the variance application that do not apply generally to the property or class of use in the same zone or vicinity?**

Per Imperial County's General Plan, the land use designation for the proposed project is "Gateway of the Americas Specific Plan" and the subject parcels zoned as Gateway Commercial (GI) and Gateway Industrial (GI), respectively, per Zoning Map #18 of the Imperial County Land Use Ordinance (Title 9).

The Applicant, Calexico Gateway Center, LLC, has submitted a variance request seeking approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. The request also includes an increase in the allowable height

limit from 24 feet for the construction of such signs, as specified in Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan, to 35.5 feet. Pursuant to Title 9, Division 4, Section 90202.08, Subsection (B), in approving a variance, the Director/Commission/Board of Supervisors may impose Conditions of Approval deemed necessary to enable making the findings listed under Section 90202.08 (A). Conditions of Approval imposed on Variance #24-0006 will further ensure that the proposed project is consistent with the General Plan and complies with all applicable regulations of the County of Imperial and the State of California. Therefore, granting this variance will not constitute a grant of special privilege that is not generally available to other property in the vicinity and in the same land use zone.

**B. Will the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located.**

The two (2) proposed freestanding, double-sided, pylon signs are designed and consist of seven (7) panels which would offer unified off-site business advertisement, impacting properties on Assessor's Parcel Numbers (APNs) 059-210-052, 059-210-053, 059-210-054, 059-210-055, 059-210-056, 059-210-062 & 059-210-064, located within the Calexico Gateway Center business area. Additionally, the proposed height variance request aims to enhance the visibility of the two (2) double-sided pylon signs by capturing the attention of motorists traveling along the Gateway of the Americas commercial corridors, specifically, Menvielle Road and California State Route 7 (CA SR-7). Furthermore, the signs would be oriented perpendicularly to the roadways to ensure they are noticeable both day and night. Subsequently, both pylon signs would be featuring internally illuminated panels employing low-voltage LED lighting which would comply with all County and State regulations as to not produce glare on other adjacent properties in the vicinity or upon adjacent roadways. Therefore, granting such variance will not be materially detrimental to the public welfare or injurious to the property or vicinity in which the property is located.

**C. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, will the strict application of zoning laws deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications?**

In accordance with Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan and Section 90401.02 - Design and Development Standards for Pole Signs, of the Imperial County Land Use Ordinance (Title 9), the maximum height of a pole sign shall not exceed twenty-four (24) feet to the top of the sign. Variance #24-0006 seeks for the allowance for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet. The strict adherence to Sections (IV)(I)(2)(c) and 90401.02 on the two (2) proposed multi-tenant business development complex pylon signs would deprive and prevent Calexico Gateway Center, LLC the ability to provide adequate unified off-site advertisement to properties to Assessor's Parcel Numbers (APNs) 059-210-052, 059-210-053, 059-210-054, 059-210-055, 059-210-056, 059-210-062 & 059-210-064 to motorists traveling along the Gateway of the Americas commercial corridors, specifically, Menvielle Road and California State Route 7 (CA SR-7).

**D. Does the granting of such variance adversely affect the comprehensive General Plan?**

Staff has reviewed the request on Variance #24-0006 and has determined that through the imposed Conditions of Approval as pursuant to Title 9, Division 4, Section 90202.08, Subsection (B), the proposed project would be consistent with the County's General Plan, Land Use Ordinance (Title 9), and comply with all applicable regulations of the County of Imperial and the State of California. Therefore, as allowed through the variance process, the granting of the variance for construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs with an increase in the allowable height limitation for the construction of such signs, from 24 feet to 35.5 feet would not constitute a grant adversely affecting the Imperial County General Plan.

**NOW, THEREFORE**, based on the findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Variance #24-0006, subject to the attached Conditions of Approval.

---

**Rudy Schaffner, Chairperson**  
**Imperial County Planning Commission**

I hereby certified 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 Imperial County Planning Commission**

**ATTACHMENT “D”**  
**PLANNING COMMISSION**  
**RESOLUTION**

## RESOLUTION NO.

### A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING VARIANCE #24-0006 AND CONDITIONS OF APPROVAL FOR CALEXICO GATEWAY CENTER, LLC.

**WHEREAS**, Calexico Gateway Center, LLC, has submitted an application for a Variance (#24-0006) requesting approval for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs. This request also includes an increase in the allowable height limit for the construction of such signs, from 24 feet, as specified in Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan, to 35.5 feet; and,

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA), the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended" in accordance with Government Codes 15061(b)(3) and 21082.2(a); and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents; 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 Variance #24-0006 and Conditions of Approval prior to approval. The Planning Commission finds and determines that the Variance and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes 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, the following findings for the approval of Variance #24-0006 have been made:

**A. The proposed use is consistent with the goals and policies of the adopted County General Plan.**

Per Imperial County's General Plan, the land use designation for the proposed project is "Gateway of the Americas Specific Plan" and the subject parcels zoned as Gateway Commercial (GC) and Gateway Industrial (GI), respectively, per Zoning Map #18 of the Imperial County Land Use Ordinance (Title 9). In accordance with Section (V)(B)(2)(c)(2) of the Gateway of the Americas Specific Plan, projects requiring a Variance from the provisions of the County Zoning Ordinance, when applicable, will be processed pursuant to the Imperial County Zoning Code [Land Use Ordinance – Title 9] and this document [Gateway Specific Plan]. Pursuant to Title 9, Division 4, Section 90202.08, Subsection (B), in approving a variance, the Director/Commission/Board of Supervisors may impose Conditions of Approval deemed necessary to enable making the findings listed under Section 90202.08 (A). Conditions of Approval imposed to Variance #24-0006 for the

construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet, will ensure that the proposed project is consistent with the goals and policies of the General Plan and will comply with all applicable regulations of the County of Imperial and the State of California.

**B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**

As previously stated in section (A) above, in accordance with Section (V)(B)(2)(c)(2) of the Gateway of the Americas Specific Plan, projects requiring a Variance from the provisions of the County Zoning Ordinance, when applicable, will be processed pursuant to the Imperial County Zoning Code [Land Use Ordinance] and this document [Gateway Specific Plan]. Pursuant to Title 9, Division 4, Section 90202.08, Subsection (B), in approving a variance, the Director/Commission/Board of Supervisors may impose Conditions of Approval deemed necessary to enable making the findings listed under Section 90202.08 (A). Conditions of Approval imposed to Variance #24-0006 for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet, will ensure that the proposed project is consistent with the purpose of the zone it is located within.

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90202.00.**

In accordance with Section (IV)(I)(2)(c) – Signage, of the Gateway of the Americas Specific Plan and Section 90401.02 - Design and Development Standards for Pole Signs, of the Imperial County Land Use Ordinance (Title 9), the maximum height of a pole sign shall not exceed twenty-four (24) feet to the top of the sign. Variance #24-0006 seeks for the allowance for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet. The strict adherence to Sections (IV)(I)(2)(c) and 90401.02 on the two (2) proposed multi-tenant business development complex pylon signs would deprive and prevent Calxico Gateway Center, LLC the ability to provide adequate unified off-site advertisement to properties to Assessor's Paracel Numbers (APNs) 059-210-052, 059-210-053, 059-210-054, 059-210-055, 059-210-056, 059-210-062 & 059-210-064 to motorists traveling along the Gateway of the Americas commercial corridors, specifically, Menvielle Road and California State Route 7 (CA SR-7).

**D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.**

As previously stated in sections (A) and (B) above, imposed Conditions of Approval to Variance #24-0006 for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet, will ensure that the proposed project complies with all applicable regulations of the County of Imperial and the State of California.

**E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**

The request on Variance #24-0006 is for the allowance for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet, which will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity. Additionally, should the request be approved, Variance #24-0006 will be subject to Conditions of Approval and applicable County Land Use regulations. Subsequently, the proposed double-sided pylon signs would be built, installed, and shall comply with the latest edition of the California Building Code, and undergo a ministerial building permit process through the County.

**F. The proposed use does not violate any other law or ordinance.**

As previously stated in sections (A) and (B) above, pursuant to Title 9, Division 4, Section 90202.08, Subsection (B), in approving a variance, the Director/Commission/Board of Supervisors may impose Conditions of Approval deemed necessary to enable making the findings listed under Section 90202.08 (A). Imposed Conditions of Approval to Variance #24-0006 for the construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs including an increase in the allowable height limit of such signs, from 24 feet to 35.5 feet, will ensure that the proposed project does not violate any other law or ordinance.

**G. The proposed use is not granting a special privilege.**

Variance #24-0006, with imposed Conditions of Approval, complies with the minimum requirements of Title 9, Division 4, Section 90202.08, Subsection (B); therefore, Variance #24-0006 will not grant a special privilege.



**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Variance #24-0006, 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 Imperial County Planning Commission at a meeting conducted on **October 9, 2024**.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

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

**ATTACHMENT “E”**

**CONDITIONS OF APPROVAL  
FOR VARIANCE #24-0006**

# CONDITIONS OF APPROVAL

## VARIANCE #24-0006

(Calexico Gateway Center, LLC)

[059-210-052-000, 059-210-053-000, 059-210-054-000, 059-210-055-000, 059-210-056-000, 059-210-057-000, 059-210-062-000 059-210-063-000, & 059-210-064-000]

---

---

### **NOTICE TO APPLICANT!**

*The above-referenced Variance, 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 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 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, Gateway of the Americas Specific Plan 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 variances 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 explicitly deferred in these conditions, all conditions must be fulfilled as specified herein.**

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 Variance.
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 Variance, 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 Variance. 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 Variance, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. 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.
5. Any and all proposed signs and structures shall be designed and built to meet the latest edition of the applicable codes and regulations.

#### **SITE SPECIFIC CONDITIONS:**

---

1. Construction, installation, operation, and maintenance of two (2) multi-tenant business development complex pylon signs within properties located in the south half of Tract Map 940, bounded by Gateway Road, California State Route 7, Maggio Road, and Menvielle Road, further identified as Assessor's Parcel Numbers 059-210-052, 059-210-053, 059-210-054, 059-210-055, 059-210-056, 059-210-057, 059-210-062, 059-210-063, and 059-210-064. Commonly known as the Calexico Gateway Center, respectively, **shall be limited to the following:**
  - A) One multi-tenant business development complex pylon sign is permitted on each property identified as APN(s) 059-210-057-000 (Lot 6) and 059-210-063-000 (Lot 12).
  - B) Businesses located on properties identified as APN(s) 059-210-052-000 (Lot 1), 059-210-053-000 (Lot 2), 059-210-054-000 (Lot 3), 059-210-055-000 (Lot 4), 059-210-056-000 (Lot 5), 059-210-062-000 (Lot 11), and 059-210-064-000 (Lot 13) are permitted to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.
  - C) Pole signs, limited to 20-feet in height, will only be allowed on properties identified as APN(s) 059-210-052-000 (Lot 1), 059-210-056-000 (Lot 5), 059-210-062-000 (Lot 11), and 059-210-064-000 (Lot 13). A deed restriction shall be recorded on each of these properties limiting the height of pole signs to 20 feet as identified under the Imperial County Land Use Ordinance (Title 9), Section 90401.00 et. al. The deed shall also state that these properties shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.
  - D) No pole signs will be allowed on properties identified as APN(s) 059-210-053-000 (Lot 2), 59-210-054-000 (Lot 3), 059-210-055-000 (Lot 4), and 059-210-063-000 (Lot 12). A deed restriction shall be recorded on each of these

properties prohibiting pole signs as identified under the Imperial County Land Use Ordinance (Title 9), Section 90401.00 et. al. The deed shall also state that **in-leu-of** a pole sign, these properties shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

2. All properties identified in Variance #24-0006 shall retain the right to install and operate on-site Monument and Building signs. Such signs shall be designed in accordance with the Imperial County Land Use Ordinance (Title 9), Section 90401.00 et. al. Monument and Building signs will need final approval by the Planning & Development Services Director.
3. The maximum height of each multi-tenant business development complex pylon sign including structure shall not exceed 40 feet
4. The maximum sign area (all sign faces/panels combined) on the of the multi-tenant business development complex pylon structure shall not exceed 250 square feet per side. Total complex pylon structure and sign faces/panels combined shall not exceed 480 square feet.
5. Multi-tenant business development complex pylon signs shall be located so that no part of the sign extends into or beyond any existing street right-of-way or any proposed street right-of-way.
6. Multi-tenant business development complex pylon signs shall be a minimum of ten feet (10') from any side yard common property line and shall be a minimum of forty feet (40') on center, if on the same property or between properties.
7. Lighting of the multi-tenant business development complex pylon signs shall be arranged so as not to produce glare on other adjacent properties in the vicinity or upon adjacent highways.
8. Multi-tenant business development complex pylon signs shall be erected to withstand a minimum of 110 mile an hour wind velocity or meet all UBC requirements at time of sign construction, whichever is greater.
9. All permanent structures shall be located outside of Imperial County right-of-way and/or any public utility easement. See FM 28-32 as reference<sup>1</sup>.

1 – Imperial County Department of Public Works comment letter dated September 25, 2024.

**ATTACHMENT “F”**  
**REQUEST DOCUMENTATION**  
**FOR VARIANCE #24-0006**

# VARIANCE

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 Calexico Gateway Center, LLC	EMAIL ADDRESS mike@ireddevelopment.com perla@ireddevelopment.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 2432 Fenon Street, Suite 100, Chula Vista, CA	ZIP CODE 91914	PHONE NUMBER (619) 661-6681 ext. 107 or 104
3. ENGINEERS NAME N/A	CA. LICENSE NO.	EMAIL ADDRESS
4. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
5. ASSESSOR'S PARCEL NO. LOT 12: 059-210-063 LOT 6: 059-210-057	ZONING (existing) LOT 12: GC LOT 6: GI	
6. PROPERTY (site) ADDRESS	SIZE OF PROPERTY (in acres or square foot) LOT 12: 4.32 AC   LOT 6: 6.24 AC	
7. GENERAL LOCATION (i.e. city, town, cross street)	LOT 12: Highway 7 & Gateway Road LOT 6: Menvielle Road & Gateway	
8. LEGAL DESCRIPTION	LOT 12 TR 940 MENVIELLE PLAZA BUSINESS PARK LOT 6 TR 940 MENVIELLE PLAZA BUSINESS PARK	
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) To construct two double faced pylon sign with height of 35.5' , one located on Lot 12 and the other on Lot 6.		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : For visibility from Highways 7 and 98 and Menvielle Road		
10. DESCRIBE THE ADJACENT PROPERTY		
East	Lot 12 Highway 7	Lot 6 Vacant Lot (future industrial bldgs)
West	Vacant Lot (Future Coffee Shop)	Industrial Buildings
North	Gateway Road	Vacant Lot
South	Lot 5: Maverick Truck Stop	Vacant Lot (future gas station)

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

Michael A. Vogt

09/09/2024

Print Name

Date

Signature

Print Name

Date

Signature

## REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:

APPROVED

DENIED

DATE

9/10/24

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY  
OTHER DEPT'S requ red.

P W

E H S

A P C D

O E S.

V #

24-0000



**IRE DEVELOPMENT**  
EST 1986

September 9, 2024

**RECEIVED**

**SEP 10 2024**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

Mr. Gerardo A. Quero  
Planner II  
Imperial County Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

Re: Calexico Gateway Center – Project Description for Variance Application:  
Two Proposed Pylon Signs, Height Increase Request, and Special Circumstances.

Dear ICPDS:

IRE Development has applied for a sign and height increase variance for its newest Gateway of the Americas real estate development – Calexico Gateway Center. This master plan project consists of 140 gross acres, of which approximately 80% will be developed by our 38-year-experienced development firm, with 11 industrial buildings consisting of approximately 1.1 million square feet. Four buildings totaling 355,000 square feet are nearing completion, and the construction commencement of the balance, seven buildings totaling approximately 793,000 square feet, will begin in the summer of 2025. Twenty percent (20%) of our master-planned project is designated for retail/commercial use. This consists of eight parcels ranging from 1.54 acres to 10.17 acres. Four parcels front on Maggio Road, two front on Genet Road and two have frontage on Highway 7. (Refer to Exhibits A & B)

IRE Development is proposing to construct and erect two 35.5-foot-tall pylon signs with a height of 35.5 feet (Refer to Exhibits A, B, C & D): the first pylon sign is to be located at approximately the mid-point of the highway frontage between Gateway Road and Maggio Road on the parcel identified as APN 059-210-063, and the second pylon sign is to be located along the frontage of Menvielle Road south of Gateway Road on parcel identified as APN 059-210-057. The proposed signs will consist of seven panels for the users of all lots (Refer to Exhibits C and D) except lot 12, which is designated for a hotel. That hotel will most likely consist of four stories at a height of approximately 50-60 feet. Building signage is adequate and most common for hotels. These two pylon/business complex signs would provide cohesive advertising to both onsite and offsite businesses comprising the Calexico Gateway Center business area (Refer to Exhibit E). The panels of the signs will be internally lit with low voltage LED lighting that will comply with all lighting regulations.

IRE Development believes these pylon/business complex signs are needed on either end of the Calexico Gateway Center business area to attract potential international business and customer traffic traveling North and South of Highway 7 and Menvielle Road as these are currently the only two commercial corridors within the Gateway area. IRE also believe that some of the Special Circumstances for this variance request are the following:



- The grading on APN 059-210-063 is lower than the elevation of Highway 7, which is slightly higher.
- The commercial lots on Maggio and Genet Roads have no clear visibility to Highway 7.
- These types of pylon/business complex signs on commercial districts are common nearby/adjacent to highways.
- National retailers require such signage before the freeway exists leading to their respective businesses.
- The specific plan allows for building height to be up to 60 feet. Our signs are only 35.5 feet tall.
- The proposed signs are not located within the vicinity of any airports.
- There are no major residential neighborhoods near this commercial district as retailers typically require.
- 100% of the customer base for these future retail businesses will be reliant on vehicular and commuter traffic.

Additionally, IRE Development would like the County to please consider the following:

1. Pylon/Business Complex signs: two such signs will be proposed (Refer to Exhibits A and B). The first on Lot 12, identified as APN 059-210-063, fronting Highway 7. The second fronting Menvielle Road on lot 6, identified as APN 059-210-057. These signs will be oriented perpendicular to the highway/road and be double-sided. Plans, specifications, and engineering have been previously submitted under Building Permit #62171.
2. Four (4) pole signs, limited/restricted to 20 feet max height, will only be proposed and allowed on Lot 1 - APN 059-210-052, Lot 5 - APN 059-210-056, Lot 11 - APN 059-210-062, Lot 13 - APN 059-210-064 (Refer to Exhibit F).
3. No pole signs will be allowed and prohibited on four parcels and restricted via a restrictive deed on Lot 2 - APN 059-210-053, Lot 3 - APN 059-210-054, Lot 4 - APN 059-210-055, Lot 12 - APN 059-210-063 (Refer to Exhibit F).

This variance will not be detrimental to the public welfare or injurious to the property, improvements, or zoning. The proposed sign and height increase variance request will not be adverse to the goals of the comprehensive general plan or those of the Gateway of the Americas Specific Plan. Additionally, both pylon/business complex signs will adhere to the County's design and development standards, such as setbacks (Refer to Exhibits G & H), and will be built to comply with the latest version of the California Building Code.

Our company is deeply vested at the Gateway, with five previously completed business parks dating back to 1999. Including the first phase of this new master-planned development, our company has invested approximately \$210 million at the Gateway to date. At the completion of the additional seven buildings at Calexico Gateway Center North, that investment will grow to \$350 million. Our mission at IRE has been to build and maintain our projects in Otay Mesa, Chula Vista, San Diego, and Calexico to the highest quality possible. That is the reputation IRE has worked diligently to earn since 1986.

Finally, we are proud of the tremendous economic impact to Imperial County that IRE's presence has created in the form of taxes, County/other agency fees and most importantly employment growth.

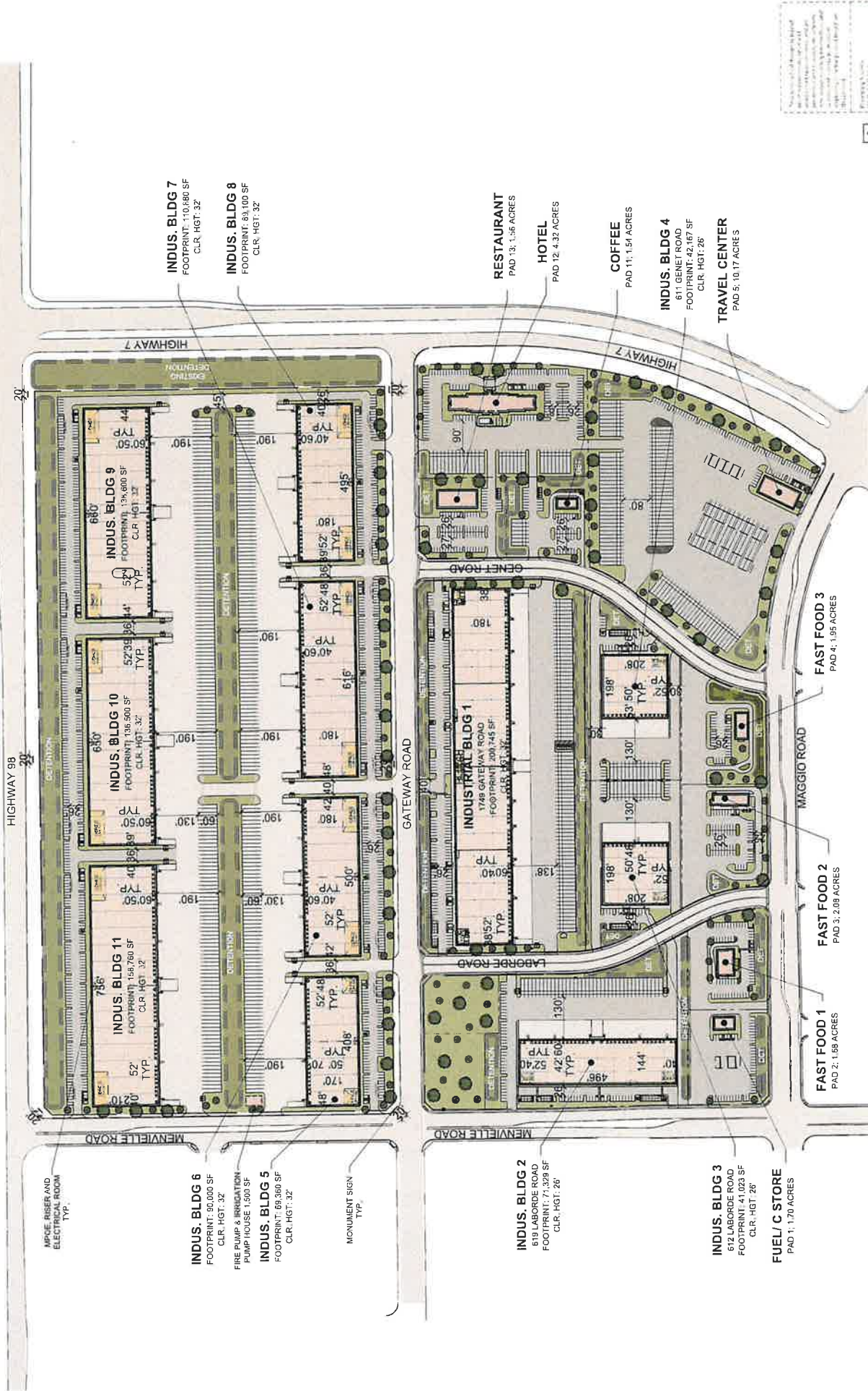
We look forward to our variance request's approval. Please contact me if you have any questions or need more information.

Sincerely,

A handwritten signature in blue ink, reading "Michael A. Vogt". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Michael A. Vogt  
President

# CALEXICO GATEWAY CENTER - MASTER PLAN



Scale: 1" = 100' (Horizontal)  
Scale: 1" = 20' (Vertical)

North Arrow

Site Plan  
CALEXICO GATEWAY CENTER  
Calxico CA 92231



WARE MALCOMB

Sheet No. 01

# EXHIBIT "A"

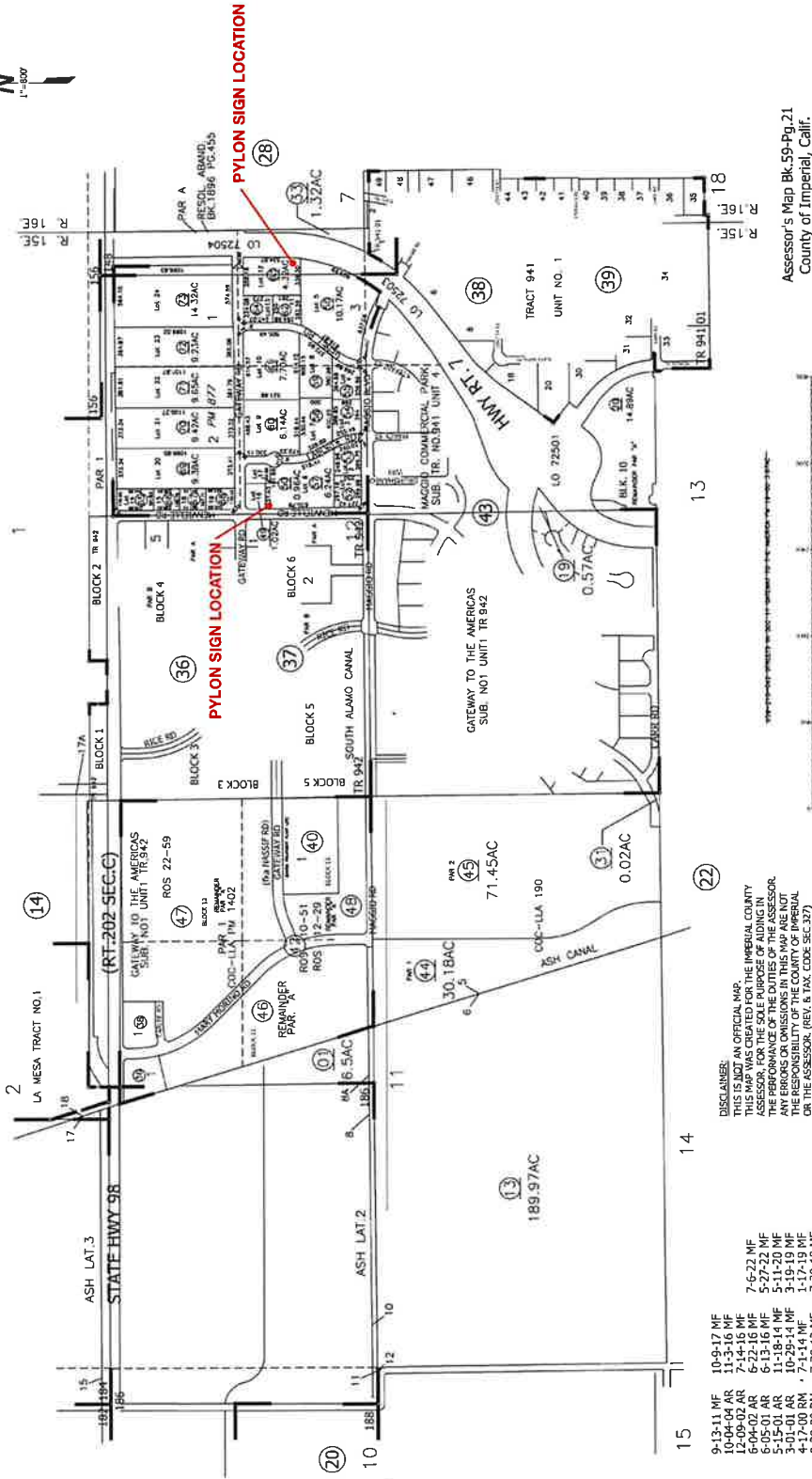


POR. TRACT 148 & POR. SEC. 11 12 T.17S., R.15E.  
GATEWAY TO THE AMERICAS SUB.NO.1 UNIT1 TR.942  
FM 19-60

TRACT 940-MENVIELLE PLAZA BUSINESS PARK SUB. UN. NO. 1 PH.1 & PH.2  
FM 27-65

Tax Area Code  
57-004

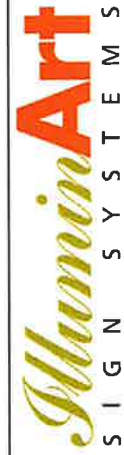
59-21



- 9-13-11 MF
- 10-9-17 MF
- 11-1-11 MF
- 12-06-03 AR
- 13-14-16 MF
- 14-04-02 AR
- 15-04-02 AR
- 16-05-01 AR
- 17-05-01 AR
- 18-18-14 MF
- 19-11-20 MF
- 20-01-01 MF
- 21-01-01 MF
- 22-01-01 MF
- 23-01-01 MF
- 24-01-01 MF
- 25-01-01 MF
- 26-01-01 MF
- 27-01-01 MF
- 28-01-01 MF
- 29-01-01 MF
- 30-01-01 MF
- 31-01-01 MF
- 32-01-01 MF
- 33-01-01 MF
- 34-01-01 MF
- 35-01-01 MF
- 36-01-01 MF
- 37-01-01 MF
- 38-01-01 MF
- 39-01-01 MF
- 40-01-01 MF
- 41-01-01 MF
- 42-01-01 MF
- 43-01-01 MF
- 44-01-01 MF
- 45-01-01 MF
- 46-01-01 MF
- 47-01-01 MF
- 48-01-01 MF
- 49-01-01 MF
- 50-01-01 MF
- 51-01-01 MF
- 52-01-01 MF
- 53-01-01 MF
- 54-01-01 MF
- 55-01-01 MF
- 56-01-01 MF
- 57-01-01 MF
- 58-01-01 MF
- 59-01-01 MF
- 60-01-01 MF
- 61-01-01 MF
- 62-01-01 MF
- 63-01-01 MF
- 64-01-01 MF
- 65-01-01 MF
- 66-01-01 MF
- 67-01-01 MF
- 68-01-01 MF
- 69-01-01 MF
- 70-01-01 MF
- 71-01-01 MF
- 72-01-01 MF
- 73-01-01 MF
- 74-01-01 MF
- 75-01-01 MF
- 76-01-01 MF
- 77-01-01 MF
- 78-01-01 MF
- 79-01-01 MF
- 80-01-01 MF
- 81-01-01 MF
- 82-01-01 MF
- 83-01-01 MF
- 84-01-01 MF
- 85-01-01 MF
- 86-01-01 MF
- 87-01-01 MF
- 88-01-01 MF
- 89-01-01 MF
- 90-01-01 MF
- 91-01-01 MF
- 92-01-01 MF
- 93-01-01 MF
- 94-01-01 MF
- 95-01-01 MF
- 96-01-01 MF
- 97-01-01 MF
- 98-01-01 MF
- 99-01-01 MF
- 100-01-01 MF

DISCLAIMER:  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING THE  
ASSESSOR IN THE IDENTIFICATION OF PARCELS.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX CODE SEC.327)

Assessor's Map Bk.59-Pg.21  
County of Imperial, Calif.



Project: CALEXICO GATEWAY CENTER

Scale: None

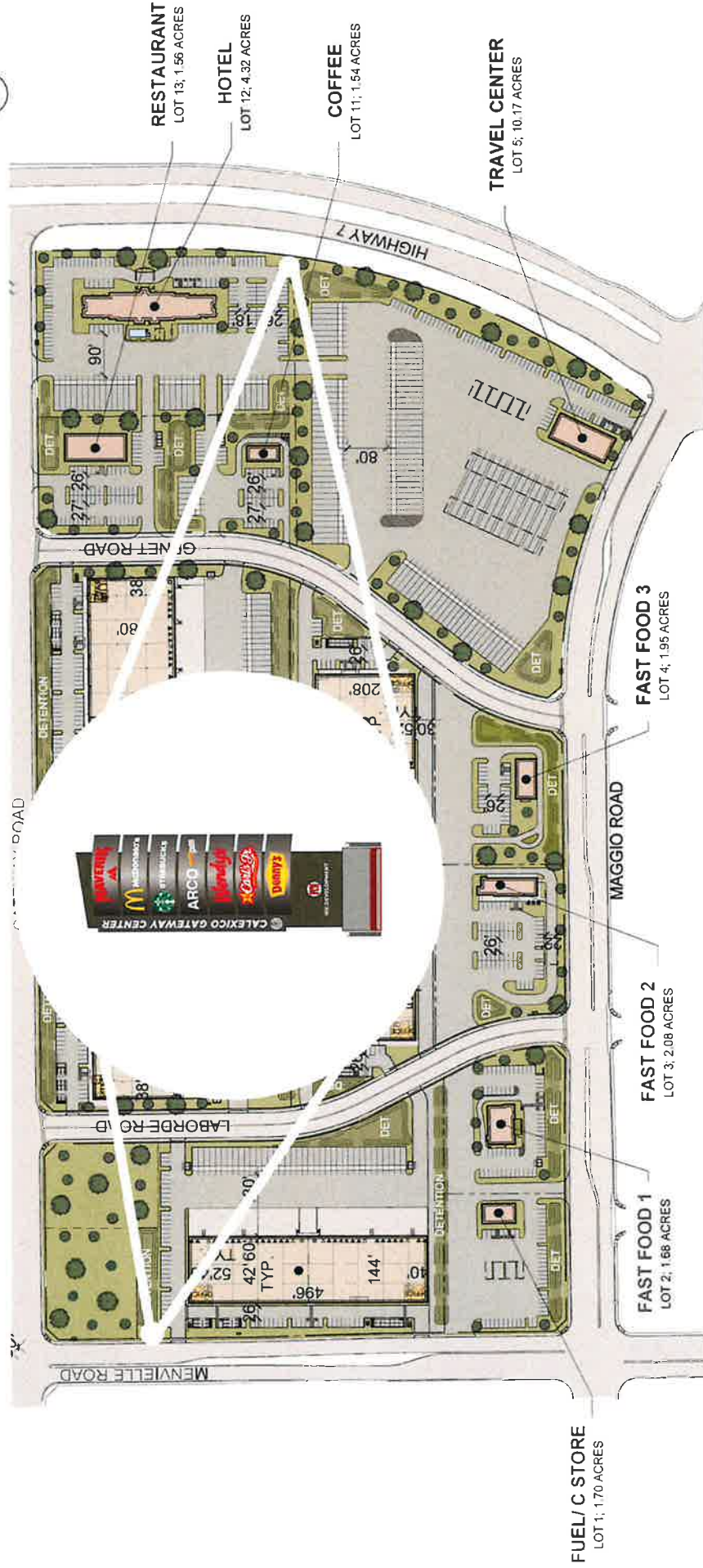
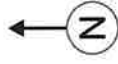
Drawn By: RM

Rev: 1

Date: 5/20/2024

Page 1

# EXHIBIT "B"



 S I G N S Y S T E M S	Project: CALEXICO GATEWAY CENTER	Scale: None	Drawn By: RM	Rev: 1	Date: 5/20/2024	Page 3

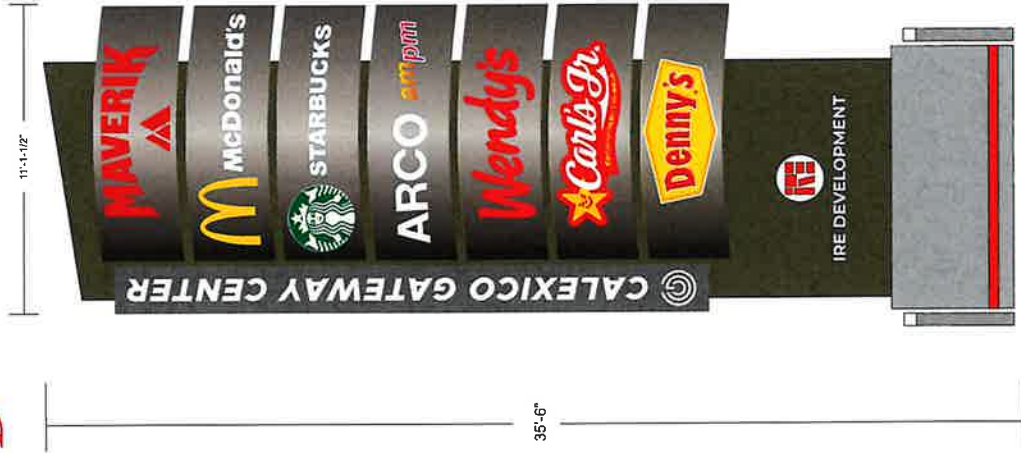
# EXHIBIT "C"



*IlluminArt*  
SIGN SYSTEMS

ALL RENDERINGS AND CONCEPTUAL DRAWINGS CONTAINED WITHIN, REMAIN THE PROPERTY OF ILLUMINART SIGN SYSTEMS. NO PARTS OF THESE DRAWINGS ARE HEREBY SUBMITTED FOR THE SOLE PURPOSE OF PURCHASING PARTIAL OR WHOLE, OR USE OF THESE DRAWINGS SAME LIKENESS, ANY REPRODUCTION PARTIAL OR WHOLE, OR USE OF THESE DRAWINGS OR CONCEPTS WITHOUT PRIOR WRITTEN CONSENT BY ILLUMINART SIGN SYSTEMS FOR ANY OTHER PURPOSE OTHER THAN THAT ABOVE DESCRIBED IS STRICTLY PROHIBITED.

# EXHIBIT "D"



- SIGN FACES ARE:**
- PRECISION WATER JET CUT 090 ALUMINUM
  - POWDER COATED BRUSHED ALUMINUM
  - INTERNAL ALUMINUM ANGLE STRUCTURE
  - POLYCARBONATE FACES WITH 3M 3600 SERIES HIGH PERFORMANCE TRANSLUCENT VINYL
  - HIGH OUTPUT 12V LED INTERNAL ILLUMINATION

*IlluminArt*  
SIGN SYSTEMS

ALL RENDERINGS AND CONCEPTUAL DRAWINGS CONTAINED WITHIN, REMAIN THE EXCLUSIVE PROPERTY OF ILLUMINART SIGN SYSTEMS AND ARE HEREBY SUBMITTED FOR THE SOLE PURPOSE OF PURCHASING FROM ILLUMINART, A MATERIAL SIGN(S) IN THE SAME LIKENESS ANY REPRODUCTION PARTIAL OR WHOLE, OR USE OF THESE DRAWINGS OR CONCEPTS WITHOUT PRIOR WRITTEN CONSENT BY ILLUMINART SIGN SYSTEMS FOR ANY OTHER PURPOSE OTHER THAN THAT ABOVE DESCRIBED IS STRICTLY PROHIBITED.

# EXHIBIT "E"

35' 6"

**CALEXICO GATEWAY CENTER**



**LOT 5**

APN 059-210-056

**LOT 2**

APN 059-210-053

**LOT 11**

APN 059-210-062

**LOT 1**

APN 059-210-052

**LOT 3**

APN 059-210-054

**LOT 4**

APN 059-210-055

**LOT 13**

APN 059-210-064

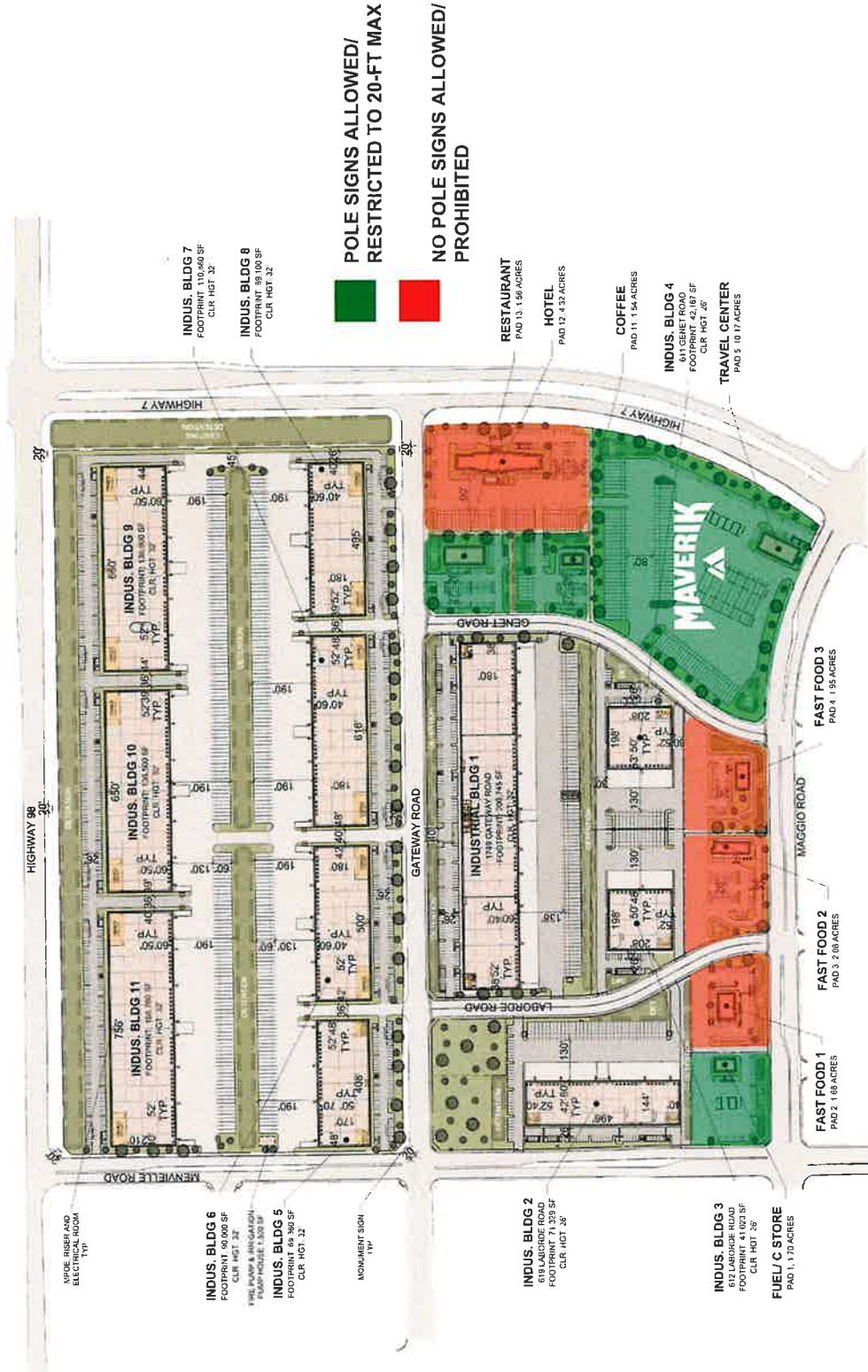


IRE DEVELOPMENT

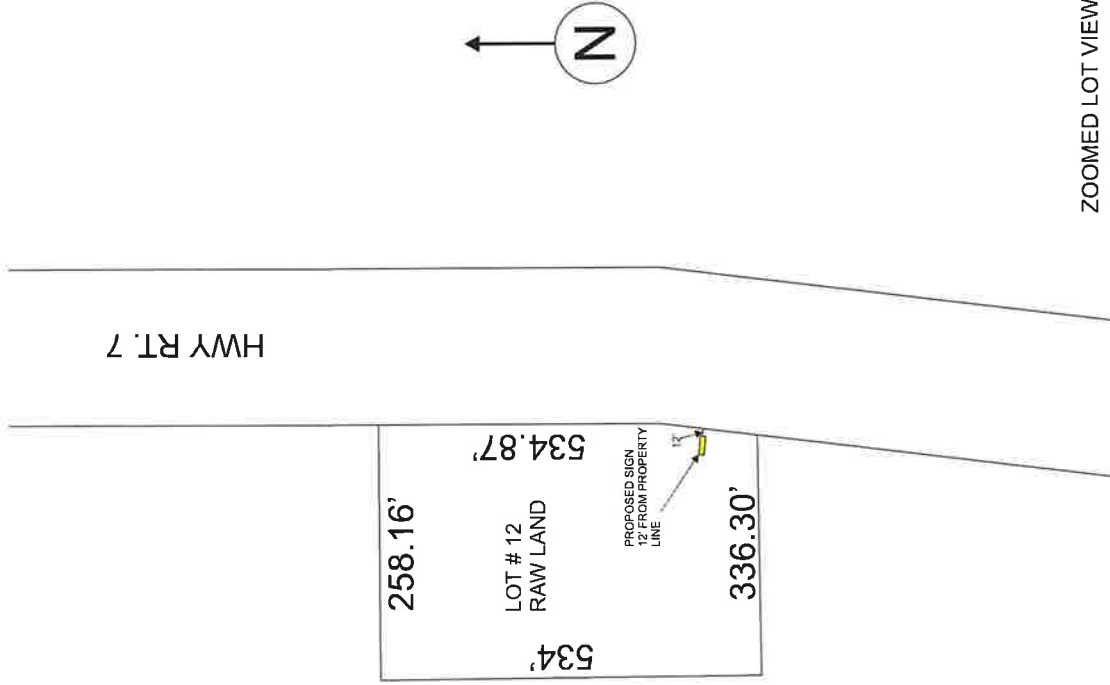




# EXHIBIT "F"

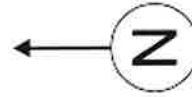
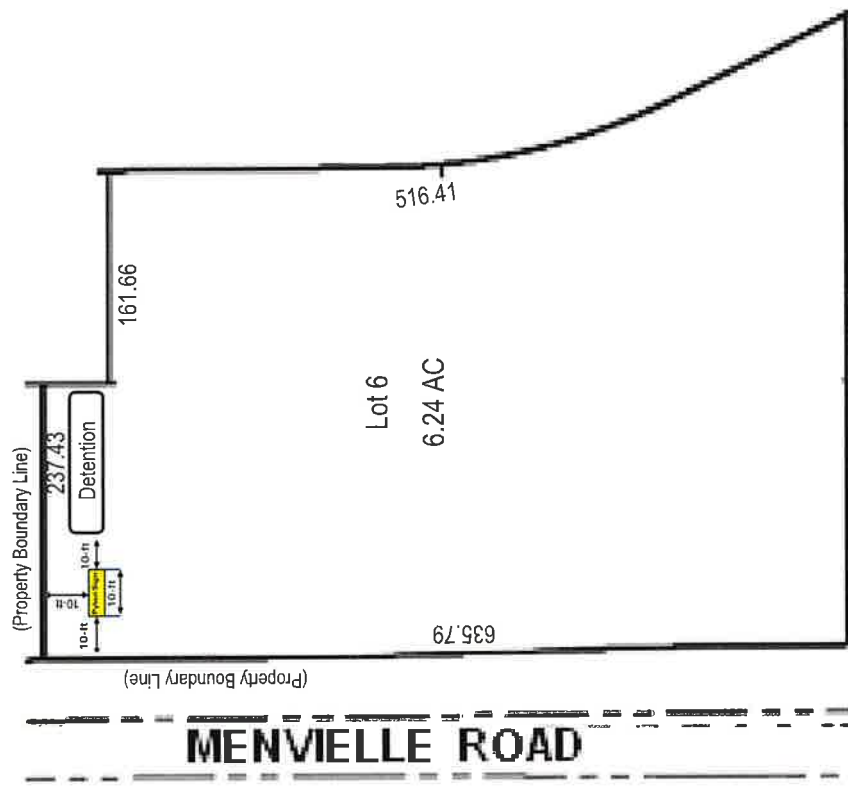


# EXHIBIT "G" - LOT 12



<b>MuminArt</b> SIGN SYSTEMS	Project:	CALEXICO GATEWAY CENTER	Scale:	None	Drawn By:	RM	Rev:	1	Date:	5/20/2024	Page	2

# EXHIBIT "H" - LOT 6



**ATTACHMENT “G”  
DEED RESTRICTIONS**

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 1  
APN 059-210-052-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby restricted to a maximum height of 20 feet on the parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 1, further identified by Assessor's Parcel Number 059-210-052-000. This height limitation is established in exchange for allowing an increase in height on the two (2) approved business development complex pylon signs. This parcel shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 2  
APN 059-210-053-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby prohibited on parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 2, further identified as Assessor's Parcel Number 059-210-053-000. In-leu-of a pole sign, this property shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 3  
APN 059-210-054-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby prohibited on parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 3, further identified as Assessor's Parcel Number 059-210-054-000. In-leu-of a pole sign, this property shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 4  
APN 059-210-055-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby prohibited on parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 3, further identified as Assessor's Parcel Number 059-210-054-000. In-leu-of a pole sign, this property shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director



RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 5  
APN 059-210-056-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby restricted to a maximum height of 20 feet on the parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 5, further identified by Assessor's Parcel Number 059-210-056-000. This height limitation is established in exchange for allowing an increase in height on the two (2) approved business development complex pylon signs. This parcel shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 11  
APN 059-210-062-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby restricted to a maximum height of 20 feet on the parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 11, further identified by Assessor's Parcel Number 059-210-062-000. This height limitation is established in exchange for allowing an increase in height on the two (2) approved business development complex pylon signs. This parcel shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 12  
APN 059-210-063-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby prohibited on parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 12, further identified as Assessor's Parcel Number 059-210-063-000. In-leu-of a pole sign, this property shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

RECORDING REQUESTED BY:

Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

AND WHEN RECORDED MAIL TO:

Clerk to the Board of Supervisors  
940 Main Street  
El Centro, CA 92243

**Deed Restriction  
Tract Map 940, Unit 1, Phase 2, Lot 13  
APN 059-210-064-000**

THIS AGREEMENT is made and entered in to this \_\_\_\_\_ day of October, 2024 by and between Michael A. Vogt, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Variance No. 24-0006 and in accordance with the provision of Section 90202.08 (B), of the Codified Ordinances of Imperial County, California. The GRANTORS hereby covenants and agrees as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Pole signs in accordance with the Imperial County Codified Ordinances, Title 9, Division 4, Section 90401.02, are hereby restricted to a maximum height of 20 feet on the parcel identified as Tract Map 940 - Menvielle Plaza Business Park Subdivision, Phase 2, Lot 13, further identified by Assessor's Parcel Number 059-210-064-000. This height limitation is established in exchange for allowing an increase in height on the two (2) approved business development complex pylon signs. This parcel shall be allowed to advertise on the two (2) business development complex pylon signs approved by Variance #24-0006.

This deed restriction shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

The undersigned Grantor declares.

Documentary Transfer Tax \$ No Tax Due

\_\_\_\_\_  
**Michael A. Vogt**

**CERTIFICATE OF ACCEPTANCE  
(Section 27281, Government Code, 1957)**

(This is to certify that the interest in real property conveyed by the deed or grant dated \_\_\_\_\_, from Michael A. Vogt to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on \_\_\_\_\_ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724, Official Records on file in the Office of the County Recorder of Imperial County) and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
James A. Minnick, Planning & Development  
Services Director

**ATTACHMENT “H”**  
**COMMENT LETTERS**

## Gerardo Quero

---

**From:** Andrew Loper  
**Sent:** Monday, July 1, 2024 8:03 AM  
**To:** Jenyssa Gutierrez  
**Cc:** Jim Minnick; Michael Abraham; Diana Robinson; Gerardo Quero; Aimee Trujillo; Kamika Mitchell; Laryssa Alvarado; Olivia Lopez; David Lantzer  
**Subject:** RE: V#24-0006 REQUEST FOR COMMENTS

Good Morning

Imperial County Fire Department has no comments at this time for Variance #24-0006. If there are any questions please feel free to contact us anytime. Thank you

Andrew Loper  
Imperial County Fire Department  
Lieutenant/Fire Prevention Specialist  
2514 La Brucherie Road, Imperial CA 92251  
Office: 442-265-3021  
Cell: 760-604-1828

**RECEIVED**

**JUL 01 2024**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

**From:** Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>  
**Sent:** Friday, June 28, 2024 11:43 AM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; salflores@co.imperial.ca.us; robertmalek@co.imperial.ca.us; David Lantzer <davidlantzer@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; rbenavidez@icso.org; dvargas@iid.com; kimberly.dodson@dot.ca.gov; Charlie.Lecourtois@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com; byronfrontier@yahoo.com  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gerardo Quero <gerardoquero@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>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>  
**Subject:** V#24-0006 REQUEST FOR COMMENTS

Good morning,

Please see attached Request for Comments packet Variance #24-0006 (1791 Gateway Road, Calexico, CA) Calexico Gateway Center, LLC

Comments are due by **June 28<sup>th</sup> 2024 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Gerardo Quero at (442) 265-1736, or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@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





# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

June 28<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.

- |  |   |   |
|--|---|---|
| <p>To: County Agencies</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/</li> <li><input checked="" type="checkbox"/> IMPERIAL COUNTY APPLICATORS – BRYON NELSON</li> <li><input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/ David Dale</li> <li><input checked="" type="checkbox"/> CALTRANS DISTRICT 11 – KIMBERLY DODSON/ CHARLIE LECOURTOIS/ ROGER SANCHEZ</li> <li><input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- H. Jill McCormick / Jordan D. Joaquin</li> </ul> | <p>State Agencies/Other</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley</li> <li><input checked="" type="checkbox"/> Board of Supervisors – John Hawk District #5</li> <li><input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert</li> <li><input checked="" type="checkbox"/> Campo Band of Mission Indians – Marcus Cuero / Jonathan Mesa</li> </ul> | <p>Cities/Other</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek / David Lantzer</li> <li><input checked="" type="checkbox"/> Gateway to the Americas- Gateway to the Americas</li> <li><input checked="" type="checkbox"/> EHD – Jeff Lamoure / Jorge Perez / Sheila Vasquez</li> <li><input checked="" type="checkbox"/> APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier</li> <li><input checked="" type="checkbox"/> IID – Donald Vargas</li> </ul> |
|--|---|---|

From: Gerardo Quero Planner II - (442) 265-1736 or [Gerardoquero@co.imperial.ca.us](mailto:Gerardoquero@co.imperial.ca.us)

Project ID: V#24-0006

Project Location: 1791 Gateway Road, Calexico, CA 92231 APN:059-210-063-000

Project Description: Applicant is proposing an increase in the height limitation for a proposed double-sided pylon sign to 35-feet within the Gateway Industrial (GI) zone, which in accordance with the Gateway of the Americas Specific Plan, Section (IV)(I) – Signage, is 24-feet.

Applicants: Calexico Gateway Center, LLC

Comments due by: **July 12<sup>th</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: 07/02/2024      Telephone No.: (442) 265-1500      E-mail: [Antoniovenegas@co.imperial.ca.us](mailto:Antoniovenegas@co.imperial.ca.us)

G:\QJG\S:\AllUsers\APN\059\210\063\1791\24-0006\1791-24-0006 Request for Comments .docx

## RECEIVED

JUL 02 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES




COUNTY EXECUTIVE OFFICE

**Miguel Figueroa**  
County Executive Officer  
[miguelfigueroa@co.imperial.ca.us](mailto:miguelfigueroa@co.imperial.ca.us)  
[www.co.imperial.ca.us](http://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

July 8, 2024

TO: Gerardo Quero, Planning and Development Services Department  
FROM: Rosa Lopez-Solis, Executive Office   
SUBJECT: Comments – Calexico Gateway Center - APN 059-210-063-000

The County of Imperial Executive Office is commenting on Calexico Gateway Center - APN 059-210-063-000 project. The Executive Office would like to inform the developer of conditions and responsibilities should the applicant seek a Conditional Use Permit (CUP) for the construction of the Center. The conditions commence prior to the approval of an initial grading permit and subsequently continue throughout the permitting process. This includes, but not limited to:

- 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 CDTFE 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.

**RECEIVED**

By Imperial County Planning & Development Services at 1:49 pm, Jul 08, 2024



# IID

*A century of service.*

www.iid.com

*Since 1911*

September 12, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 2:21 pm, Sep 12, 2024

Mr. Gerardo Quero  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: Calexico Gateway Center, LLC Signage Project; Variance No. 24-0006

Dear Mr. Quero:

On September 11, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Variance No. 24-0006. The applicant, Calexico Gateway Center, LLC; proposes to install two (2) double-sided pylon signs with a height of 35.5 ft. surpassing the 24 ft. maximum established in the Gateway of the Americas Specific Plan. The project site is located at 1791 Gateway Road, Calexico, California (APNs 059-210-063 and -057).

The IID has reviewed the project information and found that the comments provided in the July 1, 2024 district letter on Variance No. 24-0006 (see attached) continue to apply.

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

Enclosure

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 & Compliance Services  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



# IID

*A century of service.*

www.iid.com

*Since 1911*

July 1, 2024

Mr. Gerardo Quero  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: Variance No. 24-0006

Dear Mr. Quero:

On this June 28, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Variance No. 24-0006. The applicant, Calexico Gateway Center, LLC; proposes to increase the height limitation for a proposed double-sided pylon sign (24 feet) to 35 ft. The project site is located at 1791 Gateway Road, Calexico, California (APN 059-210-063-000).

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

1. If the project requires electrical service, the applicant should be advised to contact Joel Lopez, IID project development planner, at (760) 482-3444 or e-mail Mr. Lopez at [JFLopez@IID.com](mailto:JFLopez@IID.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID 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.

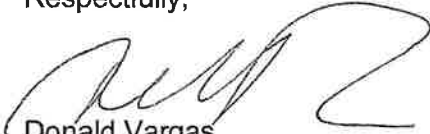
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The applicant should be advised to provide the IID with a scalable detailed plan and profile drawing identifying the horizontal and vertical clearances related to the proposed 35-foot pylon sign, including foundation details and IID existing distribution power line that currently parallels State Hwy.7 south of Maggio Rd. for review and approval prior to purchase and erection of proposed sign.
5. Applicant shall maintain a minimum of 12 feet of horizontal clearance from the edge of the sign to the closest overhead conductor. Please see sheet #227 from the IID Developer's Guide identifying the minimum 12-foot horizontal building clearance. See attachment.
6. 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.
7. 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.
8. 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,

Gerardo Quero  
July 1, 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,



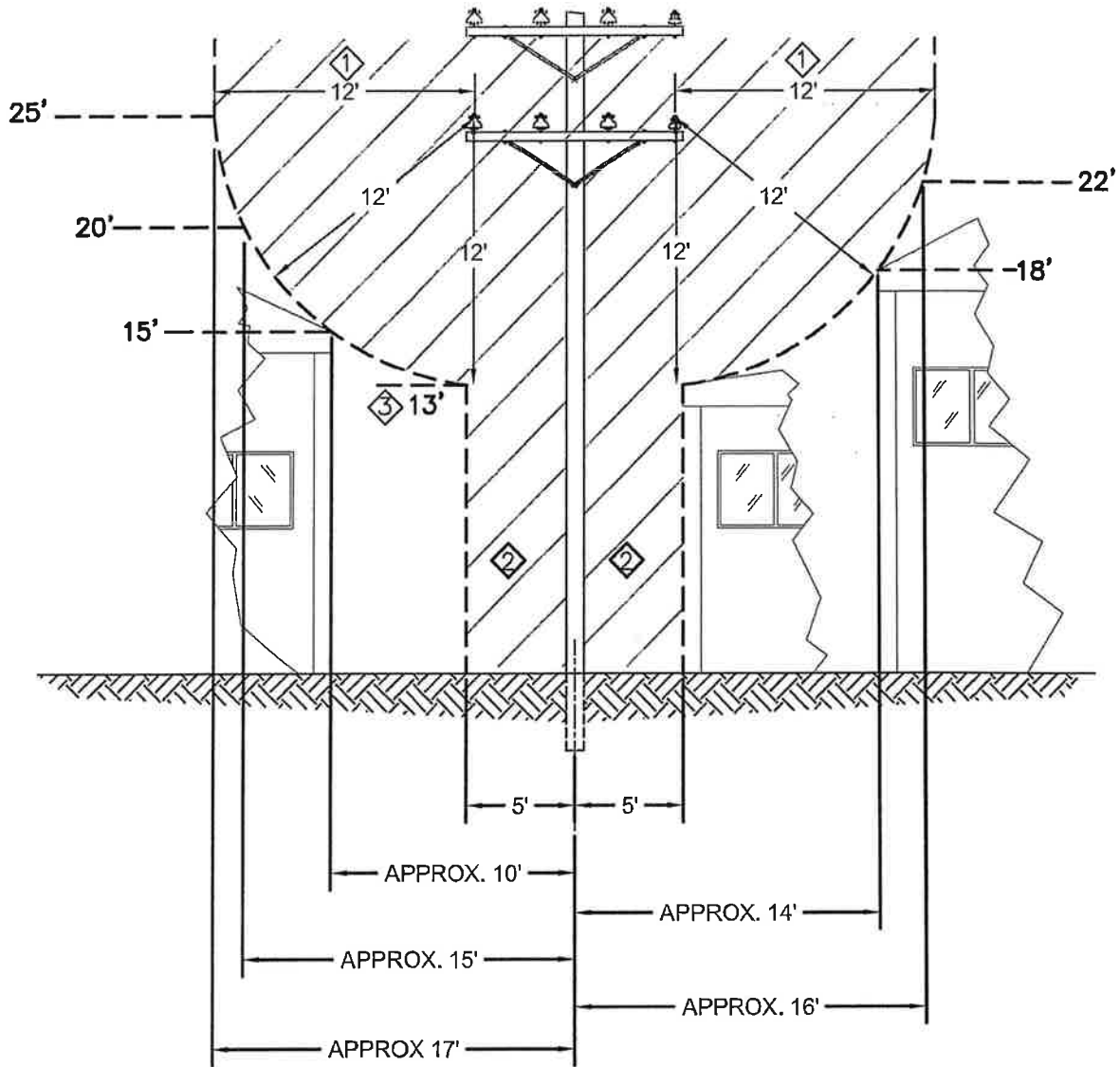
Donald Vargas  
Compliance Administrator II

Enclosure

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.


6.20

AREA TO BE CLEAR OF BUILDINGS



NOTES:

- ① BUILDING STRUCTURES TO CONDUCTOR, CLEARANCE TO BE 12 FT. MIN RADIAL FOR 15KV CIRCUITS.
- ② CLEARANCE TO BE 5 FT. RADIAL FROM CENTERLINE OF POWER POLE, IID RIGHT OF WAY.  
NO STRUCTURES ALLOWED IN IID RIGHT OF WAY.
- ③ BUILDING STRUCTURE TO BE A MAXIMUM HEIGHT OF 13 FT. IF DIRECTLY OUTSIDE OF IID RIGHT OF WAY.
- 4. CLEARANCES SHOWN ARE FOR DOUBLE CIRCUITS ONLY, FOR SINGLE CIRCUIT CLEARANCES NOTE ① APPLIES.

IMPERIAL IRRIGATION DISTRICT		 <b>EXISTING AND NEW LINE CONDITIONS</b> <b>15KV DISTRIBUTION</b> <b>BUILDING CLEARANCES</b>
DRAWN BY	<i>gr</i>	
REVIEWED	<i>[Signature]</i>	
APPROVED	<i>ms</i>	
REVISION	REV 01	
DATE	2-11-2013	<b>202.17</b>

**Gerardo Quero**

---

**From:** Sanchez Rangel, Rogelio@DOT <roger.sanchez-rangel@dot.ca.gov>  
**Sent:** Thursday, September 19, 2024 1:49 PM  
**To:** Gerardo Quero  
**Cc:** Jenyssa Gutierrez  
**Subject:** RE: V24-0006 CEO Comments

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

Hi Gerardo and Jenyssa,

Caltrans has no further comments for the proposed pylon sign.

Thank you.

[Rogelio Sanchez](#)  
Associate Transportation Planner  
Local Development Review | Border Studies  
California Department of Transportation  
[roger.sanchez-rangel@dot.ca.gov](mailto:roger.sanchez-rangel@dot.ca.gov)  
Tel (619) 987-1043

**RECEIVED**  
**SEP 19 2024**  
**IMPERIAL COUNTY**  
**PLANNING & DEVELOPMENT SERVICES**

**From:** Gerardo Quero <gerardoquero@co.imperial.ca.us>  
**Sent:** Monday, August 26, 2024, 1:31 PM  
**To:** Sanchez Rangel, Rogelio@DOT <roger.sanchez-rangel@dot.ca.gov>  
**Cc:** Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>  
**Subject:** RE: V24-0006 CEO Comments

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Yes, please find them attached.

Regards



**Gerardo A. Quero #345**  
**PLANNER II**  
Imperial County Planning & Development  
Services Department  
**(442) 265-1736**  
801 Main Street El Centro, CA 92243

**From:** Sanchez Rangel, Rogelio@DOT <[roger.sanchez-rangel@dot.ca.gov](mailto:roger.sanchez-rangel@dot.ca.gov)>  
**Sent:** Monday, August 26, 2024 1:26 PM  
**To:** Gerardo Quero <[gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us)>

Cc: Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>

Subject: RE: V24-0006 CEO Comments

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

Please let me know if the applicant has another set of plans to address the second comment below.

Is there a set of plans that show with accuracy the Right of Way of Imperial Highway 7 and the project parcel?

Thanks

From: Gerardo Quero <[gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us)>

Sent: Monday, August 26, 2024, 1:15 PM

To: Sanchez Rangel, Rogelio@DOT <[roger.sanchez-rangel@dot.ca.gov](mailto:roger.sanchez-rangel@dot.ca.gov)>

Cc: Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>

Subject: RE: V24-0006 CEO Comments

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi Roger,

Yes the fence will be just behind the chain-link, within the property approximately 12-feet away from such fence.

Should you have any additional questions, please feel free to contact me.

Regards



Gerardo A. Quero #345

PLANNER II

Imperial County Planning & Development  
Services Department

(442) 265-1736

801 Main Street El Centro, CA 92243

From: Sanchez Rangel, Rogelio@DOT <[roger.sanchez-rangel@dot.ca.gov](mailto:roger.sanchez-rangel@dot.ca.gov)>

Sent: Monday, August 26, 2024 12:24 PM

To: Gerardo Quero <[gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us)>

Cc: Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>

Subject: RE: V24-0006 CEO Comments

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

Hi Gerardo,

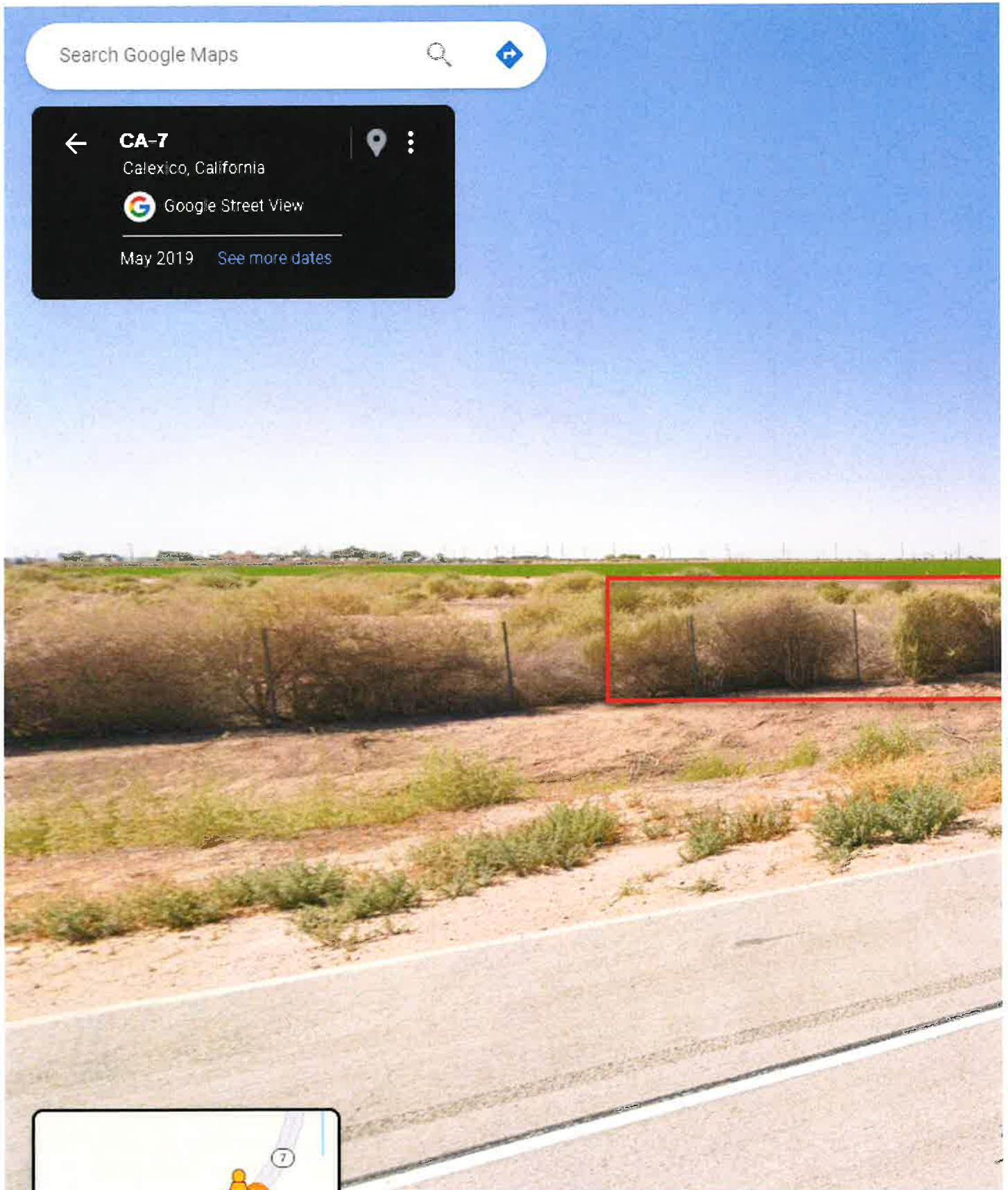
Is there a set of plans that show with accuracy the Right of Way of Imperial Highway 7 and the project parcel?

Is the sign being proposed behind the chain link fence along SR-7, correct? Please see screen shot below.

Please advise,



Thanks



**From:** Gerardo Quero <[gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us)>  
**Sent:** Thursday, August 15, 2024 10:58 AM  
**To:** Sanchez Rangel, Rogelio@DOT <[roger.sanchez-rangel@dot.ca.gov](mailto:roger.sanchez-rangel@dot.ca.gov)>  
**Subject:** FW: V24-0006 CEO Comments

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Morning Roger,  
I'd like to know if CALTRANS would have any comments in reference to this project.

Regards and thanks in advance.



**Gerardo A. Quero #345**  
**PLANNER II**  
Imperial County Planning & Development  
Services Department  
**(442) 265-1736**  
801 Main Street El Centro, CA 92243

**From:** Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>  
**Sent:** Wednesday, July 24, 2024 10:16 AM  
**To:** Gerardo Quero <[gerardoquero@co.imperial.ca.us](mailto:gerardoquero@co.imperial.ca.us)>  
**Cc:** Diana Robinson <[DianaRobinson@co.imperial.ca.us](mailto:DianaRobinson@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>;  
Aimee Trujillo <[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)>; Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>; Kamika  
Mitchell <[kamikamitchell@co.imperial.ca.us](mailto:kamikamitchell@co.imperial.ca.us)>; Kayla Henderson <[kaylahenderson@co.imperial.ca.us](mailto:kaylahenderson@co.imperial.ca.us)>; Laryssa Alvarado  
<[laryssaalvarado@co.imperial.ca.us](mailto:laryssaalvarado@co.imperial.ca.us)>; Marsha Torres <[marshatorres@co.imperial.ca.us](mailto:marshatorres@co.imperial.ca.us)>; Olivia Lopez  
<[olivialopez@co.imperial.ca.us](mailto:olivialopez@co.imperial.ca.us)>; Valerie Grijalva <[valeriegrijalva@co.imperial.ca.us](mailto:valeriegrijalva@co.imperial.ca.us)>  
**Subject:** V24-0006 CEO Comments

Good morning Gerardo,

Please see attached **updated** comment letter received from CEO regarding V24-0006 Calexico Gateway Center LLC

Comment letter has been saved under following pathway:

"S:\AllUsers\APN\059\210\063\V24-0006\COMMENT LETTERS\A24-0006 CEO Comments (Updated) - Calexico Gateway Center APN 059-210-063.pdf"

Thank you,

*Jenyssa Gutierrez*

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



September 20, 2024

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

**RECEIVED**

By Imperial County Planning & Development Services at 11:48 am, Sep 24, 2024

SUBJECT: Variance 24-0006 – Calexico Gateway Center, LLC

Dear Mr. Minnick,

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Variance (V) 24-0006 (Project). The project seeks a variance to construct and install two double-sided pylon signs with a proposed height of 35.5 feet, surpassing the current 24 foot maximum established by the Gateway of the Americas Specific Plan. The project is located at 1791 Gateway Rd. also identified with Assessor's Parcel Numbers 059-210-063 & 052-210-057.

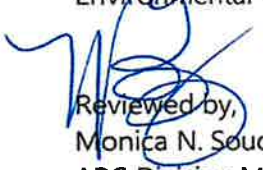
The Air District simply reminds the applicant that the project and its construction must comply with all Air District rules and regulations and emphasizes Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

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 should you have questions at (442) 265-1800.

Respectfully,



Ismael Garcia  
Environmental Coordinator II



Reviewed by,  
Monica N. Soucier  
APC Division Manager



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/](http://www.facebook.com/ImperialCountyDPW/)



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



*Public Works works for the Public*

September 25, 2024

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

Attention: Gerardo Quero, Planner II

**SUBJECT: V 24-0006 Calexico Gateway Center, LLC**  
Located on 36 E Villa Rd, El Centro, CA  
APN 044-450-030

**RECEIVED**

SEP 25 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on September 11, 2024 for re-circulation of the above-mentioned project. The applicant is proposing an increase in the height limitation for a proposed double-sided pylon sign to 35-feet within the Gateway industrial (GI) zone, which in accordance with the Gateway of the Americas Specific Plan, Section (IV)(I) – Signage, is 24-feet.

Department staff has reviewed the package information, and the following comments shall be Conditions of Approval:

1. The proposed location of the pylon signs and of any structure(s) shall be located outside of Imperial County right-of-way and/or any public utility easement. See Final Map 28-32 as reference.

**INFORMATIVE**

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads and/or dimensions on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

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,

John A. Gay, PE  
Director of Public Works

By:

Veronica Atondo, PE, PLS Equal Opportunity / Affirmative Action Employer  
Deputy Director of Public Works - Engineering