

## **Planning Commission**

Jorge A. Perez, Chairperson  
Ashley Bertussi, Vice-Chairperson  
Sergio Lopez, Commissioner  
Andy Alvarez, Commissioner  
Aaron Popejoy, Commissioner  
Ramiro Urias, Commissioner  
Jeffrey Chan, Commissioner



**City Attorney**  
Elizabeth Martyn

**Commission Secretary**  
Angel Hernandez

<http://cityofelcentro.org/>

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# **AGENDA**

## **CITY OF EL CENTRO PLANNING COMMISSION**

**City Hall  
RDA Conference Room A  
1249 W. Main Street  
El Centro, CA 92243**

**TUESDAY, MARCH 11, 2025 AT 5:30 PM**

Any member of the public attending in person and wishing to make a comment is asked to complete a speaker slip and follow the "Notice to the Public" instructions below. Alternatively, any member of the public is invited to submit public comments in advance of the meeting to be answered at the meeting. Please email your questions to [ecplanning@cityofelcentro.org](mailto:ecplanning@cityofelcentro.org) or call (760) 337-4545. The public may participate and make public comments via the following Zoom link:

<https://us06web.zoom.us/j/88123461709?pwd=N53pqPhBGO1nOKasS5iafzYxOP88ix.1>

Optional dial-in number: 1(669) 900-6833  
Meeting ID: **881 2346 1709** Passcode: **195382**

Public comments via zoom are subject to the same time limits as those in person.

### **NOTICE TO THE PUBLIC**

This is a public meeting. If there is a matter on the agenda on which you wish to be heard, please come forward to the microphone; address yourself to the commission, stating your name and address for the record. Persons wishing to address the Commission are not required to identify themselves (Gov't Code § 54953.3); however, this information assists the Chairperson by ensuring that all persons wishing to address the Commission are recognized and it assists the Commission's Secretary in preparing meeting minutes. The Chairperson reserves the right to place a time limit on each person asking to be heard. If you wish to address the Commission concerning any other matter within the Commission's jurisdiction, you may do so during the public comment portion of the agenda.

**\* Any information provided on the "Speaker Slip" is voluntary and will be public record.**

### **CALL TO ORDER:**

### **ROLL CALL**

### **CONSENT AGENDA**

Consent agenda items are approved by one motion. Commissioners or members of the public may pull consent items to be considered separately at a time determined by the Chairperson.

1. Approval of February 11, 2025 Planning Commission Meeting Minutes

### **PUBLIC HEARINGS**

2. **Public hearing to consider approval of Tentative Parcel Map 24-01 for IV Commons**  
Fusco Engineering, the applicant, has submitted an application for a Tentative Parcel Map to divide the existing properties located at the Imperial Valley Commons known as Lot 5 (APN 054-430-064 and 054-430-069) measuring 36.36-acres and Lot 2 (APN 054-430-041) measuring 21.11-acres to create three parcels. The project site is located in the vicinity of the intersection of Wake Avenue and IV Commons Drive. The Tentative Parcel Map would allow the recordation of a parcel map to divide the properties and allow for the development consistent with the CG-General Commercial within the Mixed Use 2 overlay zone designation. Pursuant to Section 15315 "Minor Land Divisions" of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

**Presentation:** Sara Silva, Assistant Planner

**Recommendation:**

Adopt Planning Commission Resolution No. 25-\_\_\_, approving Tentative Parcel Map 24-01 subject to the adoption of the required findings for the proposal.

3. **Public Hearing to consider approval of Conditional Use Permit 24-03, Wal-Mart Fuel Station**

Kimley-Horn, the applicant, has submitted an application for a Conditional Use Permit to develop a fuel station with 24 pumps and a 1,560 square-foot convenience store on vacant land located at the northwest corner of Bradshaw Avenue and North Waterman Avenue (APN 064-590-006). Access is proposed via Bradshaw Avenue and Waterman Avenue.

The property is zoned CG-General Commercial and only allows for gas stations with a Conditional Use Permit. Pursuant to Section 15332 “In-fill Development Projects” of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

**Presentation:** Andrea Montano, Associate Planner

**Recommendation:**

Adopt Planning Commission Resolution No. 25-\_\_, Approving Conditional Use Permit 24-03, subject to the adoption of the required findings for the proposal

**NEW BUSINESS**

4. Presentation of the 2024 General Plan Annual Progress Report

**NON-ACTION INFORMATION ITEMS**

5. Community Development Department Report

**PUBLIC COMMENTS**

**ADJOURNMENT**

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet will be available for public inspection at the Community Development Department-Planning & Zoning Division located at 1275 W. Main Street, El Centro, California during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department-Planning & Zoning Division at (760) 337-4545. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



**PLANNING COMMISSION**  
City Hall  
1275 W. Main Street  
El Centro, CA 92243  
**SCHEDULED**

**Item: 1.**  
Meeting: 3/11/2025 5:30 PM  
Category: Action Item  
CONSENT AGENDA

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**APPROVAL OF FEBRUARY 11, 2025 PLANNING COMMISSION MEETING MINUTES**  
**BACKGROUND & PROJECT DESCRIPTION**

**ATTACHMENTS:**

1. 02.11.2025 Minutes



MINUTES OF THE PLANNING COMMISSION  
TUESDAY, FEBRUARY 11, 2025  
5:30 PM

**PLANNING COMMISSION**

JORGE A. PEREZ, CHAIRPERSON  
ASHELY BERTUSSI, VICE-CHAIRPERSON  
SERGIO LOPEZ, COMMISSIONER  
AARON POPEJOY, COMMISSIONER  
ANDY ALVAREZ, COMMISSIONER  
RAMIRO URIAS, COMMISSIONER  
JEFFREY CHAN, COMMISSIONER

**CALL TO ORDER:**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Jorge A. Perez presided over the meeting.

**ROLL CALL**

**PRESENT:**

Chairperson Jorge Perez  
Commissioner Andy Alvarez  
Commissioner Sergio Lopez  
Commissioner Aaron Popejoy  
Commissioner Jeffrey Chan

**ABSENT:**

Vice-Chairperson Ashely Bertussi  
Commissioner Ramiro Urias

**CITY STAFF ATTENDANCE:**

Community Development Director, Angel Hernandez  
Public Works Director/City Engineer, Abraham Campos  
Principal Engineer, Felix De Leon  
Building Official, Frank Soto  
Building Inspector, Virgilio Anguiano  
Associate Planner, Andrea Montañó  
Assistant Planner, Sara A. Silva  
Staff Assistant, Poletth Lopez

## **CONSENT AGENDA**

Consent agenda items are approved by one motion. Commissioners or members of the public may pull consent items to be considered separately at a time determined by the Chairperson.

### **1. Approval of January 14, 2025 Planning Commission Meeting Minutes**

Commissioner Aaron Popejoy moved to Approve, seconded by Commissioner Sergio Lopez.

Voting Yes: Chairperson Perez, Commissioner Lopez, Commissioner Popejoy, Commissioner Alvarez, Commissioner Chan

Voting No: None

Abstaining: None

## **PUBLIC HEARINGS**

### **2. Public Hearing to consider approval of Conditional Use Permit 24-05 for Humane Society of Imperial Valley**

Duggins Construction, Inc., applied for a Conditional Use Permit for the construction and operation of an animal shelter operated by the Humane Society of Imperial Valley, located +664 feet north from the northwest corner of E. Ross Rd. and S. Hope St. on property with APN 053-312-058. The project consists a 7,724 square foot building on a 1-acre lot that includes offices, administration area, and 107 kennels spaces. The site also includes an outside dog run, landscaping and parking area. Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines, it has been determined that this project is exempt from further environmental review.

**Presentation:** Sara Silva, Assistant Planner

**Recommendation:**

Adopt Planning Commission Resolution No. 25-01, Approving Conditional Use Permit 24-05 subject to the adoption of the required findings for the proposal

Assistant Planner, Sara A. Silva, commenced her presentation to the Planning Commission to discuss a conditional use permit for the construction and operation of an animal shelter by the Humane Society of Imperial Valley.

Humane Society Executive Director, Devon Apodaca spoke in favor of this project. In addition, he gave details about the current situation with the Humane Society and the importance of this project. Additionally, Duggins Construction Project Manager, Oscar Grijalva and Ms. Price also spoke in favor of this project.

Commissioner Popejoy moved to Approve, seconded by Commissioner Lopez.

Voting Yes: Commissioner Alvarez, Commissioner Lopez, Vice-Chairperson Perez, Commissioner Popejoy, Commissioner Chan

Voting No: None

Abstaining: None

## **NON-ACTION INFORMATION ITEMS**

### **3. Community Development Department Report**

No questions were asked about the monthly Community Development report.

## **PUBLIC COMMENTS**

No public comments obtained.

## **ADJOURNMENT**

Meeting was adjourned at 6:10 P.M.



**PLANNING COMMISSION**  
City Hall  
1275 W. Main Street  
El Centro, CA 92243  
**SCHEDULED**

**Item: 2.**  
Meeting: 3/11/2025 5:30 PM  
Category: Resolution  
PUBLIC HEARINGS

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**PUBLIC HEARING TO CONSIDER APPROVAL OF TENTATIVE PARCEL MAP 24-01 FOR  
IV COMMONS**

|                                      |                                           |
|--------------------------------------|-------------------------------------------|
| <b>Project #:</b> TPM 24-01          | <b>Location:</b> N. IV Commons Drive      |
| <b>Applicant:</b> Fucose Engineering | <b>Project Type:</b> Tentative Parcel Map |
| <b>Staff Planner:</b> Sara Silva     | <b>Proposed Use:</b> Inner Care facility  |

**PROJECT SUMMARY**

The applicant, Fuscoe Engineering, is requesting approval of Tentative Parcel Map (TPM) 24-01 for two vacant properties at the Imperial Valley Commons known as Lot 5 (APN 054-430-064 and 054-430-069 and Lot 2 (APN) 054-430-041). Please refer to **Exhibit A** for a Project Location Map. The project consists of Lot 5 measuring 36.36-acres and Lot 2 measuring 21.11-acres. If approved, TPM 24-01 would conditionally allow the applicant to record a parcel map resulting in the subdivision of the project site. The tentative parcel map would create Parcel 1 measuring 24.30-acres, Parcel 2 measuring 20.48-acres and Parcel 3 measuring 2.69-acres. A copy of the proposed tentative parcel map is included as **Exhibit B**.

The purpose of the division is to create Parcel 3 of 2.69-acres in order to continue with the construction of the proposed medical facility adjacent to the existing Inncare Facility. The Planning Division has reviewed and processed Site Plan Review (SPR) 23-23 on January 31, 2024, which incorporates the development standards and regulations in order to construct the new medical facility. A copy of the SPR 23-23 determination letter, department comments and site plan is included as **Exhibit C**. The new medical facility consists of a 21,493-square-foot one-story building that will provide onsite services such as pediatric services, obstetric and gynecological services, optometry services, laboratory and imaging services, and behavioral health services.

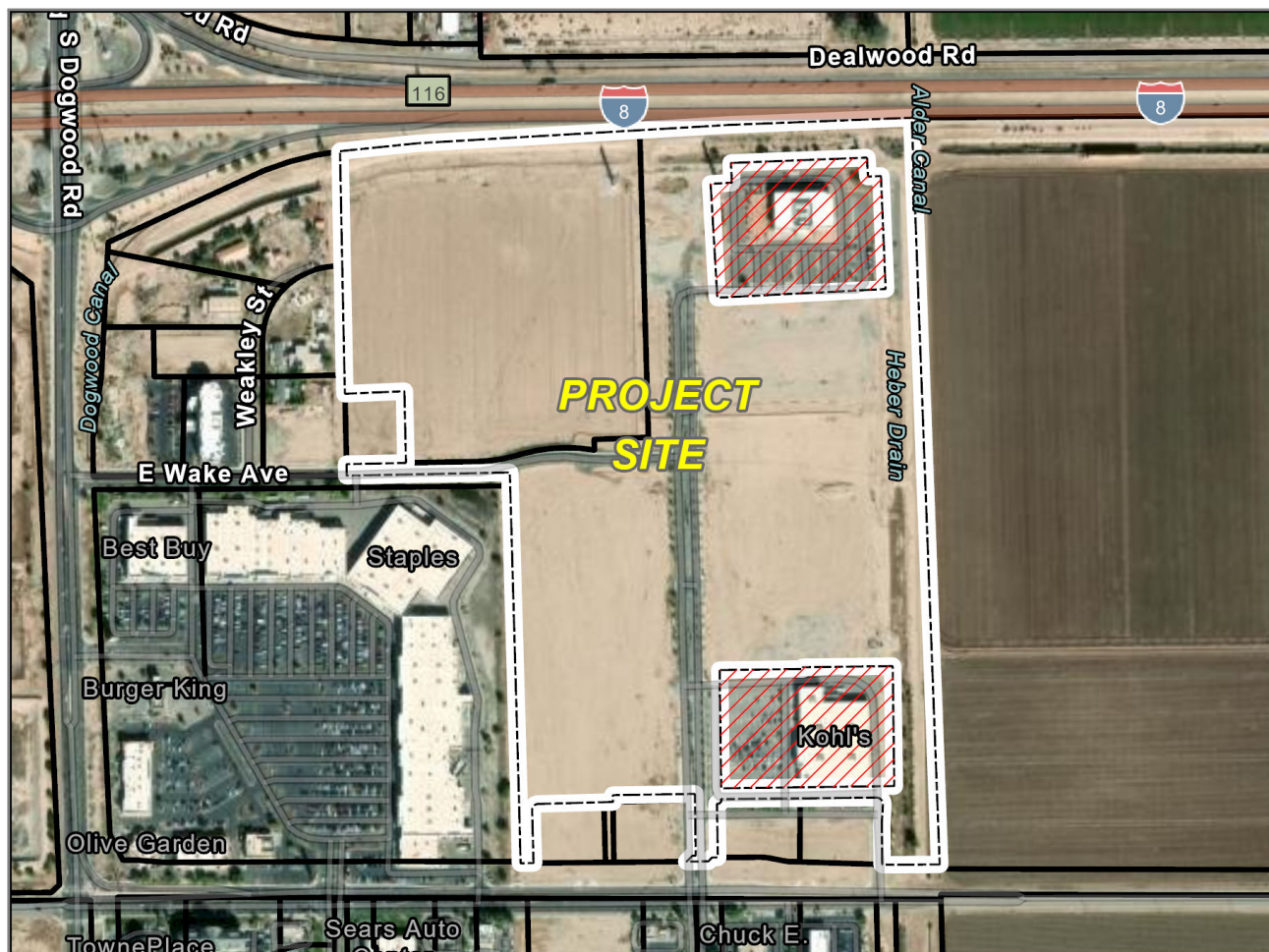
**STAFF RECOMMENDATION: APPROVE TENTATIVE PARCEL MAP 24-01**

## **SITE INFORMATION**

The vacant properties jointly measure 57.47-acres and are located in the vicinity of the intersection of Wake Avenue and IV Commons Drive. As mentioned, the 57.47-acres are to be divided into three (3) parcels, creating Parcel 1 measuring 24.30-acres, Parcel 2 measuring 20.48-acres and Parcel 3 measuring 2.69-acres.

Prior to the recordation of the Parcel Map, the applicant will be required to amend the existing reciprocal access agreement between all properties to establish requirements, limitations, and responsibilities of, but not limited to, the maintenance of access and utilities throughout the parcels.

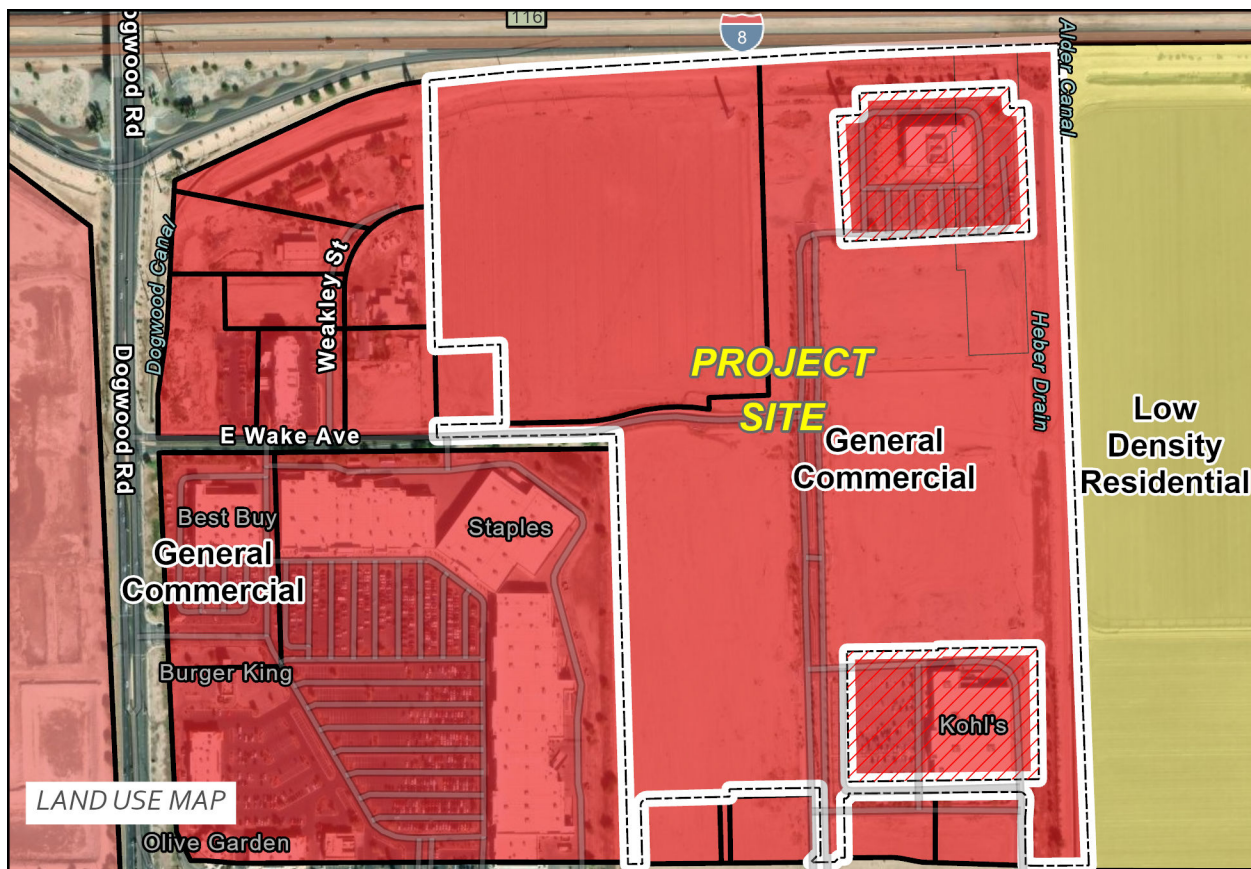
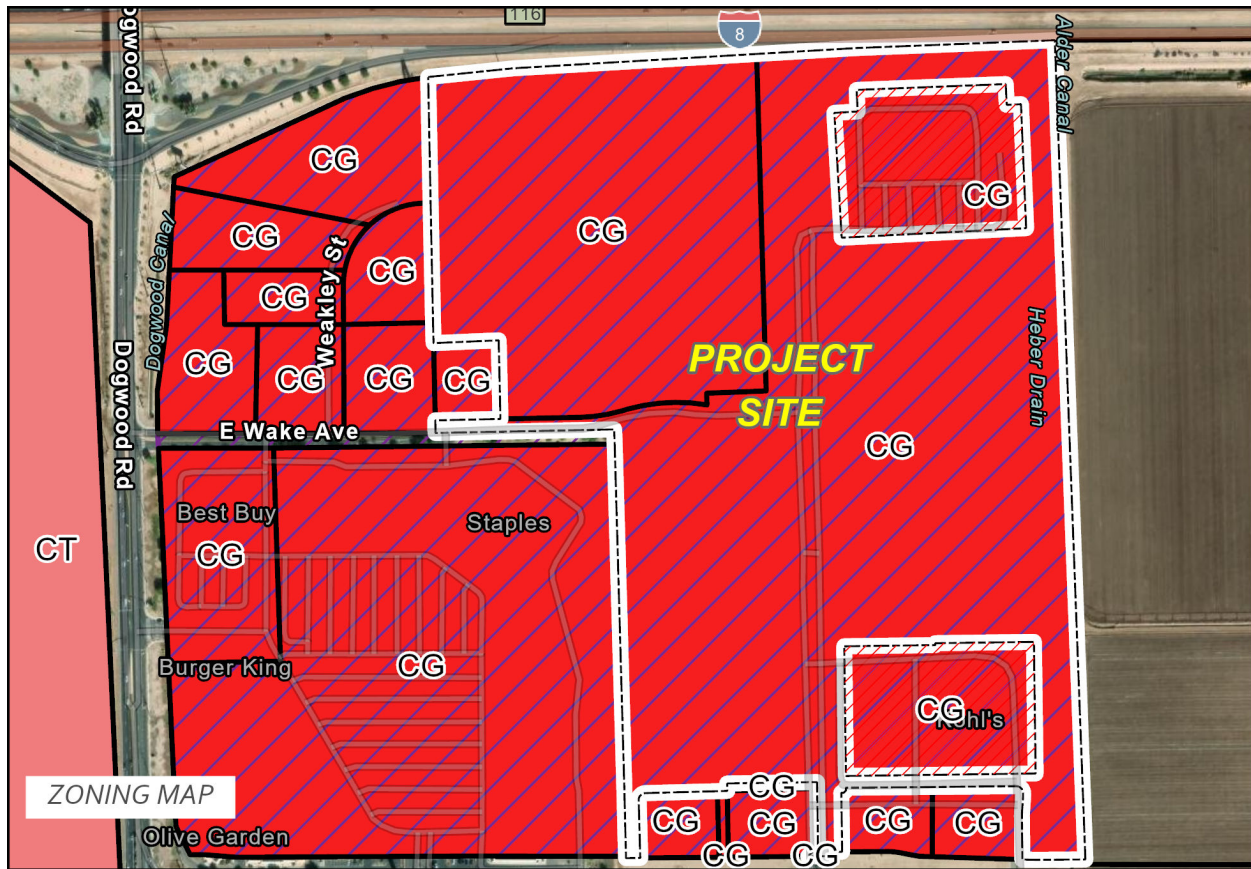
| Site Area   | Building Area                | Current Zoning        | General Plan       |
|-------------|------------------------------|-----------------------|--------------------|
| 57.47-acres | Parcel 3- 21,493-square-feet | CG within MU2 overlay | General Commercial |



## **LAND USE REVIEW**

The properties are zoned CG- General Commercial and are within a Mixed Use 2 (MU2) overlay zone. The surrounding properties are also zoned under CG with a MU2 overlay except for the adjacent property to the east that is outside the city boundary.





**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

| <b>Vicinity</b>         | <b>Land Use Designation</b> | <b>Zoning</b>                       | <b>Current use</b>                       |
|-------------------------|-----------------------------|-------------------------------------|------------------------------------------|
| <b>Subject Property</b> | General Commercial          | General Commercial with MU2 overlay | Vacant                                   |
| <b>North</b>            | N/A                         | N/A                                 | Interstate 8                             |
| <b>East</b>             | Low Density Residential     | N/A                                 | Outside the City boundary                |
| <b>South</b>            | General Commercial          | General Commercial with MU2 overlay | Non-conforming single-family residential |
| <b>West</b>             | General Commercial          | General Commercial with MU2 overlay | Non-conforming single-family residential |

**ANALYSIS**

The Tentative Parcel Map was examined by the Principal Engineer and Assistant Planner to verify compliance with the City of El Centro Municipal code and the Subdivision Map Act. The TPM was also distributed to City staff for recommendation of conditions of approval. Comments have been included as **Exhibit D**.

**Utilities**

The sites have access to water, sewer and storm drain utilities through existing main lines along IV Commons Drive and Wake Ave. Parcel 1 will also have access to a sewer utility connection via the trunk sewer main along the east side of the parcel. Connection to City services will be approved by an Encroachment Permit with Utility Plans to City Public Works- Engineering Division. Capacity fees will be assessed prior to the issuance of a Building Permit for a new development.

**Transportation and Circulation**

The proposed parcels have access via IV Common Drive and Wake Avenue. Any new driveway approaches along IV Commons Dr. and Wake Ave shall be designed in accordance with city standards and ADA access standards. Any structure at the project site shall install off-site improvements such as, but not limited to, curb, gutter and sidewalks along IV Commons Dr. prior to the first certificate of occupancy.

The project site is conditioned to provide an updated traffic study following the City of El Centro Transportation Study Guidelines prior to the issuance of a Building Permit or Grading Permit, whichever comes first. The traffic study should reassess the intersections along Dogwood Road, crossing Wake Avenue and E. Danenberg Drive for signalization or other necessary improvements.

**Aesthetics**

The proposed projects for any parcel will be reviewed for compliance with the City's development design standards.

**Building and Safety**

Any parcel undergoing future development must submit plans for code compliance review.

## Neighborhood Compatibility

The tentative parcel map will allow future development that is compatible with the surrounding uses. The medical facility being proposed on the new Parcel 3 compliments the adjacent Inncare Facility use.

## **PUBLIC NOTICING & ENVIRONMENTAL REVIEW**

### PUBLIC NOTICING

This project requires a public hearing before the Planning Commission. The public hearing has been scheduled for March 11, 2025. A public hearing notice was published in the Imperial Valley Press, a newspaper of general circulation, and mailed to all property owners within a 300-foot radius on February 28, 2025.

### ENVIRONMENTAL REVIEW

The proposed project is categorically exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, pertaining to minor land divisions. Projects that qualify for this exemption are those that are consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation having no permanent effect on the environment.

## **FINDINGS**

### **1. The proposed map is consistent with the City's General Plan.**

- The existing zoning and proposed parcel configuration are consistent with the General Commercial land use designation of the General Plan.

### **2. The design or improvement of the proposed subdivision is consistent with the General Plan.**

- The medical facility being proposed on Parcel 3 will be consistent with the following goals and policies of the General Plan:
  - ***Land Use Element Policy 1.8 - Achieve and maintain an appropriate balance, variety, and distribution of commercial uses that provides for the retail, business, professional, medical/dental, and other commercial and service needs of the City's residents and will attract customers and visitors from the region and beyond. Prioritize infill commercial development before redesignating non-commercial property to commercial land uses.*** The project would allow the development of medical offices within an infill development site that is designated for commercial uses.
  - ***Land Use 1.9 - Encourage the development of local-serving commercial uses in proximity to adjacent residential neighborhoods to serve the day-to-day needs of El Centro's residents.*** The site is located in the MU-2 Overlay zone which allows residential development by right. The project would provide for day-to-day services and workplaces adjacent to future residential neighborhoods.
  - ***Policy OA-4.1: Encourage pedestrian/bicycle and visual connectivity within and between established and new development through the introduction of wide, multi-use pathways and open spaces that offer***



**shade via landscaping and shade structures.** The project would implement the installation of sidewalk improvements to enhance the walkability of the site.

**3. The site is physically suitable for the type of development.**

- The site is physically suitable as the right-of-way is fully improved and has access to utility services. All resulting parcels will be of sufficient area to meet all the development standards for the zoned property.

**4. The site is physically suitable for the proposed density of development.**

- The subdivision would result in the creation of the following three parcels: Parcel 1 of 34.30-acres, Parcel 2 of 20.48-acres and Parcel 3 of 2.69-acres. The overall size of the parcel is suitable for the future proposed development. The General Commercial zoning requires a maximum ratio of 0.50 to 1. The zoning does not require a minimum lot depth or width for the future development.

**5. The design of the subdivision of the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

- The project is considered infill and there are no bodies of water in the vicinity. Therefore, the project will not cause environmental damage or injure fish or wildlife.

**6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.**

- The design of the tentative parcel map will not cause serious public health problems.

**7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision.**

- The tentative parcel map is required to update the existing reciprocal access agreement between all the properties. The agreement establishes responsibilities of, but not limited to, maintenance and utilities throughout the parcels.

**NEXT STEPS**

Following the Planning Commission's approval of the project's conditions, the next step involves submitting an application and required documents for the process of a Parcel Map with the City of El Centro, Engineering Division.

## **RECOMMENDATION & OPTIONS**

### **OPTIONS**

The following options are available to the Planning Commission as it relates to Tentative Parcel Map 24-01:

1. Motion to approve Tentative Parcel Map 24-01 subject to the adoption of the required findings for the proposal; or
2. Motion to deny Tentative Parcel Map 24-05 subject to the adoption of the required findings against the proposal; or
3. Motion to continue the hearing for further study.

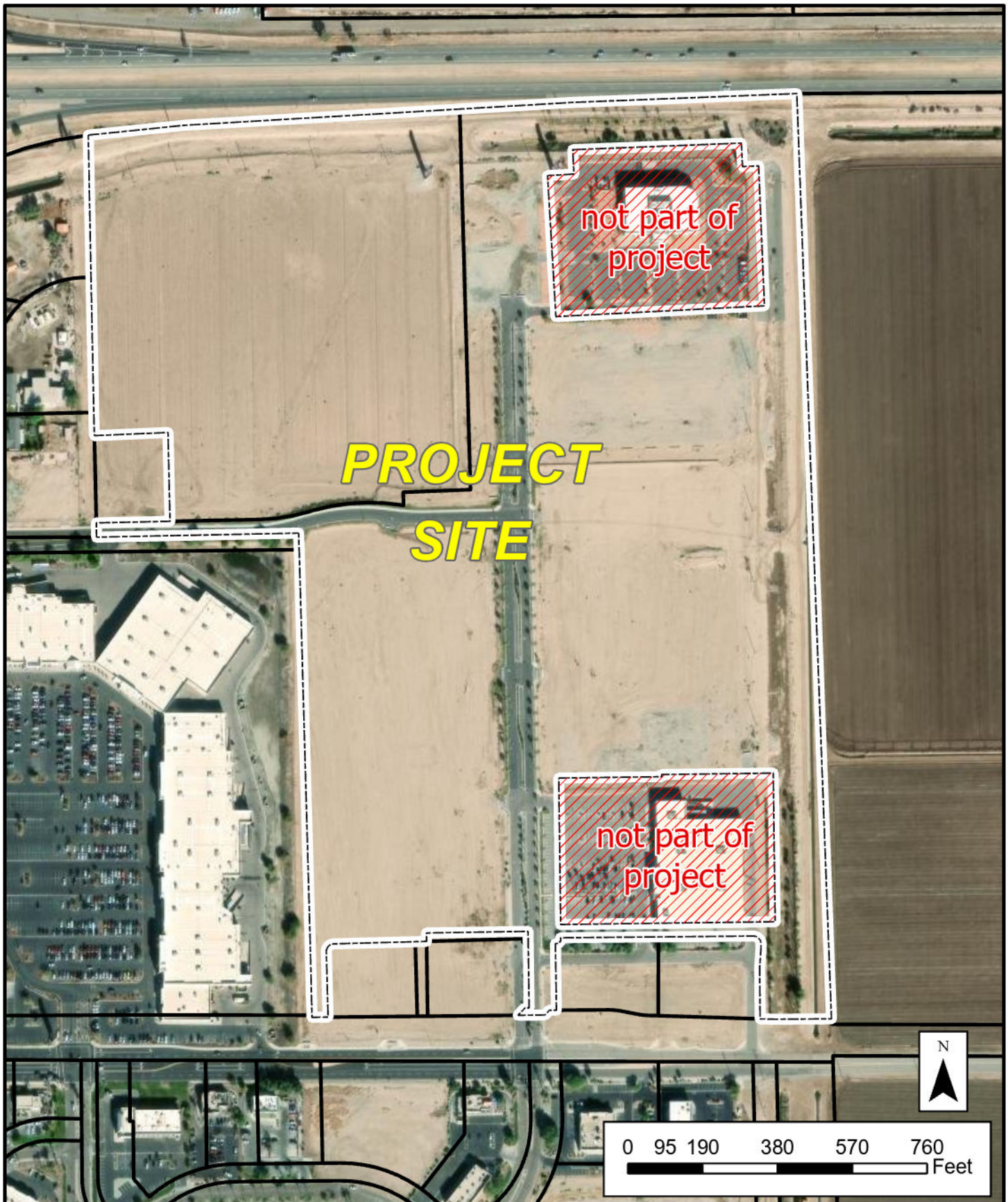
### **RECOMMENDATION**

The Planning Division staff recommends that the Commission open a public hearing and allow input from all proponents and opponents of the proposed project. Because the use would be compatible with the surrounding uses of the proposed area, staff would have no objection to the proposed project. Therefore, it is the staff recommendation that the project be recommended for approval by taking the following action:

1. Motion to adopt Planning Commission Resolution No. 25-\_\_ (**Exhibit E**) approving Tentative Parcel Map 24-01 subject to the adoption of the required findings for the proposal.

### **ATTACHMENTS:**

1. Exhibit A- Project Location Map1
2. Exhibit B- TPM 24-01
3. Exhibit C- SPR 23-23 Determination Letter & Comments
4. Exhibit D- TPM 24-1 Coments Engineering
5. Exhibit E- Resolution

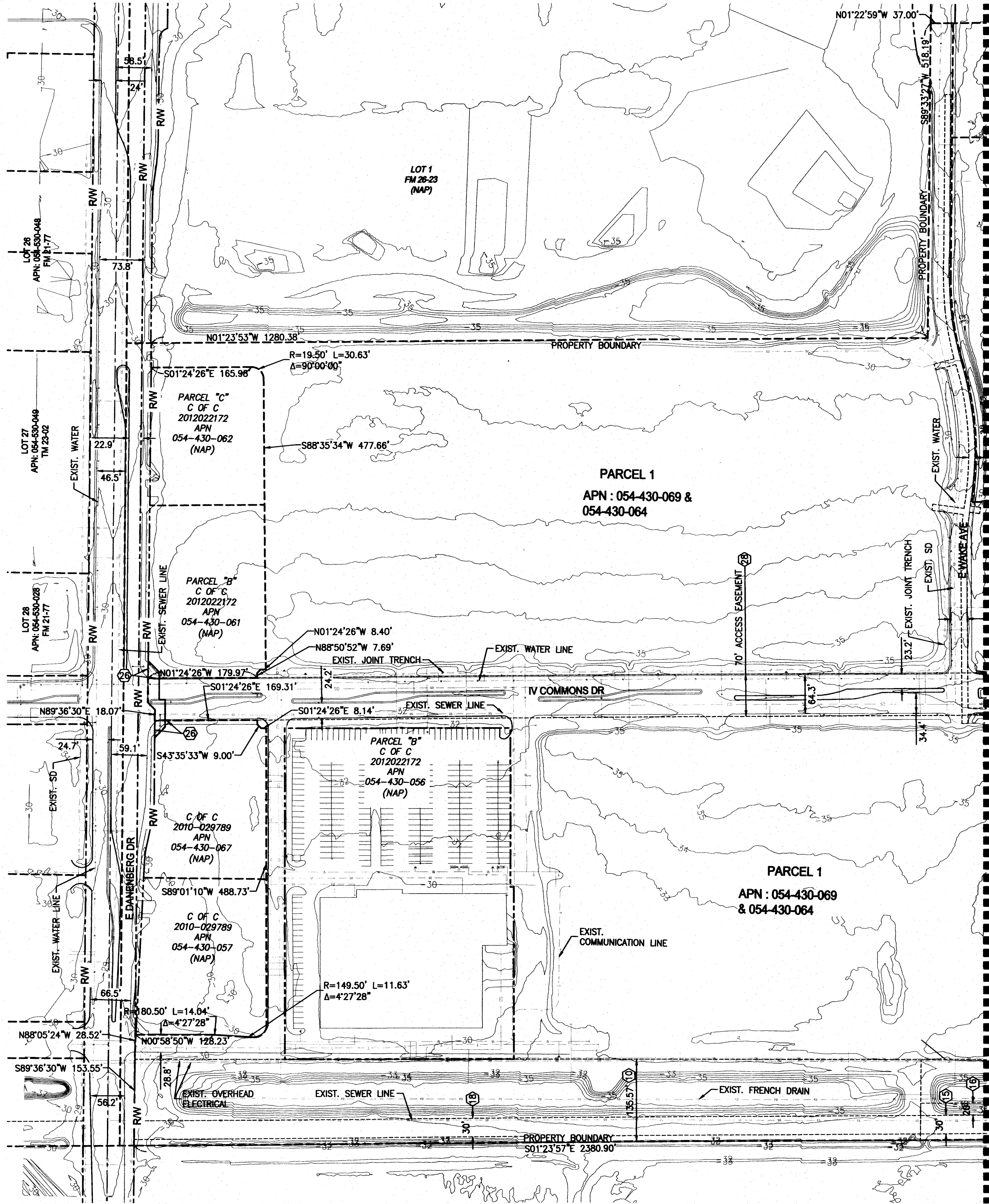


**Tentative Parcel Map 24-01  
Division of Lot 2 and Lot 5  
Imperial Valley Commons**

**Project  
Location Map**







FOR CONTINUATION SEE SHEET 2

# TENTATIVE PARCEL MAP 24-01

BEING A PORTION OF LOT 2 OF MAP IMPERIAL VALLEY COMMONS IN THE CITY OF EL CENTRO,  
COUNTY OF IMPERIAL, STATE OF CALIFORNIA

## TITLE REPORT

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
4210 RIVERWALK PARKWAY, SUITE 100  
RIVERSIDE, CA 92505  
ORDER NO: 30095579-987-987-JSD  
REPORT DATE: APRIL 03, 2024

## BENCHMARK

ELEV.: 982.876  
DATUM: NAVD 88 (12-02 ADJUSTMENT)  
DESCRIPTION: THE BENCHMARK USED FOR THIS SURVEY IS THE COUNTY OF IMPERIAL BENCHMARK "C-20", BEING A BRASS DISC SET IN THE TOP OF THE WEST HEADWALL ALONG THE DOGWOOD CANAL SOUTH OF MCCABE ROAD AND NORTH OF DELIVERY #45.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE IMPERIAL VALLEY MALL TRACT FILED IN BOOK 21, PAGE 77, OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER, SHOWN AS HAVING A BEARING OF NORTH 89°57'49" WEST.

## ZONING

MIXED USE 2 OVERLAY - GENERAL COMMERCIAL

## APPLICANT

IMPERIAL VALLEY PERIPHERAL, L.P.  
CBL CENTER, SUITE 500  
2030 HAMILTON PLACE BOULEVARD  
CHATTANOOGA, TENNESSEE  
423-490-8281  
KELSIE.MITCHELL@CBLPROPERTIES.COM

## ASSESSOR'S PARCEL NUMBER

APN: 054-430-069-00, 054-430-064-00 & 054-430-041-000

## TOPOGRAPHY SOURCE

FUSCOE ENGINEERING, INC  
6390 GREENWICH DR #170,  
SAN DIEGO, CA 92122  
TOPOGRAPHY SURVEY DATED MAY 05, 2023

## MAPPING AND MONUMENTATION

A PARCEL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING NUMBER OF PARCELS = 2, PARCEL 1 = 36.36 AC, PARCEL 2 = 21.11 AC  
PROPOSED NUMBER OF PARCELS = 3,  
PARCEL 1 = 34.30 AC, PARCEL 2 = 20.48 AC, PARCEL 3 = 2.69 AC

## DEVELOPMENT SUMMARY

CLINICAL OFFICE BUILDING WITH ASSOCIATED PARKING LOT IMPROVEMENTS

## OWNER

IMPERIAL VALLEY PERIPHERAL, L.P.  
CBL CENTER, SUITE 500  
2030 HAMILTON PLACE BOULEVARD  
CHATTANOOGA, TN 37421  
(423)855-0001

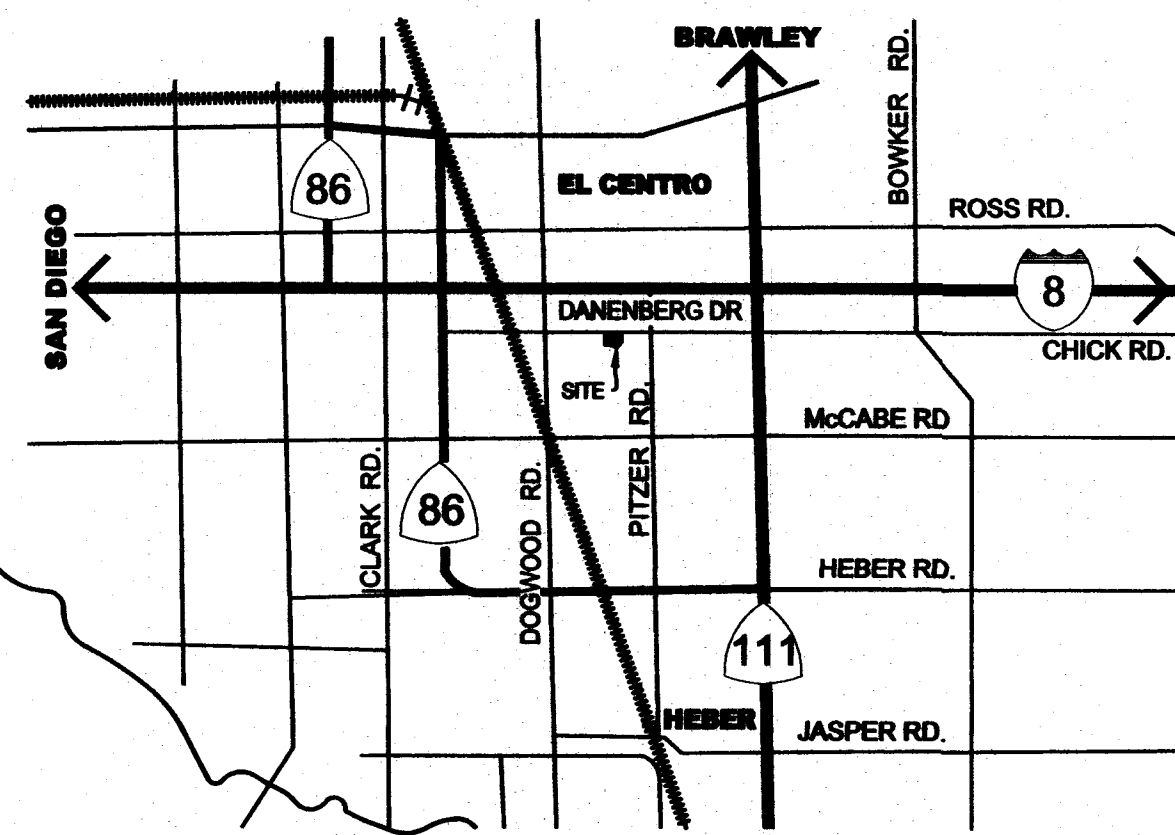
## SIGNED

## REFERENCE DRAWINGS

PARCEL MAP NO. 21979  
INSTRUMENT NO. 2006-012926 OF OFFICIAL RECORDS  
FINAL MAP: FM26-23 ACCORDING TO THE MAP ON FILE IN BOOK 21, PAGES 77-90

## ENGINEER OF WORK

FUSCOE ENGINEERING INC  
6390 GREENWICH DRIVE, SUITE 170  
SAN DIEGO, CA 92122  
(858) 554-1500



## VICINITY MAP

N.T.S.

## LEGAL DESCRIPTION

PARCEL 1:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CENTRO, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BEING PORTION OF LOT 5 OF THE CITY OF EL CENTRO MAP IMPERIAL VALLEY COMMONS, ACCORDING TO MAP THEREOF FILED IN BOOK 26, PAGES 23 TO 28, INCLUSIVE, OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER ON DECEMBER 3, 2007. TOGETHER WITH A PORTION OF PARCEL "A" PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 2012 AS INSTRUMENT NO. 2012022172 OF OFFICIAL RECORDS.  
ALSO EXCEPTING THEREFROM ALL OF PARCEL "B" PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON NOVEMBER 29, 2010 AS DOCUMENT NO. 2010-029789, OF OFFICIAL RECORDS.  
SAID LAND IS ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA 16-06, RECORDED DECEMBER 16, 2016 AS DOCUMENT NO. 2016027124 OF OFFICIAL RECORDS.

PARCEL 2:  
LOT 2 OF IMPERIAL VALLEY COMMONS, IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGES 23 THROUGH 28, INCLUSIVE OF FINAL MAPS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPTING THEREFROM ALL OF THE OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS INCLUDING BUT NOT LIMITED TO HOT WATER, STEAM, THERMAL ENERGY AND EXTRACTABLE MINERALS. HOT WATER, STEAM AND THERMAL ENERGY INCLUDES AND MEANS NATURAL, GEOTHERMAL WATER AND/OR STEAM, THE NATURAL HEATS OF THE EARTH AND THE ENERGY PRESENT IN, RESULTING FROM OR CREATED BY, OR WHICH MAY BE EXTRACTED FROM THE NATURAL HEAT OF THE EARTH, OR HEAT PRESENT BELOW THE SURFACE OF THE EARTH IN WHATEVER FORM SUCH HEAT OR ENERGY OCCURS. EXTRACTABLE MINERALS INCLUDES AND MEANS MINERALS IN SOLUTION IN ANY WELL AFFLUENCE, ALL MINERALS AND GASSES PRODUCED FROM ANY WELL OR WELLS, ON THE HEREIN DESCRIBED LAND, OR BY CONDENSING STEAM OR PROCESSING WATER PRODUCED FROM THE AFFLUENCE OF ANY SUCH WELL OR WELLS, AND ANY WATER PRODUCED FROM THE AFFLUENCE OF ANY SUCH WELL OR WELLS, AND ANY WATER PRODUCED FROM CONDENSATION OF STEAM, IN AND UNDER THE ABOVE DESCRIBED REAL PROPERTY BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS RESERVED BY SAMUEL M. WEAKLEY, ET UX, BY DEED RECORDED AUGUST 27, 1980 AS DOCUMENT NO. 85 IN BOOK 1457, PAGE 1030 OF OFFICIAL RECORDS.

## LINE LEGEND

- CENTERLINE
- PROPOSED LOT OR PARCEL LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY
- RECORD OR ADJACENT PROPERTY
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED BUILDING LINES
- PROPOSED NATURAL GAS LINES
- PROPOSED SANITARY SEWER LINES
- PROPOSED STORM DRAIN LINES
- PROPOSED WATER LINE
- PROPOSED CURB AND GUTTER
- EXPOSED ELECTRIC LINES
- EXPOSED NATURAL GAS LINES
- NATURAL GAS LINES FROM PLANS
- EXPOSED SANITARY SEWER LINES
- EXISTING STORM DRAIN LINES
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER

## FLOOD ZONE CERTIFICATION

COMMUNITY: CITY OF EL CENTRO CITY OF IMPERIAL COUNTY  
MAP NUMBER: 06025C1725C  
EFFECTIVE DATE: SEPTEMBER 26, 2008  
PANEL: 1725  
FLOOD ZONE: AREA OF MINIMAL FLOOD HAZARD - ZONE X

## DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF EL CENTRO AND THE IMPERIAL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



KENNETH KOZLIK RCE NO. 71883 EXP. 12/31/2025  
DATE: 2/2/2025

## REVISIONS

| NO. | INIT. | DATE | DESCRIPTION | APP'D | DATE |
|-----|-------|------|-------------|-------|------|
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## IMPERIAL VALLEY COMMONS

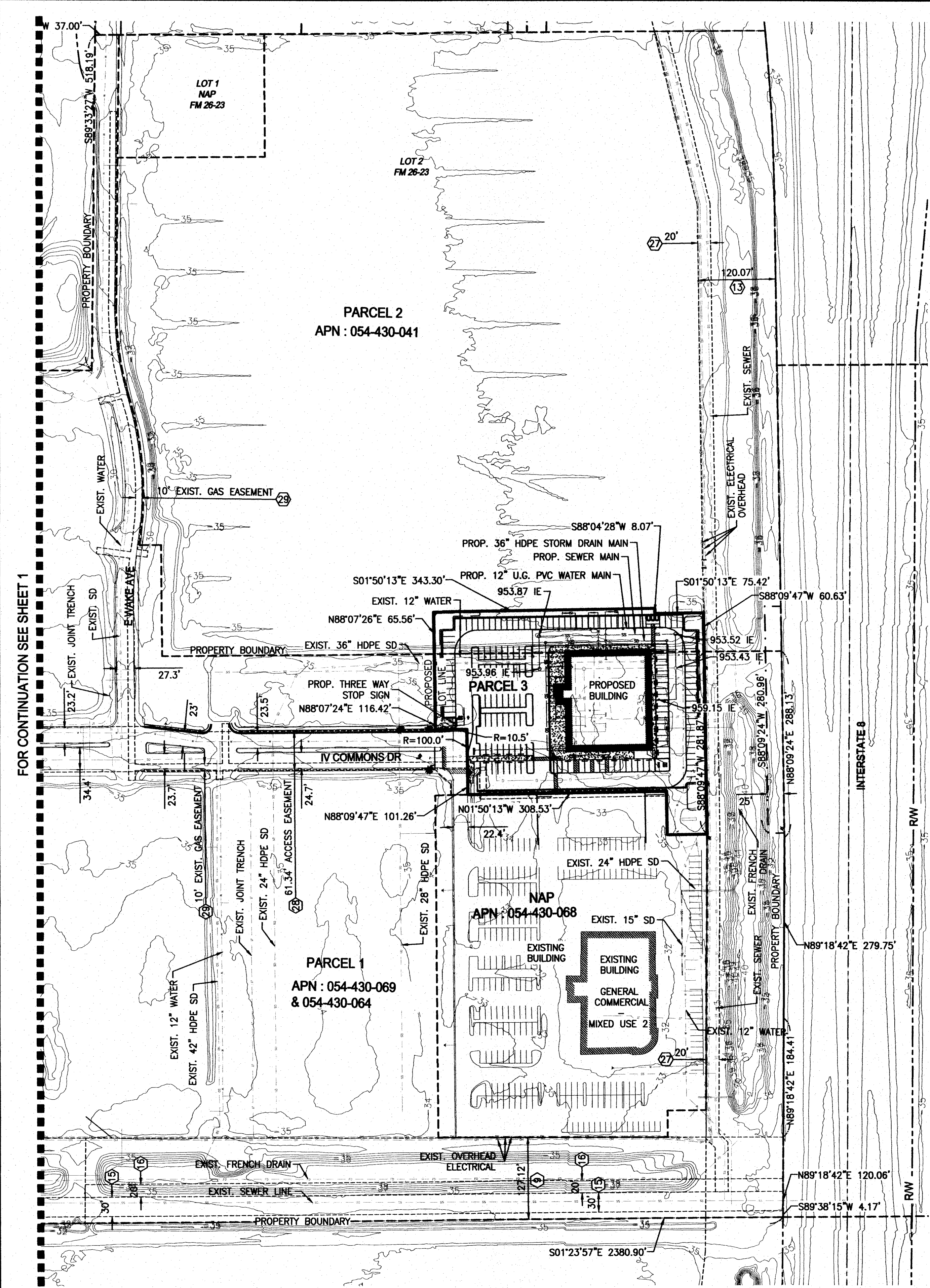


6390 Greenwich Dr  
Suite 170  
San Diego, Ca 92122  
858.554.1500  
fuscoe.com

February 6, 2025  
JOB NO.  
2486-005-015  
DRAWN BY:  
SK  
SHEET  
1 OF 2

PROJECTS 2486-005-015 (PARTIAL) 2486-005-015 IN COMMONS TUDING (02-20-2025 2461179) Printed by: dlevine





ABBREVIATIONS

|       |                     |
|-------|---------------------|
| BFP   | BACK FLOW PREVENTER |
| CB    | CATCH BASIN         |
| CL    | CENTERLINE          |
| CO    | CLEANOUT            |
| CONC  | CONCRETE            |
| C&G   | CURB AND GUTTER     |
| EX    | EXISTING            |
| FL    | FLOWLINE            |
| FYS   | FRONT YARD SETBACK  |
| LIP   | LIP OF GUTTER       |
| MTR   | METER               |
| NTS   | NOT TO SCALE        |
| PB    | PULLBOX             |
| PL    | PROPERTY LINE       |
| PROP  | PROPOSED            |
| R/W   | RIGHT-OF-WAY        |
| RYS   | REAR YARD SETBACK   |
| SQR   | SQUARE              |
| SYS   | SIDE YARD SETBACK   |
| TRANS | TRANSFORMER         |
| UM    | UTILITY MARKER      |
| WV    | WATER VALVE         |

LINE LEGEND

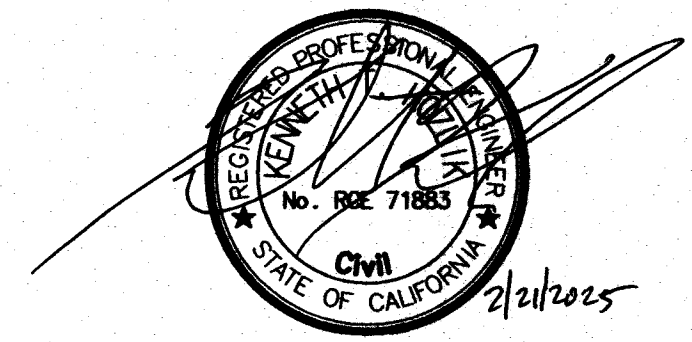
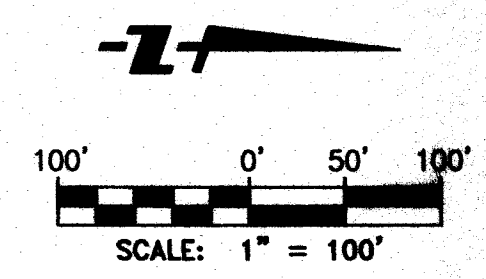
|     |                               |
|-----|-------------------------------|
| --- | CENTERLINE                    |
| --- | PROPOSED LOT OR PARCEL LINE   |
| --- | EXISTING EASEMENT             |
| --- | RIGHT-OF-WAY                  |
| --- | RECORD OR ADJACENT PROPERTY   |
| --- | SETBACK LINE                  |
| --- | PROPOSED BUILDING             |
| --- | PROPOSED ELECTRIC LINES       |
| --- | PROPOSED NATURAL GAS LINES    |
| --- | PROPOSED SANITARY SEWER LINES |
| --- | PROPOSED STORM DRAIN LINES    |
| --- | PROPOSED WATER LINE           |
| --- | PROPOSED CURB AND GUTTER      |
| --- | EXPOSED ELECTRIC LINES        |
| --- | EXPOSED NATURAL GAS LINES     |
| --- | NATURAL GAS LINES FROM PLANS  |
| --- | EXPOSED SANITARY SEWER LINES  |
| --- | EXISTING WATER LINE           |
| --- | EXISTING STORM DRAIN LINES    |
| --- | EXISTING CURB AND GUTTER      |

SYMBOL LEGEND

|   |                                       |
|---|---------------------------------------|
| + | FOUND SURVEY MONUMENTS                |
| + | ELECTRIC PANEL                        |
| + | FIRE HYDRANT                          |
| + | LIGHT-AREA                            |
| + | LIGHT-STREET W/ARM                    |
| + | MANHOLE-STORM DRAIN                   |
| + | PEDESTAL-TELEPHONE                    |
| + | POST                                  |
| + | VALVE-BLOW OFF                        |
| + | VALVE-WATER                           |
| + | SANITARY SEWER CLEANOUT               |
| + | SIGN                                  |
| + | UTILITY MARKER-GAS                    |
| + | WATER METER                           |
| + | EXISTING COMMUNICATION CONNECTION     |
| + | EXISTING ELECTRICAL CONNECTION        |
| + | EXISTING FIRE CONNECTION              |
| + | EXISTING GAS CONNECTION               |
| + | EXISTING SEWER CONNECTION             |
| + | EXISTING TELECOMMUNICATION CONNECTION |
| + | EXISTING WATER CONNECTION             |

EXISTING EASEMENTS

- 8 GRANTED TO: IMPERIAL WATER COMPANY NO.1  
PURPOSE: DITCHES, CANALS, FLUMES AND PIPELINES  
RECORDING DATE: NOVEMBER 21, 1921  
RECORDING NO: BOOK 169, PAGE 428 OF OFFICIAL RECORDS
- 9 GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE  
RECORDING DATE: MAY 21, 1943  
RECORDING NO: BOOK 599, PAGE 512 OF OFFICIAL RECORDS
- 10 GRANTED TO: FRANK P. BORCHARD  
PURPOSE: TILE DRAIN  
RECORDING DATE: JULY 21, 1949  
RECORDING NO: BOOK 753, PAGE 94 OF OFFICIAL RECORDS
- 13 ENTITLED: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: CANAL, OPEN AND/OR UNDERGROUND, TELEPHONE AND/OR ELECTRIC POWER LINE  
RECORDING DATE: SEPTEMBER 25, 1964  
RECORDING NO: BOOK 1192, PAGE 167 OF OFFICIAL RECORDS
- 14 ENTITLED: AGREEMENT FOR PIPE SERVICE  
RECORDING DATE: MAY 15, 1978  
RECORDING NO: BOOK 1415, PAGE 1775 OF OFFICIAL RECORDS
- 15 GRANTED TO: CITY OF EL CENTRO  
PURPOSE: PUBLIC SEWER EASEMENT  
RECORDING DATE: DECEMBER 19, 2003  
RECORDING NO: 2003-039868 IN BOOK 2265, PAGE 1125 OF OFFICIAL RECORDS
- 16 GRANTED TO: CITY OF EL CENTRO  
PURPOSE: A TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION OF AN 18" DIAMETER GRAVITY SEWER PIPELINE  
RECORDING DATE: DECEMBER 19, 2003  
RECORDING NO: 2003-039869, BOOK 2265, PAGE 1129 OF OFFICIAL RECORDS
- 18 ENTITLED: SEWER PIPELINE EASEMENT DEED  
RECORDING DATE: SEPTEMBER 10, 2004  
RECORDING NO: 04-29481 IN BOOK 2343, PAGE 349 OF OFFICIAL RECORDS
- 26 GRANTED TO: CITY OF EL CENTRO  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: SEPTEMBER 28, 2011  
RECORDING NO: 2011-023196 OF OFFICIAL RECORDS
- 27 GRANTED TO: CITY OF EL CENTRO  
PURPOSE: PUBLIC SEWER EASEMENT  
RECORDING DATE: DECEMBER 7, 2012  
RECORDING NO: 2012028411 OF OFFICIAL RECORDS
- 28 ENTITLED: DECLARATION OF RESTRICTIONS  
RECORDING DATE: DECEMBER 30, 2016  
RECORDING NO: 2017000029 OFFICIAL RECORDS
- 29 GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY  
PURPOSE: TRANSPORTATION & DISTRIBUTION OF NATURAL GAS  
RECORDING DATE: AUGUST 9, 2018  
RECORDING NO: 2018-0146490F OFFICIAL RECORDS



IMPERIAL VALLEY COMMONS

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December 13, 2024  
JOB NO.  
2486-005-015  
DRAWN BY:  
SK  
SHEET  
2 OF 2

| REVISIONS |       |      |             |            |
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F:\PROJECTS\2486-005-015\IMPERIAL VALLEY COMMONS\2486-005-015 V. COMMONS TLLING (01-28-2025 12:28:31PM) Plotted by: cccarrea





January 31, 2024

Duggins Construction, Inc.  
c/o Melissa Gomez  
341 W. Crown Court  
Imperial, CA 92251

Sent USPS and E-mail to:  
[melissa@dugginsconstruction.com](mailto:melissa@dugginsconstruction.com)  
[iris@dugginsconstruction.com](mailto:iris@dugginsconstruction.com)

**RE: Site Plan Review 23-23 – New Inncare Medical Facility at  
850 E. Danenberg Drive**

Ms. Gomez,

The City of El Centro has reviewed the site plan for the above referenced project. The project consists of the development of a new medical facility at 850 E. Danenberg Drive adjacent to the existing Inncare Facility. Comments from the Planning Division, Building and Safety Division, and Engineering Division are enclosed for your reference. If you have any questions regarding the comments provided, please feel free to contact the respective division.

**GENERAL**

1. The project consists of the development of a one story 21,493 square foot building. The building will provide onsite services such as pediatric services, obstetric and gynecological services, optometry services, laboratory and imaging services, and behavioral health services. Each office suite will contain a dedicated restroom and waiting area.
2. The property is zoned General Commercial-CG and is within the Mixed Use 2 overlay zone and is consistent with the City's General Plan designation of General Commercial. The General Commercial Zone allows medical facilities by right. The proposed project is currently located on two parcels that will be merged into one parcel that measures approximately 2.68 acres. The proposed project would be consistent with the density.

***Community Development Department  
Building & Safety • Code Enforcement • Planning & Zoning  
1275 Main Street, El Centro, CA 92243 (760) 337-4545 Fax (760) 337-4564  
[www.cityofelcentro.org](http://www.cityofelcentro.org)***

3. A lot line adjustment will be required to be recorded prior to obtaining a temporary or permanent certificate of occupancy.
4. The premises shall be maintained in a good, clean, orderly manner, free of any debris or junk material.
5. All improvements within the public right of way shall be designed and built according to city standards and specifications and submitted for review with an encroachment permit.
6. Project construction operations must adhere to the measures found in the Imperial County Air Pollution Control District (ICAPCD) Regulation-Fugitive Dust Rules as well as ICAPCD CEQA Handbook Measure for Construction equipment and fugitive PM10 control that assist in reducing short-term air pollutant emission (ICAPCD 2006). In addition, the owner/developer of the new development shall comply with Rule 310 of the ICAPCD.
7. Plant materials brought from outside Imperial County shall comply with County of Imperial – Agricultural Commissioner quarantine requirements. For more information please contact the Imperial County– Agricultural Commissioner at (442) 265-1500, [agcom.imperialcounty.org](mailto:agcom@co.imperial.ca.us), or by e-mail at [agcom@co.imperial.ca.us](mailto:agcom@co.imperial.ca.us).
8. Pursuant to Section 29-343(a) of the City Code, this site plan review shall become null and void if not exercised within one (1) year.
9. The project shall comply with all other applicable state and city regulations, ordinances and resolutions.

#### **DEVELOPMENT AND DESIGN STANDARDS**

10. Building design shall comply with the CG- General Commercial and MU2- Mixed Used 2 overlay design and development standards as outlined in Chapter 29 Article II Division 3 and Division 10 of the City Code (attached).

#### **PARKING, VEHICLE AND PEDESTRIAN ACCESS**

11. The total parking spaces required for the project are 129 parking spaces (21,493 square feet/200 square feet +20% for staff). The submitted site plan shows a total of 159 parking spaces, which meets development standards. Of those parking spaces, you are required to have 6 accessible parking spaces.
12. The California Green Building Standards requires that all new construction install electric vehicle infrastructure which includes both Electric Vehicle Capable Spaces(EVCS) and Electric Vehicle Supply Equipment(EVSE). These spaces are calculated using the total amount of parking spaces that are going to be provided which in this case is 159 total parking spaces. Using Table 5.106.5.3.1 if the nonresidential mandatory measures of the Building Standards the project will be



required to install 35 EVCS of which 9 must be equipped with EVSE. See the following section from the Standards.

13. ***Design and improvement requirements are found in Section 29-133 and 29-134 of the city code (attached). Please note the following requirements when designing the parking area:***

- Two-way drive access to all parking spaces require to be 24-feet wide.
- Each of the proposed parking stalls shall be paved and have a minimum of 9' x 20' in size with a 24' wide driveway aisle for two-way access. A maximum of 20% of the required parking spaces (exclusive of accessible parking stalls) may be designed as compact spaces (8'6" x 17").
- Wheel stops shall be installed on all parking spaces.
- **Additional requirements are applicable. Please review the aforementioned sections of the zoning code.**

14. Parking stalls shall be striped accordingly and all striping shall be maintained in good condition. All parking areas shall be maintained in accordance with Section 29-134 of the City Code.

15. Provide ADA compliant access from nearest public sidewalk to the main access of the building.

16. The project shall provide 6 ADA parking spaces with an adjacent eight (8') foot wide access aisle.

17. A focused traffic study, prepared by a traffic engineer, will be required to evaluate the following intersections:

- Dogwood Road and Wake Avenue
- Dogwood Road and Danenberg Drive

Additional improvements may be required as a result of the study. For additional guidance please use the City of El Centro Transportation Study Guidelines which can be obtained at the following link:

<https://cityofelcentro.org/publicworks/transportation-study-guidelines/>

## **LANDSCAPING AND SCREENING**

18. The project shall provide and maintain a minimum of 14,287 square feet of landscaping [95,415.7 net lot area x 15% of required landscaping], with landscaping. The site plan submitted does not show landscaping and additional details will be required upon submittal of landscape plans with the building plans. A minimum of one tree per 200 square feet of landscaping or one tree for every fifth parking stall, whichever is greater, shall be provided. This will equate to 71 trees. Non-vegetative ground shall not exceed 50% of the landscape area. Non-vegetative ground cover may include decorative rocks, wood chips, flagstone, pavers, or artificial coverings. The use of drought resistant plant materials is strongly encouraged.

19. Landscaping and irrigation plans shall be submitted to the city for approval with building permit submittals. All landscaping shall be provided in accordance with the approved site plan and the State's Model Water Efficient Landscape Ordinance and Section 29-142 of the City Code consisting primarily of live vegetation.
20. Gravel or decorative rocks within the project site shall not be used in lieu of vegetative ground cover. More than 50% of the landscaped areas shall be covered with live vegetation.
21. All landscaped areas shall be maintained in a clean, neat, and healthy condition whether the building is occupied or vacant. Maintenance shall include proper watering, fertilizing, weeding, removing of litter, and replacement of plants when necessary.
22. The trash enclosure shall be completely enclosed on four (4) sides by a solid six (6) foot wall or fence. Solid access doors shall be provided at the same height as the wall or fence. Chain link fencing is not allowed. Contact CR&R for the approval of the size and location of the proposed trash enclosure. Francisco Ochoa may be contacted at (760) 577-9128 or [franciscoo@crrmail.com](mailto:franciscoo@crrmail.com). Trash enclosure shall be built to city standards. Access to the trash enclosure by residents shall be by way of pedestrian entry within the property.

#### **BUILDING AND SAFETY**

23. The project shall require a building permit. Development impact and capacity fees shall be paid prior to issuance of a building permit. Provide the following submittals with the building permit application:
  - Four (4) sets of construction plans that include underground utilities, foundation, framing, electrical, plumbing, and mechanical details landscaping drawing, Green Code notes, and accessibility sheets.
  - Two(2) sets of structural calculations, geotechnical reports, truss calculations, and energy calculations.
24. Construction documents shall be designed for compliance with the 2022 California Building Code, including the 2022 Building Energy Efficiency Standards. And the 2022 California Green Code.
25. The building will be required to install an automatic fire sprinkler system. The following submittals will be required:
  - Three (3) sets of detailed plans
  - Three (3) sets of hydraulic calculations
  - Three (3) sets of manufacturers material information sheets for the sprinkler heads, piping, horn, strobe device, flow switch and hangers.
  - Plans must be designed by a contractor that has a C-16: Fire Protection license.



- If this is a deferred submittal, a new building permit application will be required.
26. A Certified Access Specialist(CASp) is recommended to be consulted during the design of the facility to avoid any delays in the plan review process.

## UTILITIES

27. Irrigation, building and fire backflow preventers shall be required and a plan depicting their location shall be submitted and reviewed by the City Water Division.
28. Any water, sewer and storm-drain systems onsite shall be maintained by the property owner and not by the City. Any future tie-ins to the onsite system shall first require a building permit. Any future work or maintenance of the onsite utilities shall be performed by a licensed contractor.
29. Based on preliminary provided information, Water and Sewer capacity fees are currently projected to be \$143,089.02. Fees will be finalized prior to building permit issuance based on increased use and/or intensity from historical conditions. For more information, please see the attached comment letter form the City of El Centro Public Works Engineering Division.

## GRADING AND EROSION CONTROL

30. This project creates more than 5,000 square feet of impervious surface area and therefore a grading permit will be required. The grading permit must be issued prior to any construction commencing. Grading and erosion control plans to be done per the city of El Centro Jurisdictional Runoff Management Program requirements. A geotechnical report, sewer study, water study, stormwater study and hydrology report will be required to be submitted with the grading permit application. Links for the requirements can be found in the attached memorandum from the Engineering Division. Please refer to the stormwater program webpage for further information: <https://cityofelcentro.org/publicworks/stormwater-program/>
31. A water quality management plan will be required to be completed by the applicant, approved by the city, and recorded at the County of Imperial prior to the certificate of occupancy being issued. Links for this requirement can be found in the attached memorandum from the Engineering Division. <https://cityofelcentro.org/publicworks/forms-specifications/>
32. This project being over one (1) acre will require a Stormwater Pollution Prevention Plan (SWPPP). These plans must be filed with the California Water Resources Control Board through the Stormwater Multiple Application and Report Tracking System (SMARTS). The Notice of Intent must be submitted as part of the grading permit.



33. Provide stabilized entrance/exit in accordance with best management practices to prevent tracking on city streets for review and approval by city. Proposed work to be shown in improvement plans.
34. The project is required to have an erosion control plan for construction activities.
35. Provide sewer and water off-site utility plans for review and approval by the Engineering Division along with an encroachment permit application.
36. Retention basins, if built, shall comply with city retention basin standard. Retention basin must drain within three days. Retention basin must be equipped with systems to re-route nuisance water if connection point is available in compliance with the Storm Water Ordinance.
37. Provide a stabilized entrance/exit in accordance with best management practices to prevent tracking on public streets for review and approval. Proposed work shall be shown on improvement plans.
38. A stabilized entrance/exit in accordance with best management practice to prevent tracking on city street for review and approval by the city. Proposed work shall be shown on improvement plans.
39. Please refer to the attached memorandum from the Public Works Department for additional grading requirements.

#### **OFFSITE IMPROVEMENTS**

40. Any severely broken, lifted, or non-ADA compliant (slope greater than 2%) sidewalk and curb/gutter shall be removed and replaced. All sidewalks and ADA ramps provided must comply with ADA access standards and city standards.
41. All improvements in the city right-of-way shall require an encroachment permit and be completed by a contractor with an "A" License or "C-8" License. Similarly, all improvement plans for off-site work shall be prepared by a licensed civil engineer in the state of California. Plans shall clearly identify all right-of-way lines, proposed improvements, elevations, benchmarks, dimensions and material/workmanship specifications may be required.
42. Per ADA, requirements, an ADA accessible pathway shall be provided to the facility from the public right of way.

#### **SAFETY**

43. The El Centro Fire Department shall review and approve all aspects related to fire water and fire appurtenances prior to issuance of a grading permit.

In summary, the submitted site plan needs revisions and additional details to verify compliance with city development standards relating to parking, building design, trash enclosures, and stormwater requirements. *In particular, the comments identified in bold and italicized text indicated required modification to the site plan that should be shown on building permit or encroachment permit plans.* Building permit submittals shall address the aforementioned items. To expedite the review process, please attach a copy of this letter with your building permit and encroachment/grading permit plan submittals.

Please be further advised that the decision of the Community Development Department - Planning & Zoning Division will not become effective until a period of ten (10) days has elapsed from the date of this written notice. The ten (10) day period is to allow you or any interested person an opportunity to appeal the decision or any portion thereof, in which there is disagreement, to the Planning Commission. If you choose to appeal, such appeal must be in writing and received by the Planning & Zoning Division within ten (10) days from the date of this written notice along with a processing fee of \$1,028.15. If an appeal is not received, the decision will be filed with the Planning Commission for informational purposes only. If we can be of any further assistance, please do not hesitate to let us know.

Sincerely,

EL CENTRO COMMUNITY DEVELOPMENT DEPARTMENT



Andrea Montañó  
Associate Planner

Attachments

cc: Frank Soto, Building & Safety Division  
Felix de Leon Jr., Engineering Division  
SPR 23-23 Project File  
MyGov ID 23-000057

be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

**Note:** Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

**5.106.4.2 Bicycle parking. [DSA-SS]** For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2.

**5.106.4.2.1 Student bicycle parking.** Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

**5.106.4.2.2 Staff bicycle parking.** Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

**5.106.5.3 Electric vehicle (EV) charging. [N]** Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

**Exceptions:**

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
  - a. Where there is no local utility power supply.
  - b. Where the local utility is unable to supply adequate power.
  - c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

**5.106.5.3.1 EV capable spaces. [N]** EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the *California Electrical Code* and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.
2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

**Note:** A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See Vehicle Code Section 22511.2 for further details.

**TABLE 5.106.5.3.1**

| TOTAL NUMBER OF ACTUAL PARKING SPACES | NUMBER OF REQUIRED EV CAPABLE SPACES | NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) <sup>2</sup> |
|---------------------------------------|--------------------------------------|--------------------------------------------------------------------|
| 0-9                                   | 0                                    | 0                                                                  |
| 10-25                                 | 4                                    | 0                                                                  |
| 26-50                                 | 8                                    | 2                                                                  |
| 51-75                                 | 13                                   | 3                                                                  |
| 76-100                                | 17                                   | 4                                                                  |
| 101-150                               | 25                                   | 6                                                                  |
| 151-200                               | 35                                   | 9                                                                  |
| 201 and over                          | 20 percent of total <sup>1</sup>     | 25 percent of EV capable spaces <sup>1</sup>                       |

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

**5.106.5.3.2 Electric vehicle charging stations (EVCS).** EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and



**City of El Centro  
Interoffice Memorandum**

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**Department of  
Building and Safety**

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**To:** Andrea Montaña, Associate Planner  
**From:** Frank Soto, Building Official  
**Date:** 1/18/2024  
**Subject:** Site Plan Review 23-23  
**Project:** New Medical Office Facility  
**Location:** E. 850 Dannenberg Dr.

---

The Department of Building and Safety has the following comments;

1. A building permit and a construction waste management (CWMP) plan shall be required for the proposed construction of the facility. Four (4) sets of plans prepared by a professional designer shall be submitted to the E.C. Building Department for plan review. The plans shall include the following;
  - MEP's and calculations,
  - underground utilities,
  - landscape drawings,
  - Green Code notes.
  - Accessibility sheets and notes

Additionally,

  - Two copies of structural calculations
  - Two copies of a geotechnical report
  - Two copies of truss calculations
  - Two copies of energy calculations
2. The building shall be equipped with an automatic fire sprinkler system. (May be a deferred Submittal)  
Submit a complete and signed building permit application along with;
  - Three (3) sets of detailed plans
  - Three (3) sets of hydraulic calculations
  - Three (3) sets of manufacturers' material information sheets for the sprinkler heads, piping, horn, strobe device, flow switch, and hangers
3. The plan shall be designed based on the 2022 California Building Codes including the 2022 Building Energy Efficiency Standards, and the 2022 California Green Code.
4. To avoid delays in the plan review process, the applicant should consider having a Certified Access Specialist (CASp) assist in the design of the facility.
5. The building permit shall not be issued until a grading permit has been approved and issued by the Engineering Department.

Respectfully,

A handwritten signature in black ink, appearing to read 'Frank Soto', written over the printed name.

Frank Soto, CBO  
Assistant Community Development  
Director/ Building Official

CITY OF EL CENTRO  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**INTER-OFFICE REVIEW MEMORANDUM**

**DOCUMENT REVIEW TYPE:**

☒ SPR

☐ CUP

☐ TPM

☐ PM

**Review Date:** January, 2024

**TO:** Andrea Montano, Associate Planner

**FROM:** Omar Negrete, Engineering Technician

**SUBJECT:** Site Plan Review 23 – 23, New Medical Facility at 850 E. Danenberg Drive.

**SUBMITTAL STATUS:** ☒ Submittal has been reviewed. Refer to comments below.

☐ Unacceptable submittal. Missing information. Refer to additional requirements at end.

**GENERAL COMMENTS**

- ☒ Irrigation, building and fire backflow preventers shall be required and a plan depicting their location is necessary for review and approval by the City Water Department.
- ☒ Any water, sewer and storm-drain systems onsite shall be maintained by the development and not by the City. Any future tie-ins to the onsite system shall first require a Building Permit for proper inspections. Any future work or maintenance of the onsite utilities shall be performed by contractors properly licensed to do such work.
- ☐ A sewer pretreatment program may be required. Provide anticipated sewer load to Wastewater department for assessment.
- ☒ All improvements within the City's right of way shall be designed and built according to City standards and specifications and submitted for review with:
  - ☒ Encroachment permit application
  - ☐ Reference to Parcel Map name.
- ☒ Any work on the City R/W will require an encroachment permit from this department.
- ☒ Grading permit is required. Approved grading permit shall be obtained prior to building permit issuance.
- ☒ Provide trash enclosure built to city standards. Location shall be coordinated with City trash operator.
- ☒ Other: Refer to Additional Requirements section at end of this document

**WATER AND SEWER CAPACITY FEES**

- ☒ Water and sewer capacity fees will be assessed prior to building permit being issued based on increased use and/or intensity from historical conditions.
- ☐ Based on preliminary provided information, no increase in use or intensity from historical use is anticipated and no sewer or water capacity fee will be assessed. Re-evaluation required if use or intensity change.
- ☒ Other: Refer to Additional Requirements section at end of this document



## GRADING AND EROSION CONTROL

### ADA

- ☒ A grading, drainage, and erosion control plans prepared by a licensed civil engineer in the State of California depicting the elevations and slopes for all new site work shall be submitted for review and approval prior to building permit. Plans shall comply with Chapter 22, Article VII "Storm Water Regulations" of the El Centro Ordinance, Chapter 7, Article XIX "Grading Regulations" of the El Centro Ordinance and El Centro Post Construction Best Management Practices supporting said ordinances. Plans shall also ensure compliance with the American with Disability Act (ADA).
- ☒ Project is over 1 acre and requires a SWPPP in compliance with the State Water Resources Control Board. Submit copy of approved Notice of Intent (NOI) as submitted to the SMARTS system as part of Grading Permit application.
- ☒ Erosion Control Plan shall be submitted for review and approval with grading permit application.
- ☐ If not already installed, all onsite drainage must flow through storm interceptor system in order to decrease grease and other volatile waste from entering the drainage system. The grading plan shall depict the type and location of the storm interceptor system.
- ☒ Retention basin, if built, shall comply with City retention basin standard. Retention basin must drain within three days. Retention basin must be equipped with systems to re-route nuisance water if connection point is available in compliance with the Storm Water Ordinance.
- ☒ A Water Quality Management Plan is to be submitted along with grading permit application prepared by a licensed civil engineer.
- ☒ Provide stabilized entrance/exit in accordance with best management practices to prevent tracking on city streets for review and approval by city. Proposed work to be shown in improvement plans.
- ☒ Facility type is required to have an Erosion Control Plan for construction activities.
- ☒ Other: Refer to Additional Requirements section at end of this document
- ☒ All sidewalks and ADA ramps provided must comply with ADA access standards and city standards.
- ☒ Provide ADA access from nearest public sidewalk to facility main access.
- ☐ Other: Refer to Additional Requirements section at end of this document

### IMPROVEMENTS

- ☐ Provide improvement plans for all off-site work prepared by a licensed Civil Engineer in the State of California. Plans shall clearly identify all Right-of-Way lines, proposed improvements, elevations, benchmarks, dimensions and material / workmanship specifications as may be required. Right-of-way lines shall be established by a Licenced Land Surveyor.
- ☐ Provide curb/gutter and sidewalks to city standards on all fronting streets.

- ☐ Provide street lighting to city standards on all fronting streets.
- ☐ Construct half width of the streets fronting the site or one lane each direction plus parking lane, whichever is greater to City standards
- ☐ Provide fire hydrants to fronting streets to city standards and spacing requirements.
- ☒ Provide sewer and water off-site utility plans for review and approval by this department with encroachment permit application.
- ☒ Other: Refer to Additional Requirements section at end of this document

#### ADDITIONAL REQUIREMENTS

1. **Prior to Building Permit, Water and sewer capacity fees will be due accordingly. Based on the apartment data information provided, the water and sewer fees are estimated as follows:**

According to resolution 07-100 and site plan provided, capacity fees are assessed as follows:

1 EDU, Each 2000 sft for office occupancy = 21,493 sft /2000 sft = 10.74 EDU's

**Total EDU's = 10.74**

10.74 \* 6,149= \$ 66,040.26 <<< Water

10.74 \* 7,174= \$ 77,048.76 <<< Sewer

**Total= \$ 143,089.02**

2. Grading Permit shall be issued prior to any Building Permits being issued, or any construction activities commencing. Grading and Erosions Control Plans and Storm Water Pollution Prevention Plan (SWPPP) shall be completed in accordance with City of El Centro Environmental Storm Water Requirements including the City's Jurisdictional Runoff Management Program (JRMP). Links for the requirements can be found on City website below:
  - a. <https://cityofelcentro.org/publicworks/forms-specifications/>
  - b. This parcel is within an area serviced by a regional flood basin. Project will need to treat 1-yr Storm event on site, but shall discharge remaining 100-year storm volume to the IV Commons regional drainage system
3. The Project is considered a Regulated Project and will be subject to hydro-modification requirements, and water treatment requirements, which can be found in the City's Jurisdictional Runoff Management Program (JRMP):
 

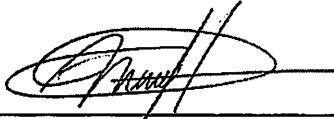
<https://cityofelcentro.org/publicworks/stormwater-program>
4. A Water Quality Management Plan is to be completed, and approved by the Engineering Department with the Grading Permit. A Storm water Management and Discharge Agreement shall be recorded at the County of Imperial prior to the Certificate of Occupancy being issued. A link for these requirements can be found below:
  - a. <https://cityofelcentro.org/publicworks/stormwater-program/>
  - b. Within the WQMP, detail how the one-year 85<sup>th</sup> percentile storm will be addressed onsite.

5. Per ADA requirements, an ADA accessible pathway shall be provided to the Proposed Development from Public Right of Way.
6. Should any work to be done over city right of way shall be in accordance with City of El Centro Standards. This work will require an Encroachment Permit with the City of El Centro.
7. Backflow preventers shall be installed for Fire, domestic & irrigation water service lines. Backflow preventers and installation details shall be included in the utility plans and submitted to the City of El Centro Water Department for review and approval.
8. El Centro Fire Department shall review and approve all aspects related to Fire Water and all fire appurtenances prior to issuance of Grading Permit.
9. El Centro Fire Department shall provide approval for hydrant locations and vehicle accessibility on-site, prior to the issuance of a building permit.
10. Prior to issuance of Certificate of Occupancy, Operation & Maintenance portion of WQMP and Storm Water Maintenance Agreement shall be notarized and recorded at the County of Imperial Recorder's office.
11. Sewer, water, storm water/hydrology report will be required when reviewing Grading Permit Applications.
12. Provide trash enclosure built to city standards. Provide City Trash Service Purveyor (CR&R) approval letter of trash enclosure sizing prior to issuance of a Grading Permit or Building Permit, whichever comes first.
13. A Geotechnical soils report will be required.
14. All utility connections such as water and sewer are in private property, a plumbing permit will be required with Building Department.
15. The proposed project traverses across multiple parcels. Should all the parcels be owned by the same owner, the applicant should merge all properties prior to the first certificate of occupancy. Should the applicant, own all the properties within the project footprint, however not want to merge the properties, the applicant shall record a reciprocal access agreement between all the properties to establish requirements, limitations and responsibilities of, but not limited to, the maintenance of access and utilities throughout the various parcels, which are interconnected. Should the applicant, not own all the properties, the applicant shall provide notarized/recorded right of entry agreements with the other owners within the project's footprint to construction the improvements of the proposed project, and said reciprocal access agreements with other property owners, prior to the issuance of a **grading** or building permit, whichever comes first.
16. A focus traffic study will be required to evaluate at minimum
  1. Dogwood Rd. and Wake Ave. intersection
  2. Dogwood Rd. and Danenberg Dr. intersection

Traffic Study will need to follow City of El Centro Transportation Study Guidelines, a Project information form, LMA outline, and any additional information required per the City of El Centro Transportation Study Guidelines will be required.



Respectfully,

A handwritten signature in black ink, appearing to read 'Omar Negrete', is written over a horizontal line.

Omar Negrete,  
Engineering Technician

01-24-2024

Date

CITY OF EL CENTRO  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**INTER-OFFICE REVIEW MEMORANDUM**

**DOCUMENT REVIEW TYPE:**

☐ SPR

☐ CUP

☒ TPM

☐ PM

**Review Date: January 27, 2025**

**TO:** Sara Silva, Assistant Planner

**FROM:** Felix De Leon Jr., Principal Engineer

**SUBJECT:** Tentative Parcel Map No. 24-01

**SUBMITTAL STATUS:** ☒ Submittal has been reviewed. Refer to comments below.  
☐ Unacceptable submittal. Missing information. Refer to additional requirements at end.

**GENERAL COMMENTS**

- ☒ Irrigation, building and fire backflow preventers shall be required and a plan depicting their location is necessary for review and approval by the City Water Department.
- ☒ Any water, sewer and storm-drain systems onsite shall be maintained by the development and not by the City. Any future tie-ins to the onsite system shall first require a Building Permit for proper inspections. Any future work or maintenance of the onsite utilities shall be performed by contractors properly licensed to do such work.
- ☐ A sewer pretreatment program will be required. Provide anticipated sewer load to Wastewater department for assessment.
- ☒ All improvements within the City's right of way shall be designed and built according to City standards and specifications and submitted for review with:
  - ☒ Encroachment permit application
  - ☒ Reference to Parcel Map name.
- ☒ Grading permit is required. Approved grading permit shall be obtained prior to building permit issuance.
- ☒ Provide trash enclosure built to city standards. Provide City Trash Service Purveyor (CR&R) approval letter of trash enclosure sizing prior to issuance of a Grading Permit or Building Permit, whichever comes first.
- ☒ Other: Refer to Additional Requirements section at end of this document

**WATER AND SEWER CAPACITY FEES**

- ☒ Water and sewer capacity fees will be assessed prior to building permit being issued based on increased use and/or intensity from historical conditions.
- ☐ Based on preliminary provided information, no increase in use or intensity from historical use is anticipated and no sewer or water capacity fee will be assessed. Re-evaluation required if use or intensity change.
- ☒ Other: Refer to Additional Requirements section at end of this document

## GRADING AND EROSION CONTROL

- ☒ A grading, drainage, and erosion control plans prepared by a licensed civil engineer in the State of California depicting the elevations and slopes for all new site work shall be submitted for review and approval prior to building permit. Plans shall comply with Chapter 22, Article VII "Storm Water Regulations" of the El Centro Ordinance, Chapter 7, Article XIX "Grading Regulations" of the El Centro Ordinance and El Centro Post Construction Best Management Practices supporting said ordinances. Plans shall also ensure compliance with the American with Disability Act (ADA).
- ☒ Project is over 1 acre and requires a SWPPP in compliance with the State Water Resources Control Board. Submit copy of approved Notice of Intent (NOI) as submitted to the SMARTS system as part of Grading Permit application.
- ☐ If not already installed, all onsite drainage must flow through storm interceptor system in order to decrease grease and other volatile waste from entering the drainage system. The grading plan shall depict the type and location of the storm interceptor system.
- ☒ Retention basin, if built, shall comply with City retention basin standard. Retention basin must drain within three days. Retention basin must be equipped with systems to re-route nuisance water if connection point is available in compliance with the Storm Water Ordinance.
- ☒ A Water Quality Management Plan is to be submitted along with grading permit application prepared by a licensed civil engineer.
- ☒ Provide stabilized entrance/exit in accordance with best management practices to prevent tracking on city streets for review and approval by city. Proposed work to be shown in improvement plans.
- ☒ Facility type is required to have an Erosion Control Plan for construction activities.
- ☒ Other: Refer to Additional Requirements section at end of this document

## ADA

- ☒ All sidewalks and ADA ramps provided must comply with ADA access standards and city standards.
- ☒ Provide ADA access from nearest public sidewalk to facility main access.
- ☒ Other: Refer to Additional Requirements section at end of this document

## IMPROVEMENTS

- ☐ Provide improvement plans for all off-site work prepared by a licensed Civil Engineer in the State of California. Plans shall clearly identify all Right-of-Way lines, proposed improvements, elevations, benchmarks, dimensions and material / workmanship specifications as may be required.
- ☐ Provide curb/gutter and/or sidewalks to city standards on all fronting streets. (see notes below)
- ☐ Provide street lighting to city standards on all fronting streets.

- ☐ Construct half width of the streets fronting the site or one lane each direction plus parking lane, whichever is greater to City standards
- ☒ Provide fire hydrants to city standards and spacing requirements. If none within 300 feet distance.
- ☐ Provide sewer and water off-site utility plans for review and approval by this department with encroachment permit application.
- ☒ Other: Refer to Additional Requirements section at end of this document

#### ADDITIONAL REQUIREMENTS

1. Capacity Fees are being evaluated on 1 EDU per 2,000 square feet per Resolution No. 07-100, applicant shall provide all floor dimension and occupancy type for assessment of capacity fees. Below is an overall summary:
  - a. Offices = 1 EDU/2,000 square feet of building (per floor)
    - i. Water Capacity Fees: \$6,149.00 per EDU assessed
    - ii. Sewer Capacity Fees: \$7,174.00 per EDU assessed
  - b. Water Capacity Fees and Sewer Capacity Fees must be paid prior to issuance of a Building Permit or Grading Permit (whichever comes first).
  - c. Should changes in size or occupancy be made in plan check or construction, additional fees may be added prior to Certificate of Occupancy.
2. Grading Permit shall be issued prior to any Building Permits being issued, or any construction activities commencing. Grading and Erosions Control Plans and Storm Water Pollution Prevention Plan (SWPPP) shall be completed in accordance with City of El Centro Environmental Storm Water Requirements including the City's Jurisdictional Runoff Management Program (JRMP). Links for the requirements and application can be found on City website below:
  - a. [Stormwater Program | Public Works Department \(cityofelcentro.org\)](https://cityofelcentro.org/publicworks/forms-specifications/)
  - b. <https://cityofelcentro.org/publicworks/forms-specifications/>
  - c. This project is subject to flood control 100-year storm event for retention volume. The applicant shall provide both a Geotechnical Report and a Hydrology Report. This Parcel is within an area serviced by a regional flood basin, project will need to treat 1-yr storm event on site but can discharge remaining 100-yr storm volume to the IV Commons regional drainage system if desired.
3. A Water Quality Management Plan is to be completed, and approved by the Engineering Department with the Grading Permit. A Storm water Management and Discharge Agreement shall be recorded at the County of Imperial prior to the Certificate of Occupancy being issued. A link for these requirements can be found below:
  - a. [Stormwater Program | Public Works Department \(cityofelcentro.org\)](https://cityofelcentro.org/publicworks/forms-specifications/)
4. Per ADA requirements, an ADA accessible pathway shall be provided to the Proposed Development from Public Right of Way.
5. Backflow preventers and installation details shall be included in the utility plans and submitted to the City of El Centro Water Department for review and approval.



6. El Centro Fire and building Department shall review and approve all aspects related to Fire Water and all fire appurtenances prior to issuance of Grading Permit.
7. If required by fire or building department, fire water service shall be installed per city standards, also BFP shall be installed and included in the utility plans and submitted to the City of El Centro water department for review and approval.
8. El Centro Fire Department shall provide approval for fire lane ingress/egress prior to issuance of Building or Grading Permit.
9. Trash enclosure shall be built to city standards and approval from the City's trash service provider (CR&R) shall be provided to the City prior to Grading or Building Permit, whichever comes first
10. Hazardous waste disposal is subject to the type of clinic being proposed. Disposal plan shall be submitted to the City of El Centro Environmental Compliance Division for review.
11. On-Site Utility plans shall be provided for City of El Centro review along with the Grading Permit.
12. An updated traffic study will be required and shall follow the City of El Centro Transportation Study Guidelines. The Traffic Study shall also include reassessing the intersection of Wake Avenue and Dogwood Ave. for Signalization or other necessary improvements and the intersection of Dogwood Ave. and Danenberg Ave. for any necessary improvements.
13. Applicant shall provide applicable Covenants Conditions and Restriction (CC&Rs) for shared access and utilities.
14. Should any work be done over city right of way, work shall be in accordance with the City of El Centro Standards and will require an Encroachment permit.

Respectfully,



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Felix De Leon Jr., PE  
Principal Engineer

01-27-2025

---

Date

**PLANNING COMMISSION RESOLUTION NO. 25-\_\_**  
**APPROVING TENTATIVE PARCEL MAP NO. 24-01**

**WHEREAS**, a public hearing was held on Tentative Parcel Map No. 24-01, at a regular Planning Commission meeting on March 11, 2025 held at the RDA Conference Room, 1249 W. Main Street, El Centro, California; and

**WHEREAS**, the public hearing was advertised according to law; and

**WHEREAS**, the applicant was present; and

**WHEREAS**, no one was present to object to the petition nor were any objections filed with the Commission; and

**WHEREAS**, the project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act, Section 15315, "Minor Land Division", and is determined to be exempt from further environmental review requirements contained in CEQA; and

**WHEREAS**, a legal notice was published on February 28, 2025 in the Imperial Valley Press, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Tentative Parcel Map No. 24-01, and said notice was mailed to each property owner within a 300-foot radius of the project site in accordance with state law, and said notice was posted at the project site in accordance with state law; and

**WHEREAS**, the Commission accepts the report of the Community Development Department including the findings, recommendations, and conditions as set forth therein; and

**WHEREAS**, the Commission adopts the findings set forth under Government Code Sections 66473.5 and 66474 in favor of the project, including that the project is in conformity with the City's General Plan; and

**WHEREAS**, the proposed project would not be detrimental to the public health, safety, and welfare of the community.

**NOW, THEREFORE**, be it resolved that the Planning Commission grants approval of Tentative Parcel Map No. 24-01, included hereto as "Attachment A" and dated February 21, 2025, being the division of two (2) parcels of land in order to create three (3) parcels referred to as a portion of Lot 5 (APN 054-430-069 and 054-430-064) and Lot 2 (APN 04-430-041) of Imperial Valley Commons, subject to compliance with all applicable requirements and regulations as set forth under Chapters 24 and 29 of the City Code and the following conditions:

## **GENERAL CONDITIONS**

1. Except as noted, all conditions shall be met prior to the recordation of the Parcel Map.
2. Pursuant to Section 66474.9 of the California Government Code, the applicant shall defend, indemnify, and hold harmless the City of El Centro, its agents, officers, and employees from any claim, action, or proceeding against the City, or its agents, officers, or employees to attack, set aside, void, or annul, the approval of the Planning Commission concerning the Parcel Map, which action is brought within the time period provided for in California Government Code Section 66499.37. However, the City of El Centro shall promptly notify the applicant/subdivider of any claim, action, or proceeding and that the City shall cooperate fully in defense.
3. The project shall comply with all other applicable Federal, State and local codes, ordinances and resolutions.
4. Generally, the Tentative Parcel Map shall allow for the creation of three (3) parcels as follows: Parcel 1 measuring 34.30-acres, Parcel 2 measuring 20.48-acres and Parcel 3 measuring 2.69-acres.
5. Prior to recordation of the Parcel Map, the applicant shall submit a proposed Parcel Map and all supporting documents to the Engineering Division for review and approval. The Parcel Map shall be prepared by a California Licensed Land Surveyor or a Registered Civil Engineer with a certificate number below 33965.
6. Prior to recordation of the Parcel Map, the applicant shall amend the existing reciprocal access agreement between all the properties to establish requirements, limitations and responsibilities of, but not limited to, the maintenance of access and utilities throughout the parcels.
7. The Tentative Parcel Map shall expire twenty-four (24) months after its conditional approval by the Planning Commission, unless the applicant requests and is granted an extension in accordance with the City of El Centro Subdivision Ordinance or an extension is granted through appropriate State legislation.

## **PUBLIC UTILITY SYSTEMS**

8. Any water, sewer and storm-drain systems onsite shall be maintained by the development and not by the City. Any future tie-ins to the onsite system shall require a Building Permit. Any future work or maintenance of the onsite utilities shall be performed by a licensed contractor permitted to perform such work.
9. Water and sewer capacity fees will be assessed prior to a Building Permit being issued. Capacity fee amounts will be assessed at Building Permit date for current fees.

## OFFSITE IMPROVEMENTS

10. Prior to the issuance of a Building Permit or Grading Permit, whichever comes first, applicant shall provide an updated traffic study following the City of El Centro Transportation Study Guidelines. The Traffic Study shall also reassess the intersections along Dogwood Road crossing Wake Avenue and E. Danenberg Drive for signalization or other necessary improvements.
11. Prior to the issuance of the first certificate of compliance for any structure at the project site, offsite improvements consisting of curb, gutter, and sidewalks shall be installed alongside IV Common Dr. in compliance with ADA access standards and City Standards.
12. Prior to the issuance of a Building Permit for any of the parcels, the applicant shall apply and obtain an Encroachment Permit for all required offsite improvements. Offsite improvement plans shall be prepared by a licensed Civil Engineer and shall clearly identify all right-of-way lines, proposed improvements, elevations, benchmarks, dimensions and material / workmanship specifications as may be required.

PASSED AND ADOPTED on March 11, 2025 by the following vote:

ROLL CALL: Ayes:  
Noes:  
Absent:  
Abstaining:

CITY OF EL CENTRO  
PLANNING COMMISSION

By \_\_\_\_\_  
Jorge A. Lopez,  
Chairperson

ATTEST:

APPROVED AS TO FORM:

By \_\_\_\_\_  
Angel Hernandez, AICP  
Secretary-Director

By \_\_\_\_\_  
Elizabeth L. Martyn  
City Attorney





## PLANNING COMMISSION

City Hall  
1275 W. Main Street  
El Centro, CA 92243  
**SCHEDULED**

## Item: 3.

Meeting: 3/11/2025 5:30 PM  
Category: Resolution  
PUBLIC HEARINGS

---

### PUBLIC HEARING TO CONSIDER APPROVAL OF CONDITIONAL USE PERMIT 24-03, WAL-MART FUEL STATION

|                                      |                                                                                                  |
|--------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Project #:</b> CUP 24-03          | <b>Location:</b> Northwest corner of Bradshaw Avenue and North Waterman Avenue (APN 064-590-006) |
| <b>Applicant:</b> Kimley Horn        | <b>Project Type:</b> Conditional Use Permit                                                      |
| <b>Staff Planner:</b> Andrea Montaña | <b>Proposed Use:</b> Fuel Station and Convenience Store                                          |

#### PROJECT SUMMARY

Kimley Horn submitted an application on behalf of Wal-Mart to develop a Walmart Fuel Station featuring 24 fueling dispensers and an associated 1,560-square-foot convenience store. The facility will be located on a site near the existing Walmart retail store and will operate 24 hours a day, seven days a week, while the convenience store will follow the main Wal-Mart store hours of 6:00 AM to 11:00 PM. The site is designed to accommodate high vehicle traffic efficiently, minimizing congestion and optimizing circulation. (**See Exhibit A- Site Plan**)

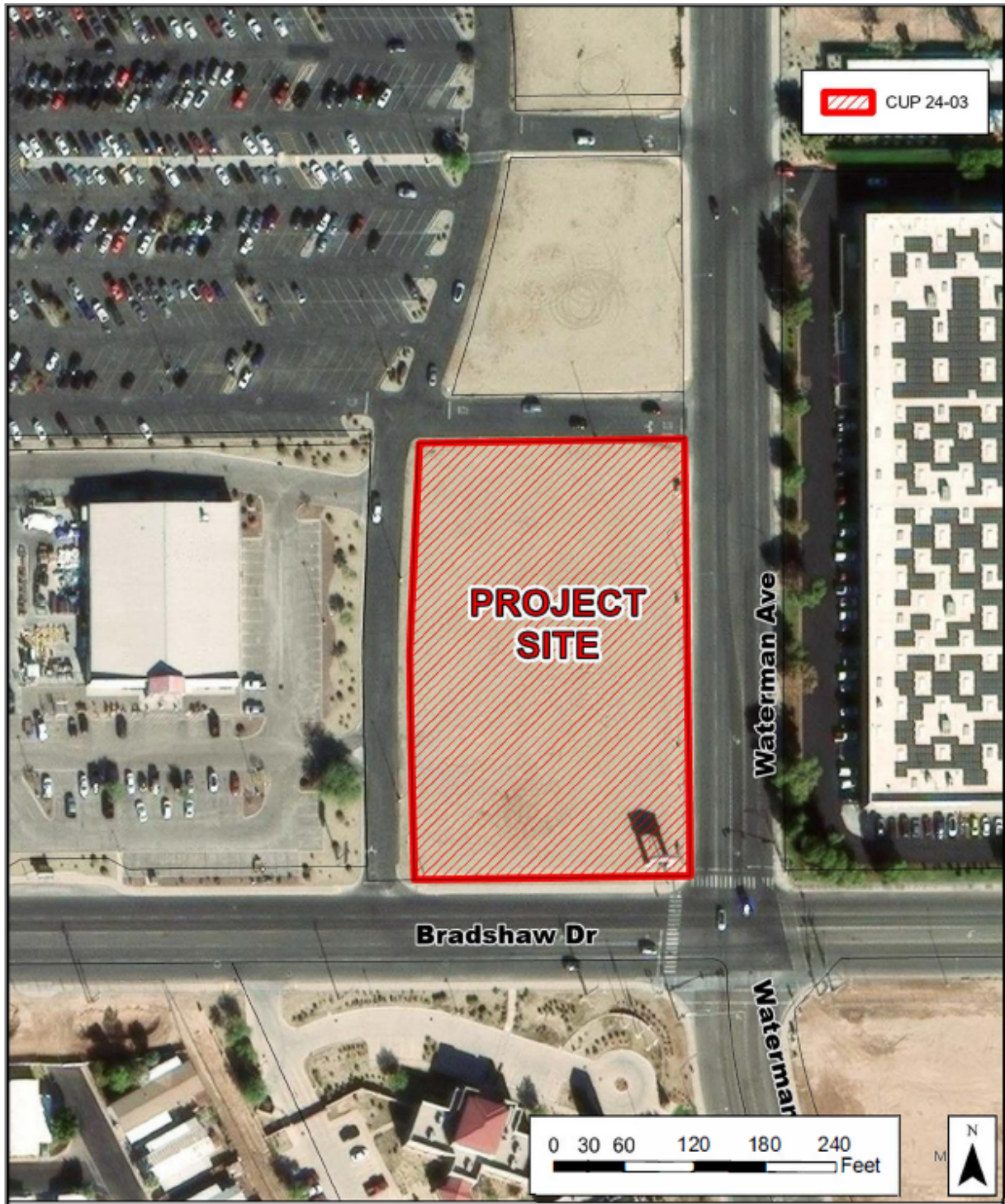
The proposed development is expected to enhance consumer convenience, support economic activity, and provide an essential service to both Walmart patrons and the broader community. Pending approval, the project will adhere to all relevant permitting, construction, and operational requirements as stipulated by local and state regulations.

#### **STAFF RECOMMENDATION: APPROVE CONDITIONAL USE PERMIT 24-03**

#### **SITE INFORMATION**

The site is positioned near an existing Wal-Mart store, enhancing accessibility for Wal-Mart customers and the surrounding community. Additionally, the site is adjacent to a Tractor Supply Company store and is located behind a Costco Wholesale and its associated fuel station. The proposed Wal-Mart Fuel Station will be open to the general public, providing a more accessible fueling option in the area.

| Site Area  | Building Area                                                                      | Current Zoning         | General Plan       |
|------------|------------------------------------------------------------------------------------|------------------------|--------------------|
| 1.98 Acres | 7,200 Square Foot Fuel Canopy with 24 Pumps<br>1,560 Square Foot Convenience Store | CG- General Commercial | General Commercial |



Project Location Map





Photo of View of Project Site Facing Northwest



Photo of View of Project Site Facing Southeast



Photo of View of Project Site Facing Southeast

### **LAND USE REVIEW**

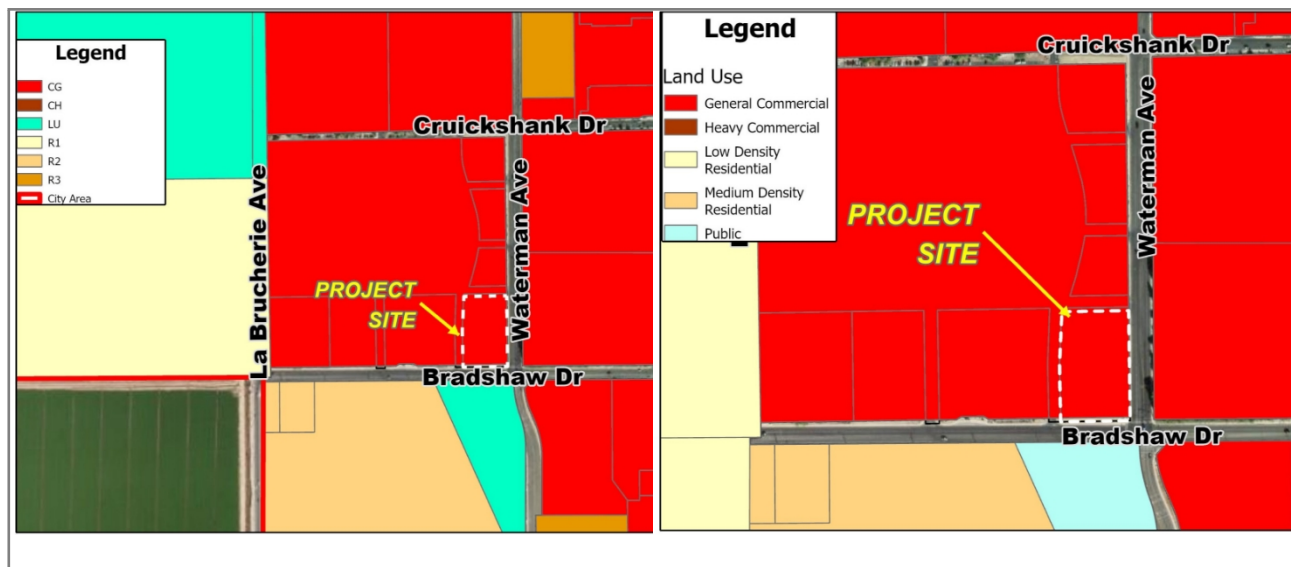
#### **LAND USE REVIEW**

The proposed Wal-Mart Fuel Station, situated at the northwest corner of Bradshaw Avenue and North Waterman Avenue, is located within a predominantly commercial and retail-oriented district. The site's General Commercial (GC) land use designation permits a variety of retail, service, and auto-oriented uses, including fuel stations and convenience stores with a conditional use permit, thereby ensuring that the proposed development aligns with the intended land use policies. Additionally, the project is adjacent to an existing Wal-Mart store, reinforcing its role as a complementary service that enhances accessibility for Wal-Mart customers. Positioned behind Costco and its affiliated fuel station, the Wal-Mart Fuel Station will provide a publicly accessible alternative for fuel purchases, eliminating the membership requirement associated with the Costco facility and expanding consumer access to fueling services.

**Zoning Map**

**General Plan Land Use Map**





**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

| Vicinity                | Land Use Designation                       | Zoning                                           | Current use                             |
|-------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------|
| <b>Subject Property</b> | General Commercial                         | General Commercial                               | Vacant                                  |
| <b>North</b>            | General Commercial                         | General Commercial                               | Vacant                                  |
| <b>East</b>             | General Commercial                         | General Commercial                               | Costco Fuel Station                     |
| <b>South</b>            | Limited Use and Medium Density Residential | Public Facilities and Medium Density Residential | Fire Station #3; Gio's Mobile Home Park |
| <b>West</b>             | General Commercial                         | General Commercial                               | Tractor Supply and Wal-Mart             |

## **ANALYSIS**

### **Utilities**

The proposed Walmart Fuel Station will utilize existing utility infrastructure to ensure efficient service connections. Sewer lines are available along Bradshaw Avenue, while water service is accessible from both Waterman Avenue and Bradshaw Avenue, providing adequate supply for the project. Stormwater management will be addressed by connecting to the existing Walmart retention basin, with the additional requirement to incorporate pre-treatment bio-retention features within the landscaped areas to improve water quality and comply with stormwater regulations.

### **Transportation and Circulation**

The proposed project is designed to efficiently accommodate high vehicle traffic volumes while minimizing congestion and ensuring smooth on-site circulation. Its strategic location along North Waterman Avenue and Bradshaw Avenue provides direct access to major commercial corridors, facilitating convenient ingress and egress. The site plan also incorporates pedestrian pathways and safety measures to enhance connectivity with adjacent commercial properties, ensuring safe access for both vehicular and non-motorized traffic. for more details see Exhibit B- Local Mobility Assessment.

As part of a City project, a median will be installed in front of the property frontage along



Bradshaw Avenue which will require a right-in, right-out (RIRO) driveway which is anticipated to be completed prior to the project opening.

A traffic impact analysis evaluated peak-hour operations for multiple scenarios, including Opening Year 2025 and Horizon Year 2030, confirming that all study intersections will maintain an acceptable Level of Service (LOS) with or without the project. Vehicular access will be provided via two existing driveways: a full-access driveway along North Waterman Avenue and a right-in, right-out (RIRO) driveway along Bradshaw Avenue, which will be modified prior to project opening.

The project is anticipated to generate 1,651 daily trips, including 92 during the morning peak hour and 144 during the evening peak hour. 95th percentile queue analysis confirms that project driveways will not result in backups or circulation issues. As no significant traffic impacts have been identified, no roadway improvements are required per the Local Mobility Assessment. However, the applicant will be required to install a temporary barrier if the median installation is not completed prior to opening.

### **Aesthetics**

The aesthetic design of the proposed Walmart Fuel Station will align with the architectural style and branding of the existing Walmart store, ensuring a cohesive visual identity within the commercial center. The fuel station canopy, signage, and convenience store façade will incorporate Walmart's recognizable color palette, materials, and design elements, maintaining consistency with the adjacent retail environment.

### **Building and Safety**

The submitted site plan was reviewed for initial comments by the Building Official to determine if there were initial compliance concerns with building and safety standards. All necessary permits will be obtained through the City's standard approval process, including building, grading, and utility permits. Additionally, the project plans will undergo third-party plan check review to verify consistency with local and state regulations, ensuring that all construction and operational requirements are met prior to permit issuance.

### **Neighborhood Compatibility**

The proposed Walmart Fuel Station is designed to be compatible with the surrounding commercial uses, integrating seamlessly with the adjacent Walmart store, Tractor Supply, and Costco. The project's site design, traffic circulation, and aesthetics align with the existing retail corridor, ensuring minimal impact on neighboring properties.

## **PUBLIC NOTICING & ENVIRONMENTAL REVIEW**

### **PUBLIC NOTICING**

This project requires a public hearing before Planning Commission. The public hearing has been scheduled for March 11, 2025. A public hearing notice was published in the Imperial Valley Press, a newspaper of general circulation, and mailed to all property owners within a 300-foot radius on February 28, 2025.

### **ENVIRONMENTAL REVIEW**

The proposed construction and operation of a gas station at a property of this size qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) per Section 15332 - "In-Fill Development Projects". Projects that qualify for this exemption are those that are consistent with the applicable general plan designation and all

applicable general plan policies as well as with applicable zoning designation and regulation having no permanent effect on the environment.

## **FINDINGS**

1. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.

**The proposed project is consistent with the land use designation of general industrial which permits fuel stations with a conditional use permit.**

2. Proposed use is necessary or desirable for the development of the community, is consistent with the City's General Plan and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located.

**The proposed project will not be detrimental to existing uses or those permitted in the CG-General Commercial zone. The following policies from the Land Use Element are met:**

- ***LUE Policy 3.1: Encourage infill development within the City limits before expanding new development into the City's SOI to the extent feasible to make efficient use of land and existing facilities and services and preserve open space and agricultural land.*** The project site is an undeveloped construction pad at the Wal-Mart shopping center and is consistent with infill development that would not encroach on agricultural land or require the extension of city services.
- ***LUE Policy 4.2: Balance the need to support existing businesses and encourage infill and reuse of existing underutilized or vacant properties within the City with need to position the City to attract new commercial, industrial, and tourism-focused uses. As was mentioned above, the site consists of an undeveloped construction pad at an existing shopping center that would compliment existing commercial uses in the area.***

3. Proposed site is adequate in size and shape to accommodate said use.

**The proposed project site is 1.98 acres in size and is able to accommodate the proposed use.**

4. Site for proposed use relates properly to streets, which are designated to carry the type and quantity of traffic to be generated by the proposed use.

**The proposed use was required to prepare a Local Mobility Assessment that determined the project would not be detrimental to our local roadway system.**

5. Conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community.

**Conditions of approval to protect the health, safety, and welfare of the community have been included in the Planning Commission Resolution attached as Exhibit C.**

## **NEXT STEPS**

Following the Planning Commission's approval of the project's conditions, the next steps involve submitting applications and plans for city review and approval. Building permit applications will be submitted to the Building and Safety Division and the Encroachment Permit and the Grading Permit applications will be submitted to the Engineering Division. Submitted plans will be reviewed for compliance with the condition of approval.

## **RECOMMENDATION & OPTIONS**

### **OPTIONS**

The following options are available for the Planning Commission as it relates to Conditional Use Permit 24-05:

1. Motion to approve Conditional Use Permit 24-05 subject to the adoption of the required findings for the proposal; or
2. Motion to deny Conditional Use Permit 24-05 subject to the adoption of the required findings against the proposal; or
3. Motion to continue the hearing for further study.

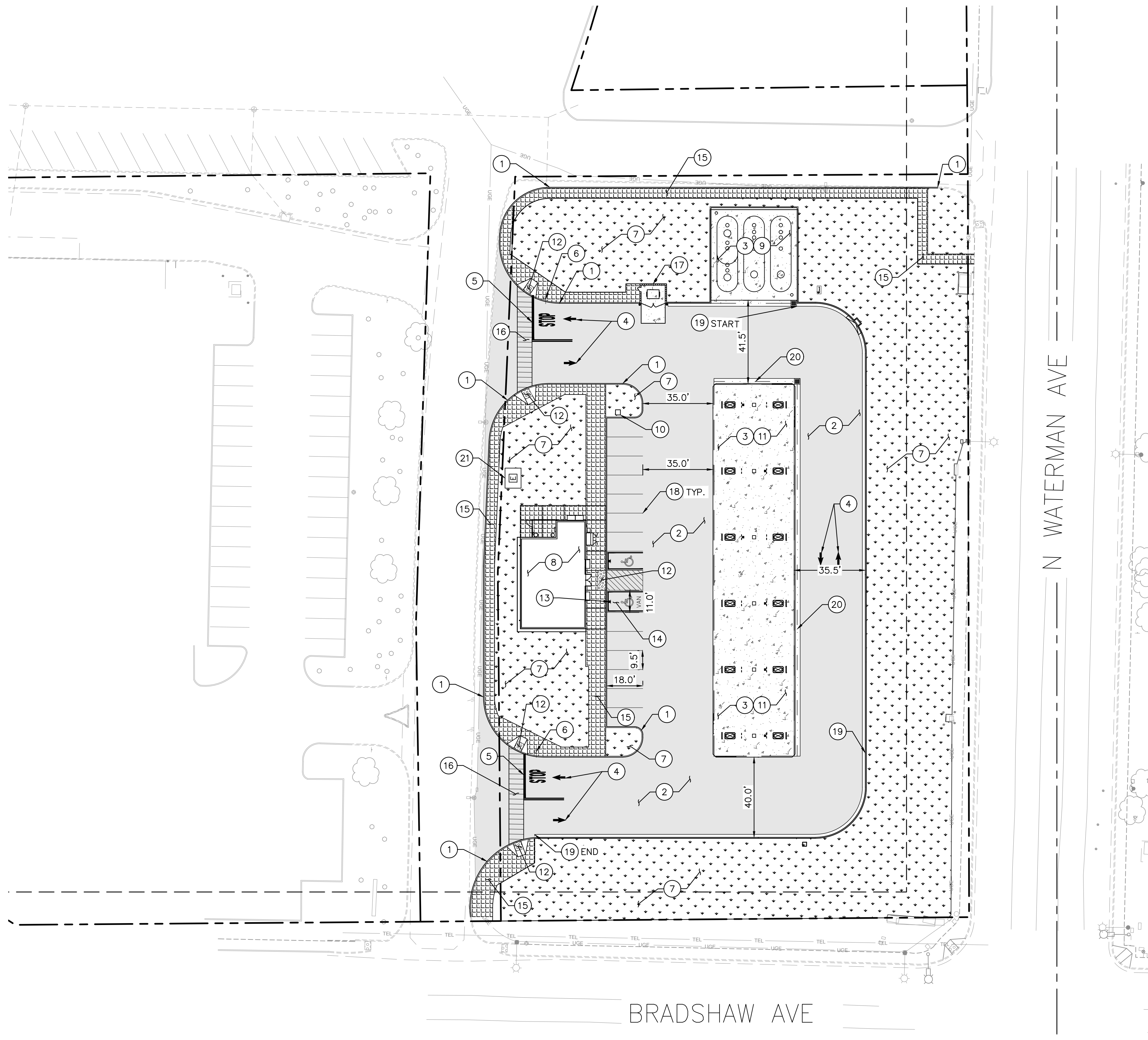
### **RECOMMENDATION**

The Planning Division staff recommends that the Commission open a public hearing and allow input from all proponents and opponents of the proposed project. Because the use would be compatible with the surrounding uses of the proposed area, staff would have no objection to the proposed project. Therefore, it is the staff recommendation that the project be approved by taking the following action:

1. Motion to approve Conditional Use Permit 24-05 subject to the adoption of the required findings for the proposal.

### **ATTACHMENTS:**

1. Exhibit A- Site Plan
2. Exhibit B-Local Mobility Assessment
3. Exhibit C- Resolution



### LEGEND

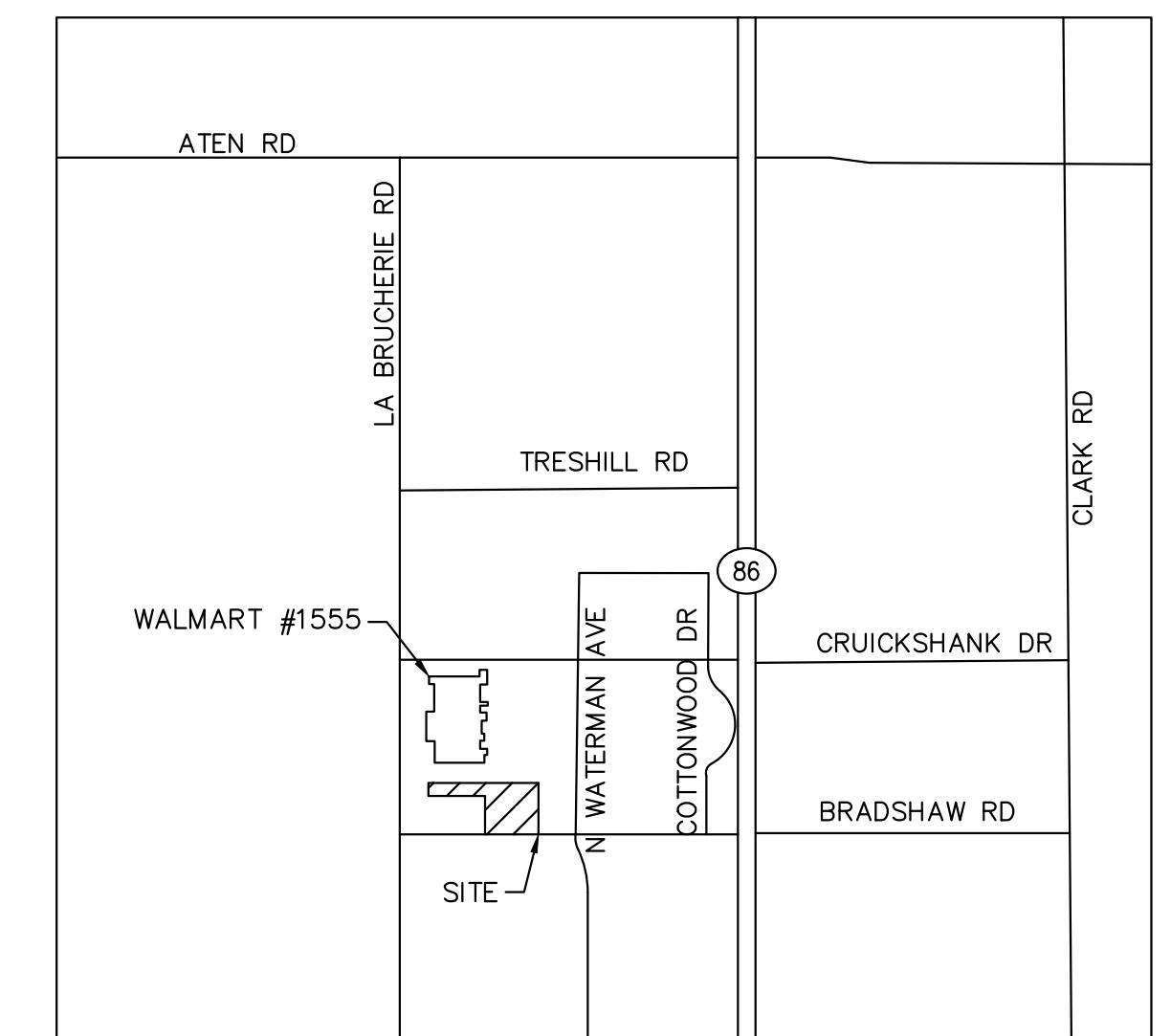
- PROPERTY LINE
- EXISTING EASEMENT LINE
- HEAVY DUTY ASPHALT PAVING
- LANDSCAPING
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- TRUNCATED DOMES

### CONSTRUCTION NOTES

- PROPOSED CONCRETE CURB.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- PROPOSED CONCRETE PAVEMENT.
- STRIPE DIRECTIONAL ARROW PAVEMENT MARKING.
- STRIPE STOP BAR PAVEMENT MARKING.
- PROPOSED STOP SIGN ON POST.
- PROPOSED LANDSCAPING.
- PROPOSED 1,556 SF CONVENIENCE STORE.
- PROPOSED UNDERGROUND GAS TANKS. ONE 20,000 GAL UNL, ONE 20,000 GAL SPLIT (12,000 UNL/8,000 PRM), AND ONE 20,000 GAL DSL.
- PROPOSED AIR STATION.
- PROPOSED CANOPY.
- PROPOSED TRUNCATED DOMES.
- PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST.
- PROPOSED VAN ACCESSIBLE PARKING.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED PATH OF TRAVEL STRIPING.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED REGULAR PARKING.
- PROPOSED CURB AND GUTTER.
- PROPOSED VALLEY GUTTER.
- PROPOSED TRANSFORMER PAD SHOWN FOR REFERENCE ONLY.

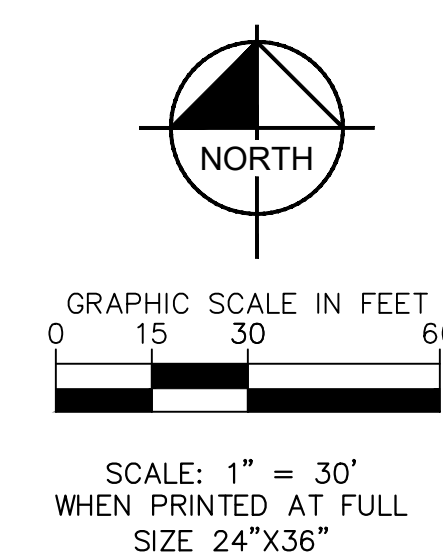
### SITE ANALYSIS TABLE

|                                |                                          |                 |
|--------------------------------|------------------------------------------|-----------------|
| FUEL STATION ADDRESS           | 2150 N WATERMAN AVE, EL CENTRO, CA 92243 |                 |
| CURRENT ZONING                 | CG - GENERAL COMMERCIAL                  |                 |
| EXISTING PARCEL AREA           | 22.57 ACRES                              |                 |
| EXISTING WALMART BUILDING AREA | 207,017 S.F.                             |                 |
| PROPOSED FUEL AREA             | 2.0 ACRES                                |                 |
| PROPOSED FUEL BUILDING AREA    | 1,556 S.F.                               |                 |
|                                | PARKING COUNT                            | PARKING RATIO   |
| EXISTING TOTAL PARKING         | 1,049 SPACES                             | 5.08/1,000 S.F. |
| EXISTING STANDARD STALLS       | 1,049 SPACES                             | ---             |
| EXISTING ADA STALLS            | XX SPACES                                | ---             |
| PROPOSED TOTAL PARKING         | 1,049 SPACES                             | 5.10/1,000 S.F. |
| CITY REQ. PARKING              | 828 SPACES                               | 4.00/1,000 S.F. |
| WALMART REQ. PARKING           | 828 SPACES                               | 4.00/1,000 S.F. |
| PROPOSED FUEL AREA PARKING     |                                          |                 |
| PROPOSED STANDARD STALLS       | 13 SPACES                                | ---             |
| PROPOSED ADA STALLS            | 2 SPACES                                 | ---             |

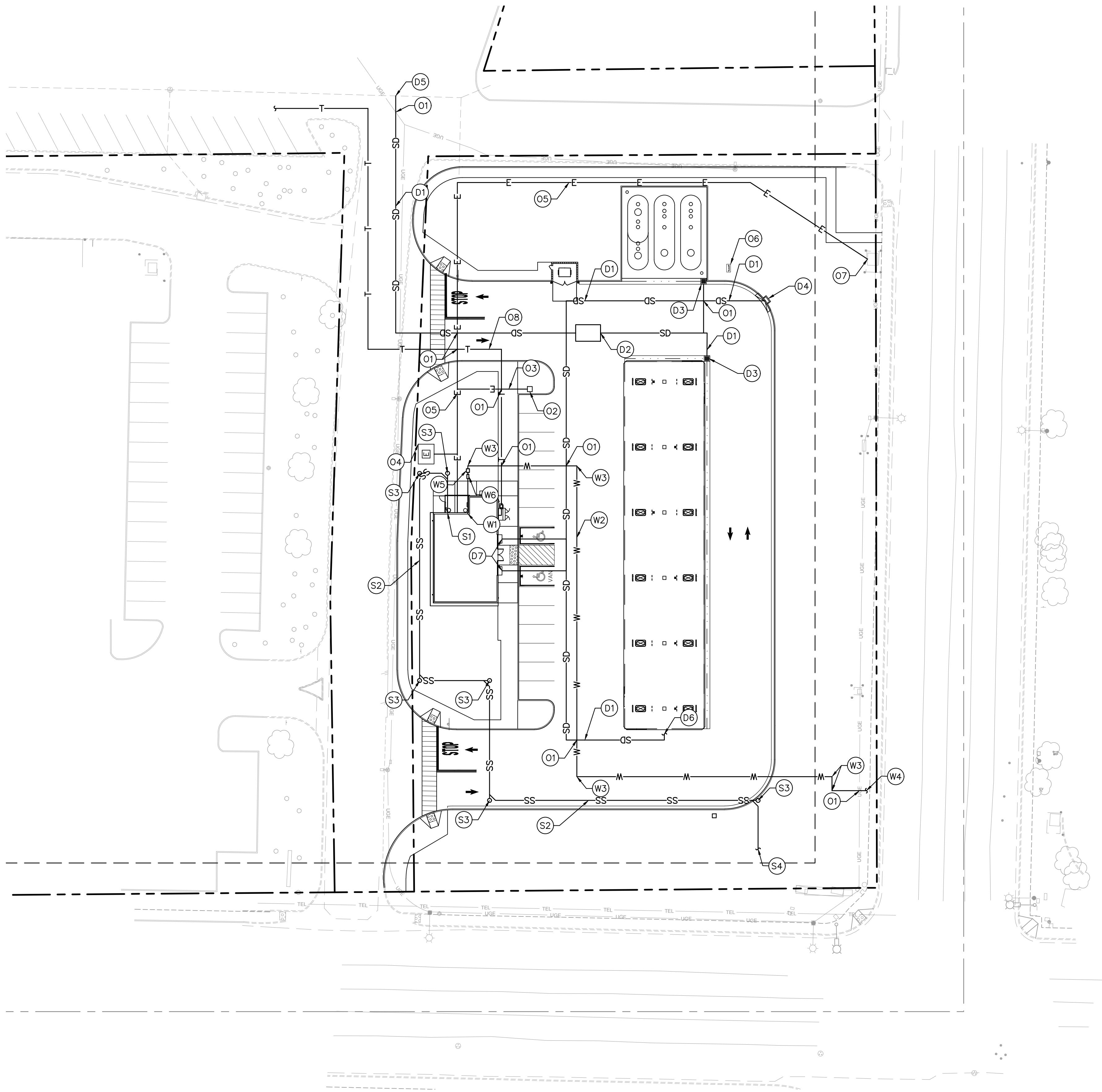


VICINITY MAP  
N.T.S.

## WALMART FUEL STATION - STORE #1555 2150 N WATERMAN AVE, EL CENTRO, CA 92243 DESIGN CIVIL SITE PLAN







## UTILITY LEGEND

|     |                           |
|-----|---------------------------|
| --- | PROPERTY LINE             |
| --- | EXISTING EASEMENT LINE    |
| SD  | EXISTING STORM DRAIN LINE |
| W   | EXISTING WATER LINE       |
| SS  | EXISTING SANITARY LINE    |
| E   | EXISTING ELECTRIC LINE    |
| W   | PROPOSED WATER LINE       |
| SS  | PROPOSED SANITARY LINE    |
| E   | PROPOSED ELECTRIC LINE    |
| SD  | PROPOSED STORM DRAIN LINE |

## SEWER

- (S1) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLANS FOR CONTINUATION.
- (S2) INSTALL 4" SDR-PVC SEWER LATERAL.
- (S3) INSTALL 4" SDR-PVC 45° BEND WITH SANITARY SEWER CLEANOUT.
- (S4) POINT OF CONNECTION FOR SANITARY SEWER. CONNECTION IS TO EXISTING SEWER STUB.

## STORM DRAIN

- (D1) PROPOSED 8" STORM DRAIN PIPE.
- (D2) PROPOSED OIL WATER SEPARATOR.
- (D3) PROPOSED GRATE INLET CATCH BASIN.
- (D4) PROPOSED CURB OPENING CATCH BASIN.
- (D5) POINT OF CONNECTION FOR STORM DRAIN.
- (D6) PROPOSED CONNECTION FOR CANOPY ROOF DRAINAGE.
- (D7) PROPOSED ROOF DRAIN CONNECTION.

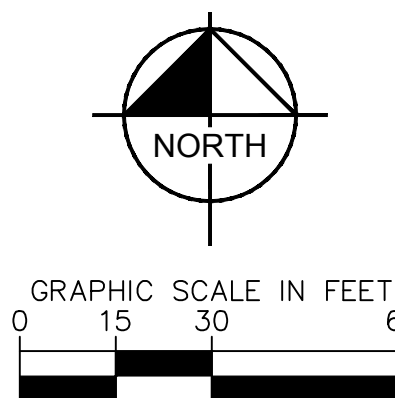
## DOMESTIC WATER

- (W1) 1.5" BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (W2) INSTALL 1.5" SCHEDULE 40 DOMESTIC WATER PIPE.
- (W3) INSTALL 1.5" SCHEDULE 40 90° BEND.
- (W4) POINT OF CONNECTION TO EXISTING WATER LATERAL STUB.
- (W5) PROPOSED 1.5" WATER METER. COORDINATE INSTALL WITH LOCAL PURVEYOR.
- (W6) PROPOSED 1.5" BACKFLOW PREVENTER. GENERAL CONTRACTOR SHALL RECEIVE BACKFLOW APPROVAL FROM WATER PURVEYOR PRIOR TO ORDERING BACKFLOW.

## OTHER UTILITY NOTES

- (O1) PROPOSED UTILITY CROSSING.
- (O2) PROPOSED AIR/WATER PEDESTAL.
- (O3) 1" CONDUIT TO AIR/WATER PEDESTAL.
- (O4) PROPOSED TRANSFORMER.
- (O5) PROPOSED CONDUIT FOR 400 AMP ELECTRIC SERVICE. REFER TO UTILITY COMPANY PLAN/REQUIREMENTS FOR MORE INFORMATION.
- (O6) VAPOR RECOVERY UTILITY.
- (O7) CONNECT TO EXISTING TRANSFORMER.
- (O8) PROPOSED FIBER OPTIC CONDUIT 3" DIRECTIONAL BORE OR APPROVED EQUAL WITH PULL BOXES EVERY 300' TO EXISTING WALMART SUPERCENTER FROM KIOSK.

WALMART FUEL STATION - STORE #1555  
2150 N WATERMAN AVE, EL CENTRO, CA 92243  
DESIGN CIVIL UTILITY PLAN

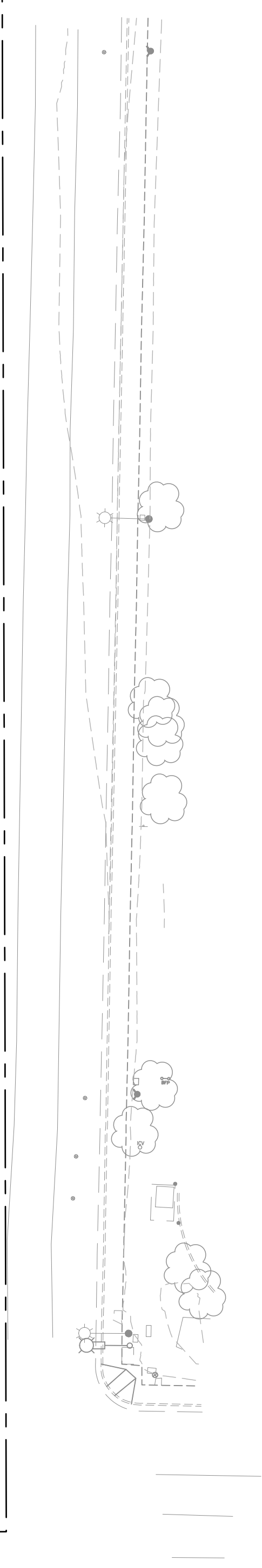


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WHEN PRINTED AT FULL  
SIZE 24"x36"

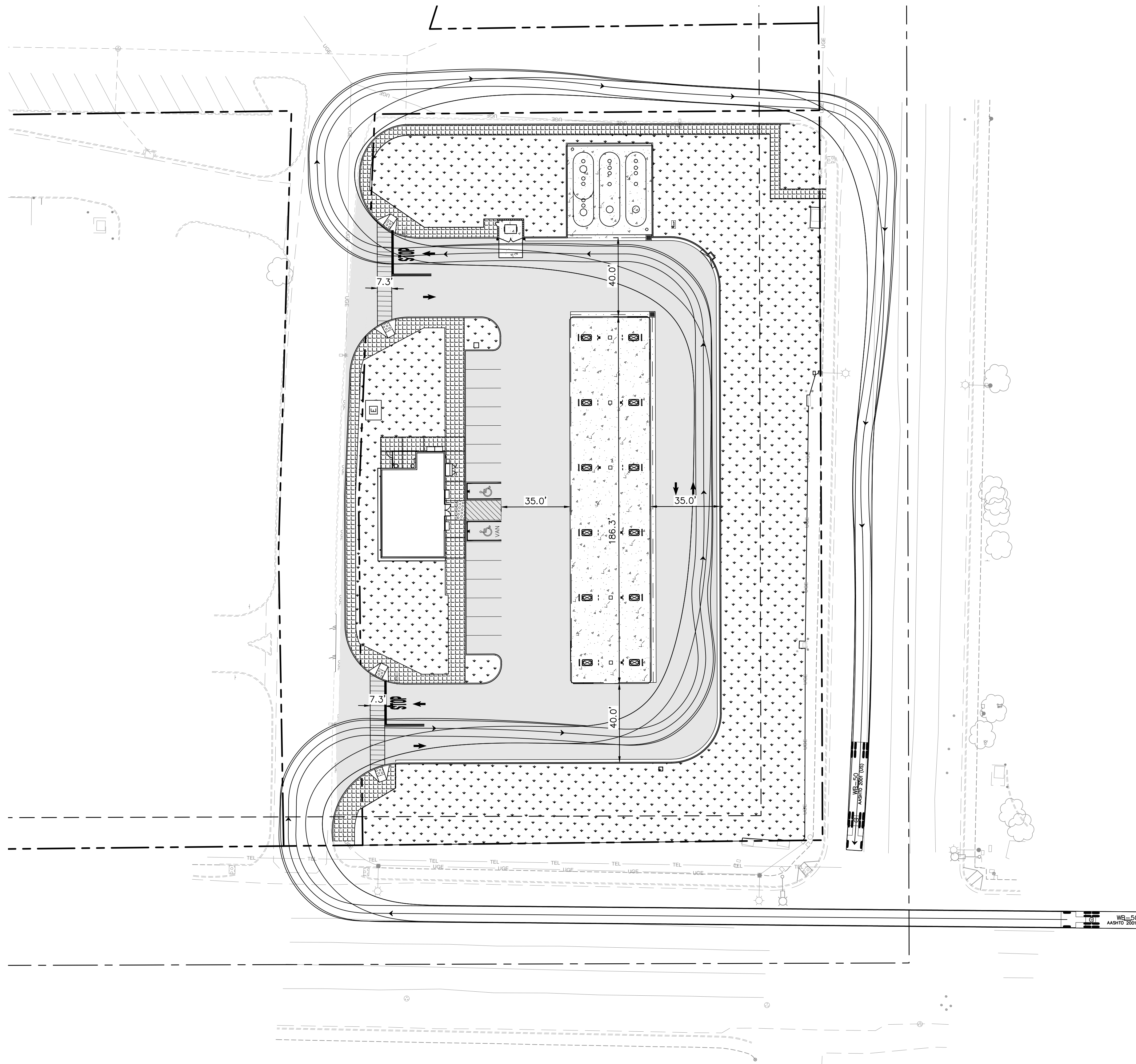
**Kimley»Horn**

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PHONE: 714-939-1030 FAX: 714-938-9488



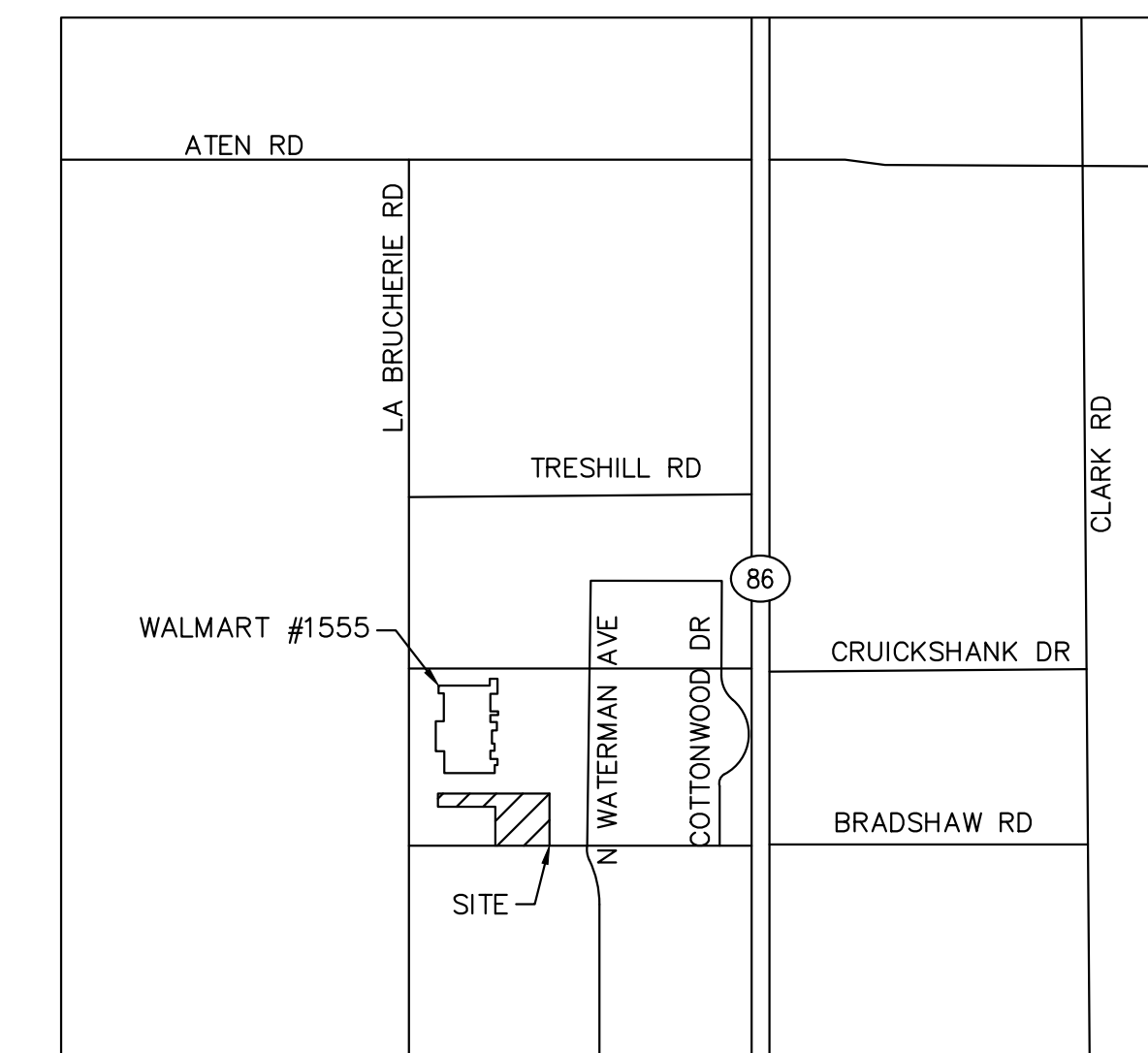






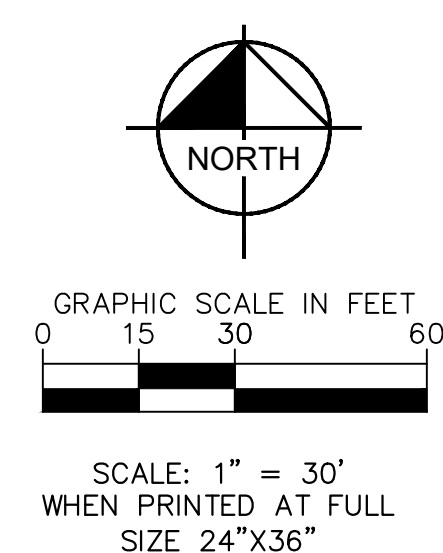
# LEGEND

|           |                           |
|-----------|---------------------------|
| ---       | PROPERTY LINE             |
| ---       | EXISTING EASEMENT LINE    |
| [Pattern] | HEAVY DUTY ASPHALT PAVING |
| [Pattern] | LANDSCAPING               |
| [Pattern] | CONCRETE SIDEWALK         |
| [Pattern] | CONCRETE PAVEMENT         |



VICINITY MAP  
N.T.S.

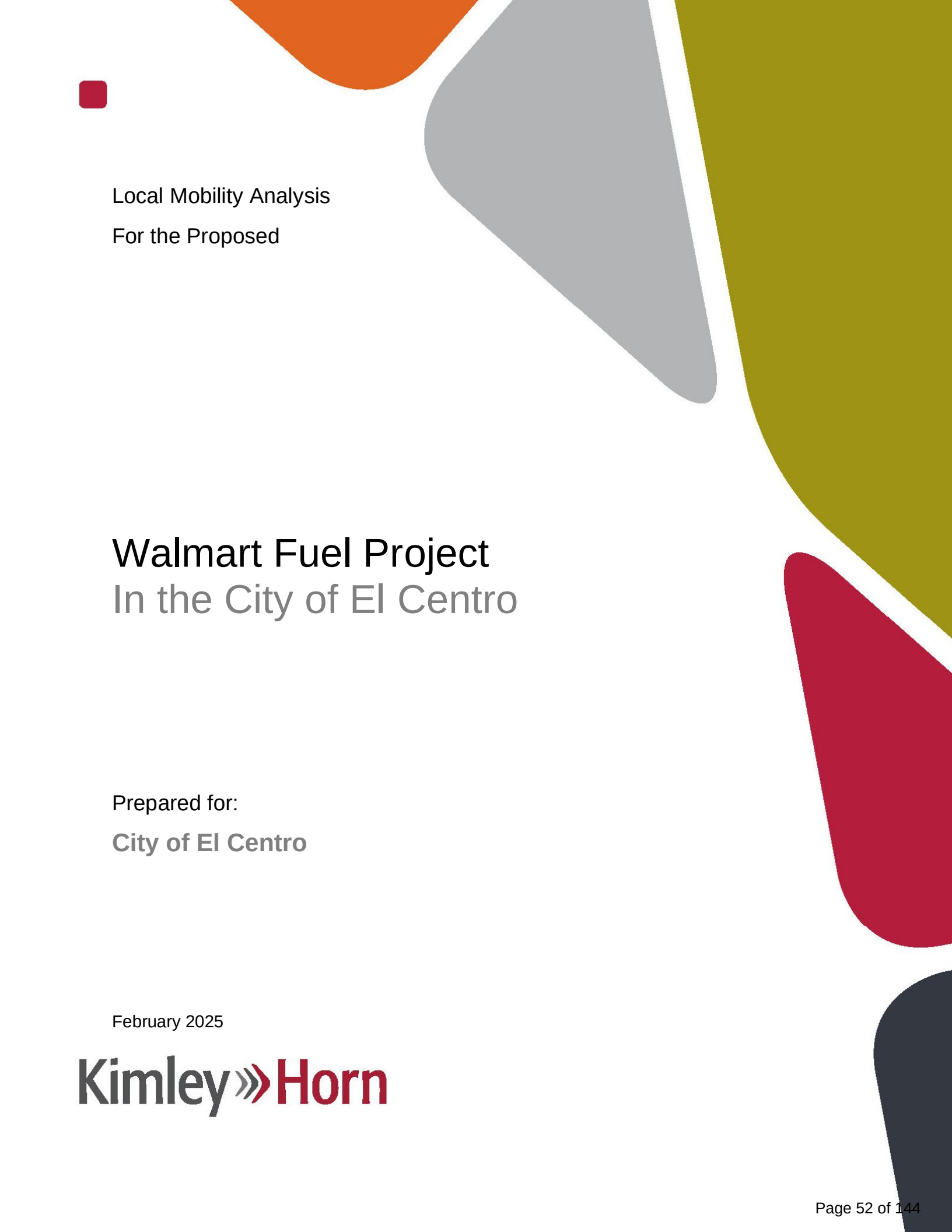
WALMART FUEL STATION - STORE #1555  
2150 N WATERMAN AVE, EL CENTRO, CA 92243  
DESIGN CIVIL TRUCK TURN PLAN



**Kimley»Horn**

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Local Mobility Analysis  
For the Proposed

# Walmart Fuel Project In the City of El Centro

Prepared for:  
**City of El Centro**

February 2025

**Kimley»Horn**



LOCAL MOBILITY ANALYSIS  
FOR THE PROPOSED  
WALMART FUEL PROJECT  
IN THE CITY OF EL CENTRO

*Prepared by:*

Kimley-Horn and Associates, Inc.  
1100 Town and Country Road, Suite 700  
Orange, California 92868

*February 2025*

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- APPENDIX B: TRAFFIC COUNT DATA SHEETS
- APPENDIX C: INTERSECTION ANALYSIS WORKSHEETS
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- APPENDIX E: SIMTRAFFIC QUEUEING WORKSHEETS

LOCAL MOBILITY ANALYSIS  
FOR THE PROPOSED  
WALMART FUEL STATION PROJECT  
IN THE CITY OF EL CENTRO

## EXECUTIVE SUMMARY

This Local Mobility Analysis (LMA) has been prepared to address the traffic-related effects of the proposed Walmart Fuel Station project in the City of El Centro. This analysis has been conducted in accordance with the City of El Centro traffic requirements and the *El Centro Transportation Study Guidelines* (June 2022).

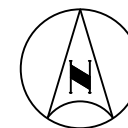
This report includes a description of existing traffic conditions in the surrounding area, estimated project trip generation and distribution, future traffic growth, and an assessment of project-related effects on the transportation system.

## INTRODUCTION

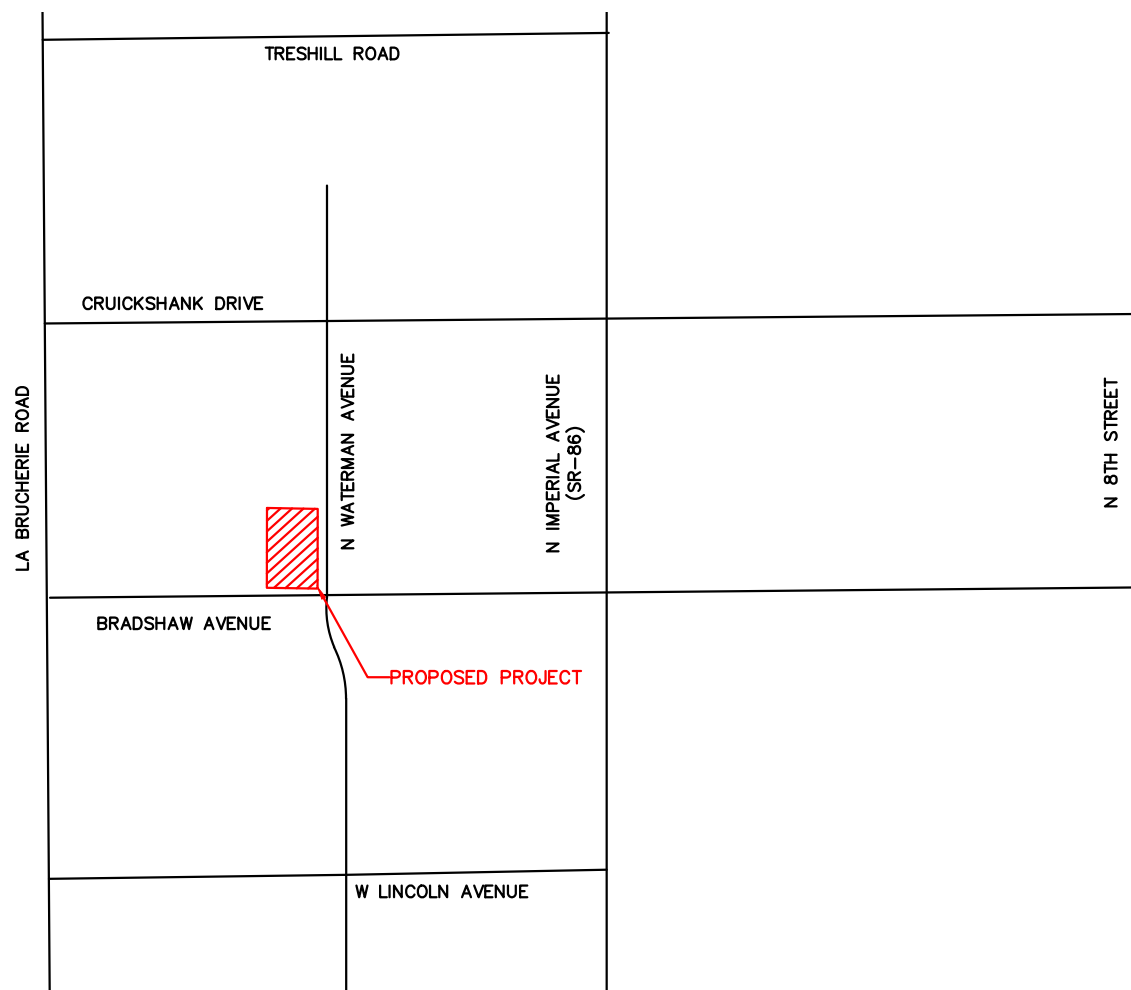
### Project Overview

The project site is currently vacant and is bounded by existing uses to the north and west, Bradshaw Ave to the south, and N Waterman Ave to the east. The project consists of the construction of a Walmart fuel station with 24 fueling positions, overhead canopy, and a 1,556 square-foot convenience store within the vacant lot located at the northwest corner of Bradshaw Ave and N Waterman Ave. The project, in its local setting, is shown on Figure 1. The project site plan is shown on Figure 2. The project is anticipated to open in 2025. Proposed ingress and egress will be facilitated via the two existing drive aisles. One full-access driveway along Bradshaw Ave and one full-access driveway along N Waterman Ave allow direct access to the proposed project. The driveway along Bradshaw Ave will be converted to right-in, right-out (RIRO) prior to the opening of the project.





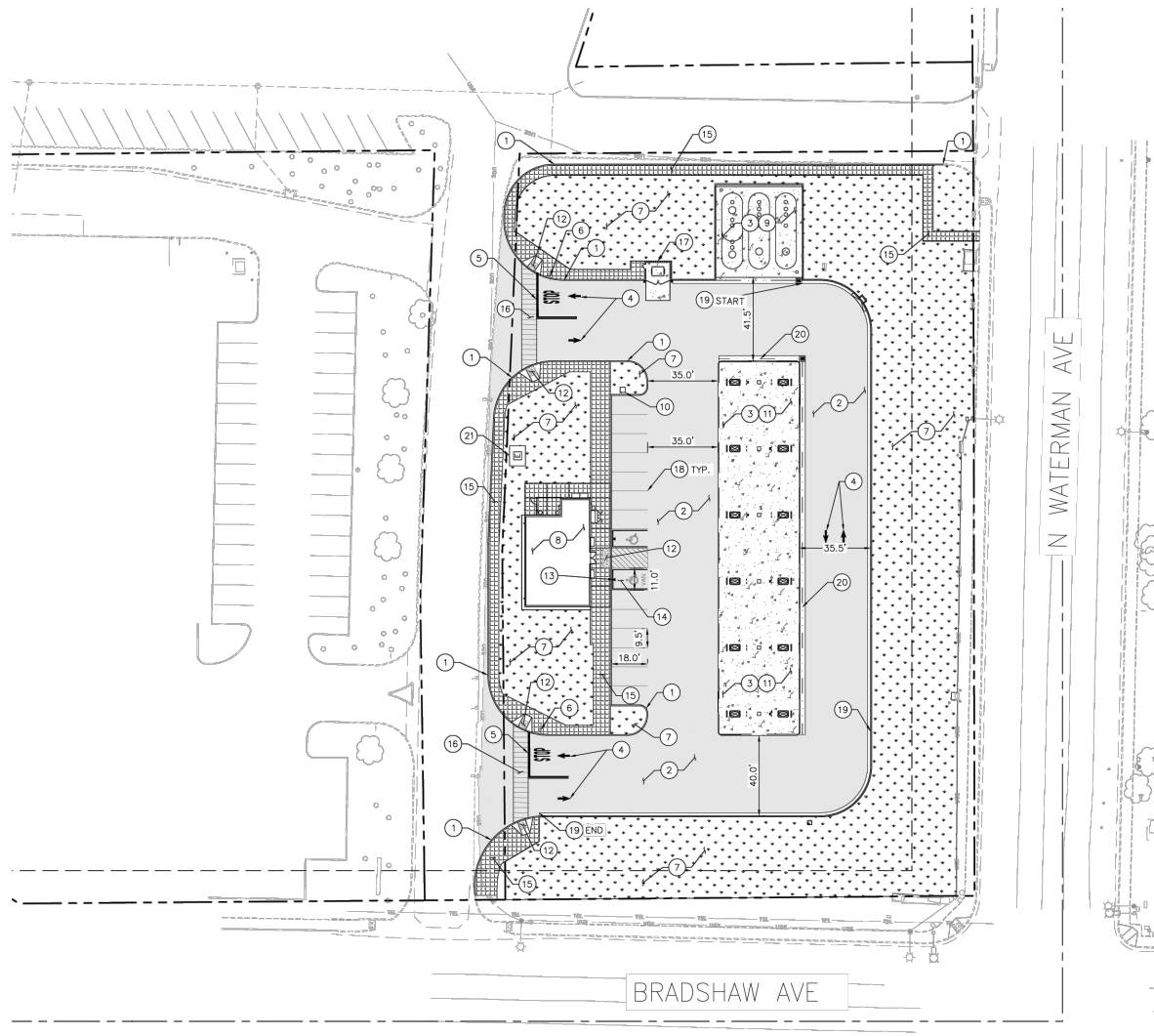
NOT TO SCALE



**FIGURE 1  
VICINITY MAP**



NOT TO SCALE



WALMART FUEL STATION - STORE #1555  
2150 N WATERMAN AVE, EL CENTRO, CA 92243

**FIGURE 2**  
**PROJECT SITE PLAN**

## LOCAL MOBILITY ANALYSIS (LMA)

The analysis scenarios, methodology, and study locations were established with City of El Centro staff through the Scoping Agreement process. The approved Scoping Agreement is provided in *Appendix A*.

### Study Area

The following study intersections are proposed, and are shown on Figure 3:

1. N Waterman Avenue & Cruickshank Drive
2. N Waterman Avenue & Bradshaw Avenue
3. Bradshaw Avenue & La Brucherie Road
4. Bradshaw Avenue & N Imperial Avenue (SR-86)
5. La Brucherie Road & Cruickshank Drive
6. Cruickshank Drive & N Imperial Avenue (SR-86)
- D1. N Waterman Avenue & Project Driveway 1
- D2. Bradshaw Avenue & Project Driveway 2

### Analysis Scenarios

Based on the City's *Transportation Study Guidelines*, the study intersections will be evaluated in the morning and evening peak hours for the following scenarios:

- Existing Conditions
- Opening Year 2025
- Opening Year 2025 Plus Project
- Horizon Year 2030
- Horizon Year 2030 Plus Project

### Analysis Methodology

#### *Intersection Methodology*

Intersection Level of Service calculations will be based on the Highway Capacity Manual (7<sup>th</sup> Edition) and will be conducted using the Synchro 12 software. Intersection analysis parameters will be based on the assumptions and values presented in the City's *Transportation Study Guidelines*.

This study includes evaluation of morning and evening peak hour operations at 6 study intersections and 2 existing driveways located in the City of El Centro.

Peak hour intersection operations at the study intersections and driveways were evaluated using the methods prescribed in the Highway Capacity Manual 7<sup>th</sup> Edition (HCM), consistent with the City's *Transportation Study Guidelines*.

For signalized intersections, the HCM methodology estimates the average delay (in average seconds per vehicle) for each of the movements through the intersection, considering a number of factors, including the number of lanes, volume of traffic, and the signal timing phasing.

For unsignalized intersections, the HCM methodology analysis determines the worst-case delay per lane for each vehicle making any movement from the stop-controlled minor street, as well as left turns from the major street. Delay values are calculated based on the relationship between traffic on the major street and the availability of acceptable gaps in the traffic stream through which conflicting traffic movements can be made.

The HCM delay forecast translates to a Level of Service designation, ranging from LOS A to LOS F. A summary of each Level of Service and the corresponding delay is provided in the following chart.

| LEVEL OF SERVICE DEFINITIONS |                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Level of Service             | Description                                                                                                                                                                                                                                                                                                                                                                 |
| A                            | No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.                                                                                                                                                     |
| B                            | This service level represents stable operation, where an occasional approach phase is fully utilized, and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.                                                                                                                                                 |
| C                            | This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted but not objectionably so.                                                                                                                |
| D                            | This level encompasses a zone of increasing restriction, approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.                                     |
| E                            | Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.                                                                                                                                |
| F                            | This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially, and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero. |



| LEVEL OF SERVICE CRITERIA<br>FOR SIGNALIZED AND UNSIGNALIZED INTERSECTIONS |                                                                                    |                                                                                       |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Level of Service                                                           | Signalized Intersection<br>(Average delay per vehicle,<br>in seconds) <sup>1</sup> | Unsignalized Intersections<br>(Average delay per vehicle,<br>in seconds) <sup>2</sup> |
| A                                                                          | ≤ 10                                                                               | 0 – 10                                                                                |
| B                                                                          | > 10 – 20                                                                          | > 10 – 15                                                                             |
| C                                                                          | > 20 – 35                                                                          | > 15 – 25                                                                             |
| D                                                                          | > 35 – 55                                                                          | > 25 – 35                                                                             |
| E                                                                          | > 55 – 80                                                                          | > 35 – 50                                                                             |
| F                                                                          | > 80                                                                               | > 50                                                                                  |

<sup>1</sup> Source: Highway Capacity Manual (HCM 7th Edition), Exhibit 19-8.

<sup>2</sup> Source: Highway Capacity Manual (HCM 7th Edition), Exhibit 20-2.

### *Level of Service Standards*

The City of El Centro Mobility Element has established the following standards regarding minimum acceptable level of service (LOS):

- LOS “C” for all Mobility Element roadways and intersections. LOS “D” may be acceptable upon review and approval by the City Engineer after consideration of impacts to the public and lack of feasibility of attaining LOS “C” due to right-of-way constraints.
- LOS “E” for Imperial Avenue between Ocotillo Drive and I-8 westbound ramps, unless otherwise approve the City Engineer.
- LOS “D” for the intersection of Cruickshank Drive & Imperial Avenue as approved by the City Engineer per the *Town Center Village Phase II Transportation Impact Study*<sup>1</sup> (dated March 2023).

---

<sup>1</sup> *Town Center Village Phase II Transportation Impact Study*, Michael Baker International, March 2023.

### *Thresholds of Significance*

The addition of project traffic is considered a substantial traffic effect, and the City requires that improvements shall be identified when any of the following occurs between the “without project” and the “plus project” conditions:

#### Signalized Intersection:

- Proposed project adds traffic to an intersection that currently operates or is projected to operate at LOS D or below.
- Proposed project causes an intersection’s operations to degrade to LOS D or below.
- Proposed project traffic either contributes to or is responsible for the 95th percentile queue length exceeding available storage length.

#### All-Way Stop Control:

- Proposed project contributes to an intersection that currently operates, or is projected to operate, at LOS D or below.
- Proposed project causes the intersection’s operations to LOS D or below during one or more peak hours.

#### Side-Street Stop Control:

- Proposed project contributes to a critical movement of an intersection that currently operates, or is projected to operate, at LOS D or below.

### EXISTING CONDITIONS

#### Existing Street System

Regional access to the site is provided primarily by the Kumeyaay Freeway (I-8). Direct access to the project site is provided via Bradshaw Avenue and Waterman Avenue.

Existing lane configurations and intersection controls at the study intersections are shown on Figure 3. A copy of the City of El Centro *Planned Roadway Network Classifications* figure from the City’s Mobility Element (June 2021) is provided on Figure 4. The following provides a description of the roadways surrounding the project site.

Bradshaw Avenue – Bradshaw Avenue is an east-west roadway with two lanes in each direction. Bradshaw Avenue is classified as a 4-Lane Arterial in the City of El Centro *Planned Roadway Network Classifications*. The posted speed limit is 35 miles per hour (mph) and on-street parking is prohibited along the roadway. There are no bike lanes in either direction. Sidewalks are provided on both sides of the roadway.

**N Waterman Avenue** – N Waterman Avenue is a north-south roadway with two lanes in each direction. N Waterman Avenue is classified as a 4-Lane Arterial in the City of El Centro *Planned Roadway Network Classifications*. The posted speed limit is 40 mph, on-street parking is prohibited along the roadway, and there are no bike lanes in either direction. Sidewalks are provided on both sides of the roadway.

**N Imperial Avenue (SR-86)** – Imperial Avenue is a north-south roadway with three lanes in each direction. N Imperial Avenue is classified as a 6-Lane Arterial south of Bradshaw Ave and a 4-Lane Major Arterial north of Bradshaw Ave in the City of El Centro *Planned Roadway Network Classifications*. The posted speed limit is 55 mph and on-street parking is prohibited along the roadway. There are no bike lanes or sidewalks provided on both sides of the roadway.

**Cruickshank Drive** – Cruickshank Drive is an east-west roadway with one lane in each direction west of N Imperial Avenue and two lanes in each direction east of N Imperial Avenue. Cruickshank Drive is classified as a 2-Lane Arterial west of N Imperial Avenue and a 4-Lane Arterial in the City of El Centro *Planned Roadway Network Classifications*. The posted speed limit is 25 mph and on-street parking is prohibited along the roadway. Class II bike lanes are provided east of N Imperial Avenue. Sidewalks are provided on both sides of the roadway.

**La Brucherie Road** – La Brucherie Road is a north-south roadway with two lanes in each direction. La Brucherie Road is classified as a 4-Lane Arterial in the City of El Centro *Planned Roadway Network Classifications*. The posted speed limit is 40 mph, on-street parking is prohibited along the roadway, and there are no bike lanes in either direction. Sidewalks are provided on the east side of the road.

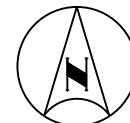
## Existing Traffic Volumes

Existing morning peak hour and evening peak hour counts were conducted at the study intersections on a typical weekday. The counts were completed in January 2025, while schools were in session. Peak hour intersection traffic count worksheets are provided in *Appendix B*. Existing morning and evening peak hour volumes are presented on Figure 5.

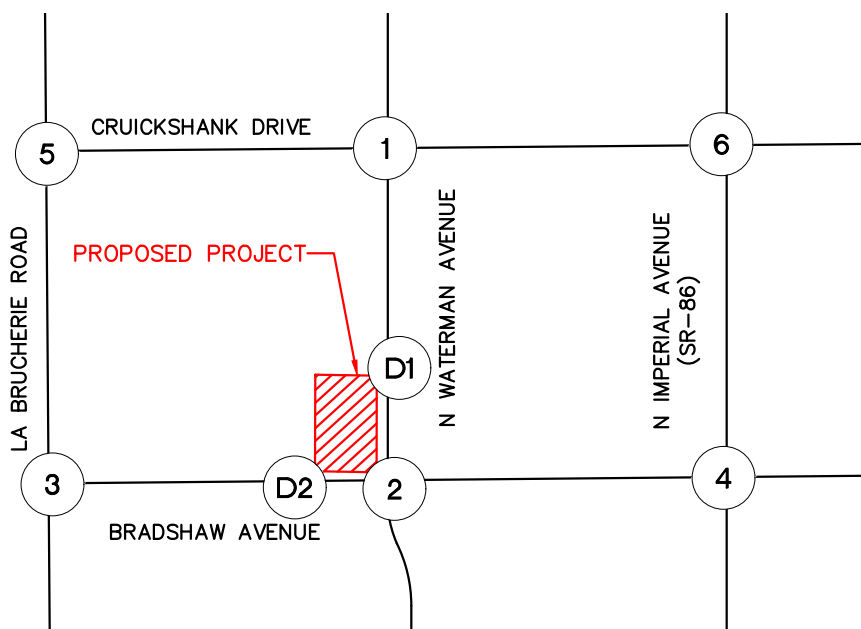
## Intersection Operating Conditions

Intersection Level of Service analysis was conducted for the morning and evening peak hours using the analysis procedures and assumptions described previously in this report. The results of the intersection analysis for Existing Conditions are shown on Table 1. Copies of Existing Conditions intersection analysis worksheets are provided in *Appendix C*.

Review of this table shows that all study intersections currently operate at an acceptable Level of Service during the morning and evening peak hours.



NOT TO SCALE



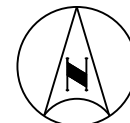
| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

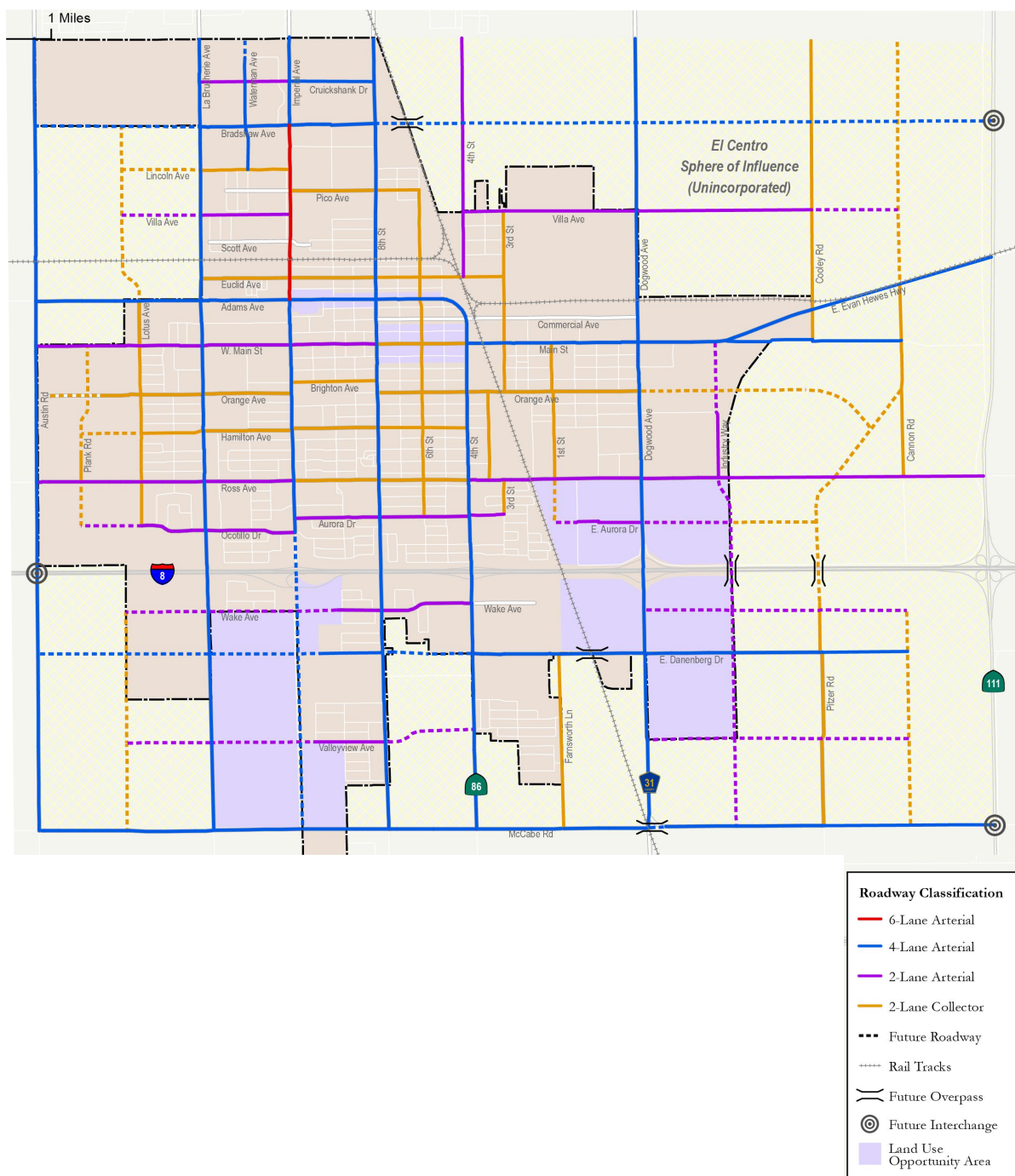
- = Study Intersection
- = Turn or Through Lane
- = Signal
- = Stop Sign
- D = De Facto Right-Turn
- OVL = Right-Turn Overlap

**FIGURE 3  
EXISTING LANE CONFIGURATION  
AND TRAFFIC CONTROL**

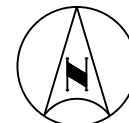




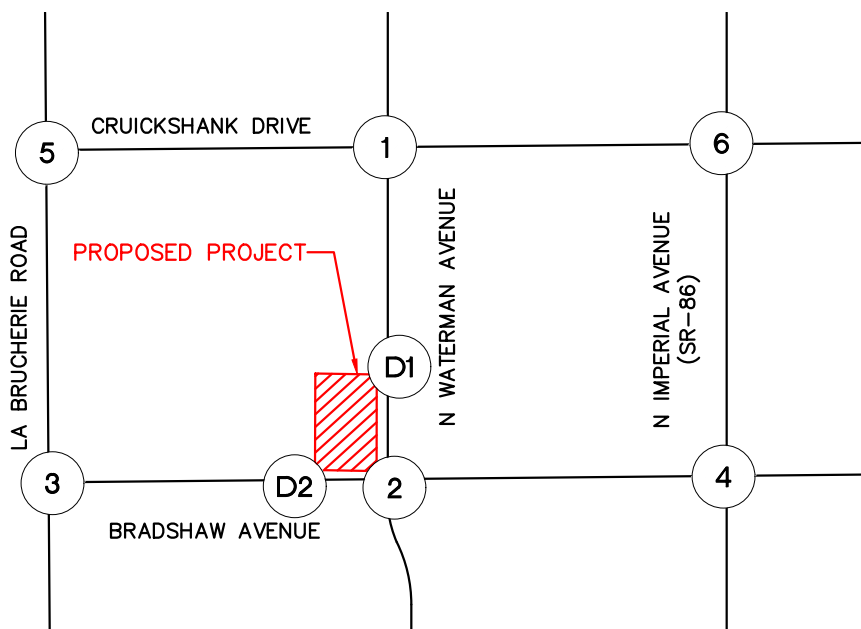
NOT TO SCALE



**FIGURE 4**  
**CITY OF EL CENTRO GENERAL PLAN**  
**PLANNED ROADWAY NETWORK CLASSIFICATIONS**



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**FIGURE 5  
EXISTING YEAR  
TRAFFIC VOLUMES**

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour  
Turning Movement  
Volumes

TABLE 1  
SUMMARY OF INTERSECTION OPERATION  
EXISTING CONDITIONS

| Int. # | Intersection                             | Traffic Control | AM Peak Hour |     | PM Peak Hour |     |
|--------|------------------------------------------|-----------------|--------------|-----|--------------|-----|
|        |                                          |                 | Delay        | LOS | Delay        | LOS |
| 1      | N Waterman Ave at Cruickshank Dr         | U               | 9.3          | A   | 12.0         | B   |
| 2      | N Waterman Ave at Bradshaw Ave           | S               | 23.5         | C   | 26.7         | C   |
| 3      | Bradshaw Ave at La Brucherie Rd          | S               | 8.8          | A   | 12.2         | B   |
| 4      | Bradshaw Ave at N Imperial Ave (SR-86)   | S               | 18.7         | B   | 25.2         | C   |
| 5      | La Brucherie Rd at Cruickshank Dr        | S               | 7.8          | A   | 12.1         | B   |
| 6      | Cruickshank Dr at N Imperial Ave (SR-86) | S               | 19.0         | B   | 25.9         | C   |
| D1     | N Waterman Ave at Project Dwy 1          | U               | 9.1          | A   | 10.4         | B   |
| D2     | Bradshaw Ave at Project Dwy 2            | U               | 10.1         | B   | 11.4         | B   |

Notes:

- Intersection operation is expressed in average delay for signalized and unsignalized intersections.
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.
- S = Signalized
- U = Unsignalized

## OPENING YEAR 2025 CONDITIONS

The Project Opening Year (the year the project would be constructed and occupied) is anticipated to be Year 2025. Based on consultation with City staff, an ambient growth rate of 2.0% per year to Opening Year 2025 was applied to existing traffic volumes. The resulting peak hour turning movement volumes at the study intersections are shown in Figure 6.

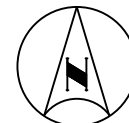
Based on discussion with City Staff, a median will be installed along Bradshaw Avenue before the project is constructed. As a result, the intersection of Bradshaw Avenue & Project Driveway 2 would change from a full access to a right-in-right-out (RIRO) only unsignalized intersection. This modification has been applied to Opening Year and Horizon Year scenarios.

### Peak Hour Operating Conditions

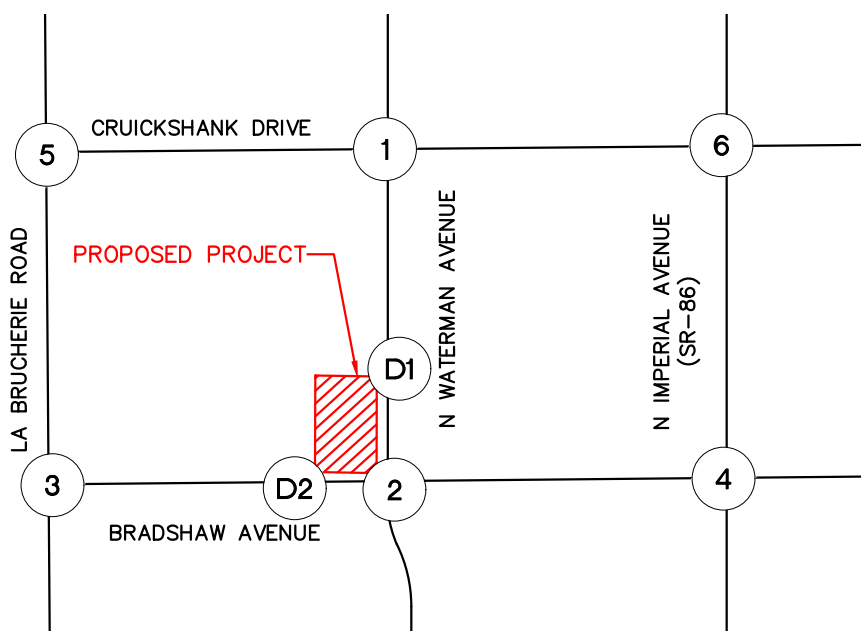
Intersection Level of Service analysis was conducted for the morning and evening peak hours for the Opening Year 2025 conditions. The results of the intersection analysis are shown on Table 2. Copies of Opening Year 2025 conditions intersection analysis worksheets are provided in *Appendix C*.

Review of this Table indicates that, with the addition of ambient growth, all intersections would continue to operate at an acceptable Level of Service under Opening Year 2025 conditions.





NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 6  
OPENING YEAR 2025  
TRAFFIC VOLUMES**

TABLE 2  
SUMMARY OF INTERSECTION OPERATION  
OPENING YEAR 2025 WITHOUT PROJECT CONDITIONS

| Int. # | Intersection                             | AM Peak Hour |     | PM Peak Hour |     |
|--------|------------------------------------------|--------------|-----|--------------|-----|
|        |                                          | Delay        | LOS | Delay        | LOS |
| 1      | N Waterman Ave at Cruickshank Dr         | 9.3          | A   | 12.2         | B   |
| 2      | N Waterman Ave at Bradshaw Ave           | 27.2         | C   | 26.7         | C   |
| 3      | Bradshaw Ave at La Brucherie Rd          | 8.9          | A   | 12.3         | B   |
| 4      | Bradshaw Ave at N Imperial Ave (SR-86)   | 19.0         | B   | 25.6         | C   |
| 5      | La Brucherie Rd at Cruickshank Dr        | 7.9          | A   | 12.3         | B   |
| 6      | Cruickshank Dr at N Imperial Ave (SR-86) | 18.4         | B   | 26.4         | C   |
| D1     | N Waterman Ave at Project Dwy 1          | 9.1          | A   | 10.4         | B   |
| D2     | Bradshaw Ave at Project Dwy 2            | 9.1          | A   | 9.8          | A   |

Note:

- Intersection operation is expressed in average delay for signalized and unsignalized
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

## PROJECT TRAFFIC

### Project Trip Generation

Peak hour trips for the proposed project were calculated using the trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). Trip rates are based on the following ITE Land Use Category:

- LU 944 – Gasoline/Service Station

It is recognized that not all inbound and outbound trips to the proposed project will be “new” trips on the roadway system in the vicinity of the project site. Some trips to the project site will consist of “pass-by” trips -- motorists who are already traveling on the surrounding roadways from one place to another. Common pass-by trips for a gas station would be individuals who stop at the project site on the way to work, home, shopping, or school.

Based on the latest version of the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition (2017), a pass-by rate of 63% in the morning peak hour and 57% in the evening peak hour were applied to the trips for the proposed land use. As the ITE Trip Generation Handbook does not provide pass-by rates for daily trips, the daily pass-by trip percentage was assumed to be the average of the morning and evening peak periods (60%).

The resulting trip rates and the project trip generation estimates are shown on Table 3. The project is estimated to generate approximately 1,651 trips daily, with 92 trips in the morning peak hour (46 inbound, 46 outbound) and 144 trips in the evening peak hour (72 inbound, 72 outbound).

### Trip Distribution and Assignment

Project trip distribution assumptions for the project site were developed taking into account the proposed site uses, existing travel patterns, and routes to and from the freeway system. Trip distribution assumptions are shown on Figure 7.

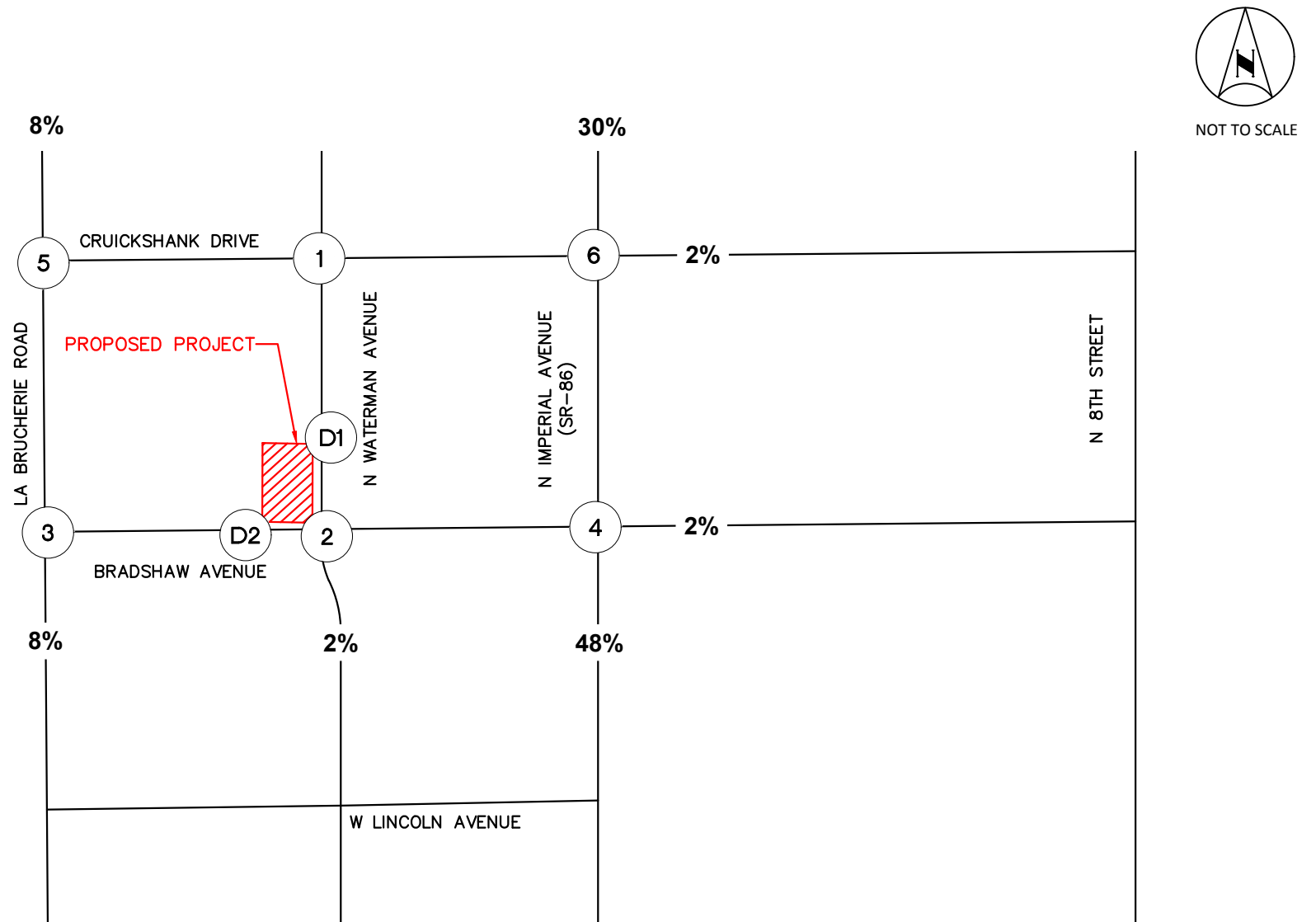
Based on the proposed project trip distribution, project trips were assigned through the study intersections. Figure 8 shows new project trips that would be added to the study intersections. However, these trips do not include pass-by trips, which would typically be added to project driveways but not to non-adjacent study intersections; pass-by trips are assumed to be part of the existing flow of traffic until reaching the project site. Pass-by trips are shown on Figure 9 and should be added to the volumes shown on Figure 8 to determine the total project trips at each study intersection. The total project trips are shown on Figure 10.

TABLE 3  
SUMMARY OF PROJECT TRIP GENERATION  
EL CENTRO WALMART FUEL STATION

| Land Use                                                        | ITE<br>Code | Unit             | Trip Generation Rates <sup>1</sup> |              |      |       |              |       |       |
|-----------------------------------------------------------------|-------------|------------------|------------------------------------|--------------|------|-------|--------------|-------|-------|
|                                                                 |             |                  | Daily                              | AM Peak Hour |      |       | PM Peak Hour |       |       |
|                                                                 |             |                  |                                    | In           | Out  | Total | In           | Out   | Total |
| Gasoline/Service Station                                        | 944         | Fueling Position | 172.01                             | 5.14         | 5.14 | 10.28 | 6.955        | 6.955 | 13.91 |
|                                                                 |             |                  |                                    |              |      |       |              |       |       |
| Land Use                                                        | Quantity    | Unit             | Trip Generation Estimates          |              |      |       |              |       |       |
|                                                                 |             |                  | Daily                              | AM Peak Hour |      |       | PM Peak Hour |       |       |
|                                                                 |             |                  |                                    | In           | Out  | Total | In           | Out   | Total |
| Gasoline/Service Station                                        | 24          | Fueling Position | 4,128                              | 123          | 123  | 246   | 167          | 167   | 334   |
| <i>Pass-by Trips (60% Daily, 63% AM, 57% PM) <sup>1,2</sup></i> |             |                  | -2,477                             | -77          | -77  | -154  | -95          | -95   | -190  |
| <i>Net Trips</i>                                                |             |                  | 1,651                              | 46           | 46   | 92    | 72           | 72    | 144   |
| Total Project Trips                                             |             |                  | 1,651                              | 46           | 46   | 92    | 72           | 72    | 144   |

<sup>1</sup> Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition

<sup>2</sup> Note: The Trip Generation Manual does not provide pass-by rates for daily trip generation. The daily pass-by trip percentage shown is the average of the AM and the PM pass-by trip percentages.

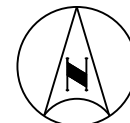


**FIGURE 7**  
**PROJECT TRIP DISTRIBUTION**

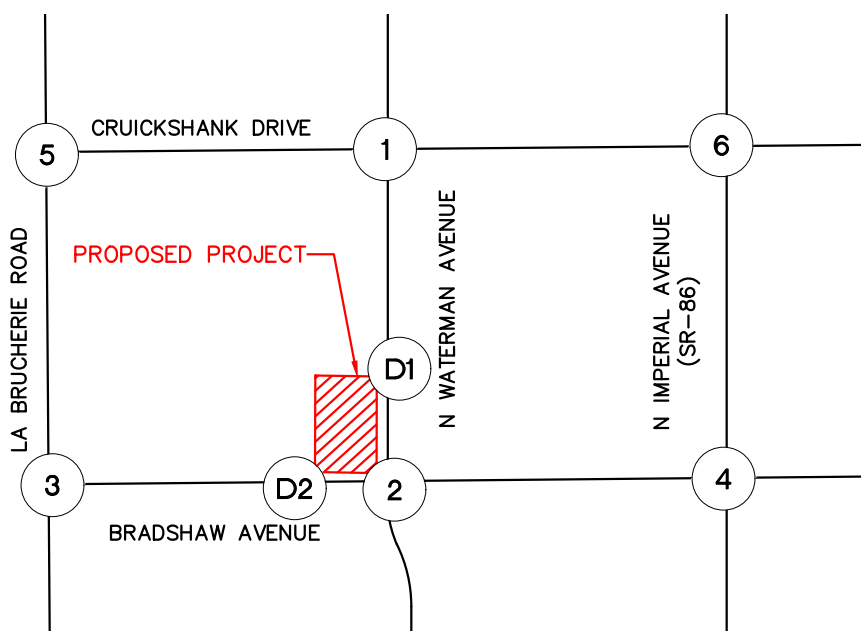
**LEGEND:**

**XX%** = Passenger Car Trip  
Distribution Percentage





NOT TO SCALE



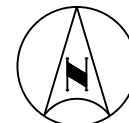
| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

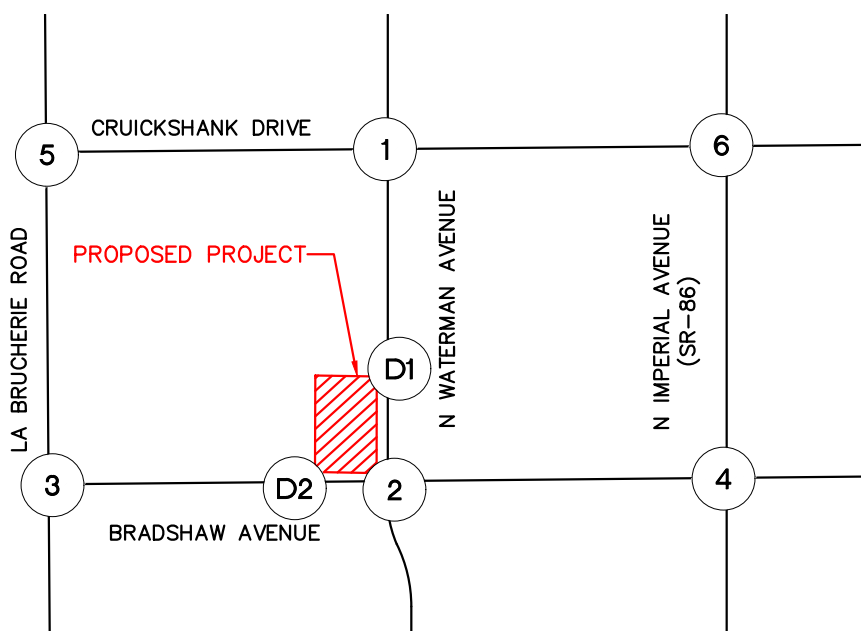
(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 8  
PROJECT-RELATED TRAFFIC VOLUMES**



NOT TO SCALE



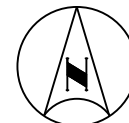
| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd       | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|------------------------------------------|----------------------------------------------|
|                                      |                                             |                                          |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1      | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             | <p>31(38)<br/>← 31(-38)<br/>31(38) →</p> | <p>40(49)<br/>← 40(-49)<br/>40(49) →</p>     |

**LEGEND:**

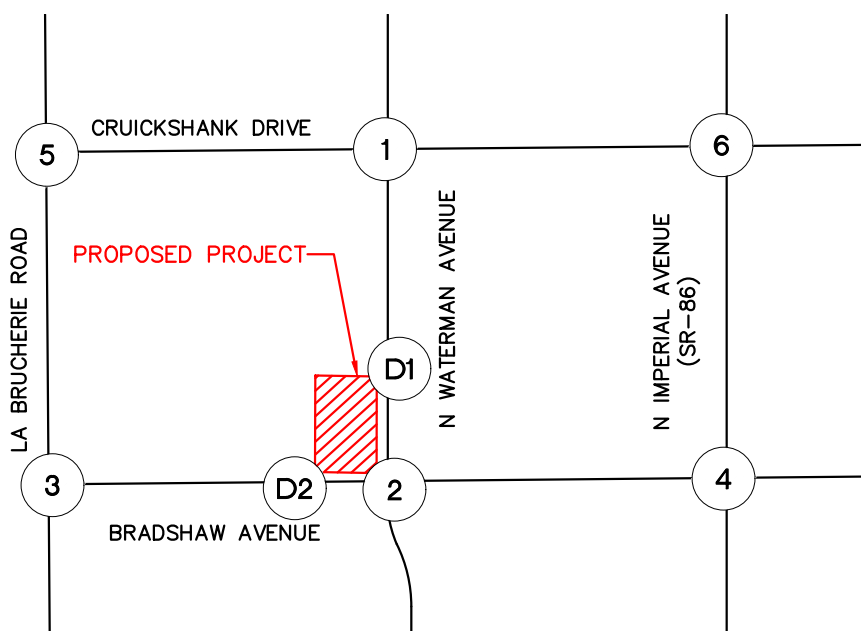
(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 9  
PASS-BY TRAFFIC VOLUMES**



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 10  
TOTAL PROJECT TRAFFIC VOLUMES**

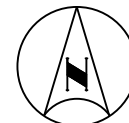
## OPENING YEAR 2025 PLUS PROJECT CONDITIONS

Project-related traffic was added to the Opening Year 2025 traffic volumes, and the resulting morning and evening peak hour volumes are presented on Figure 11.

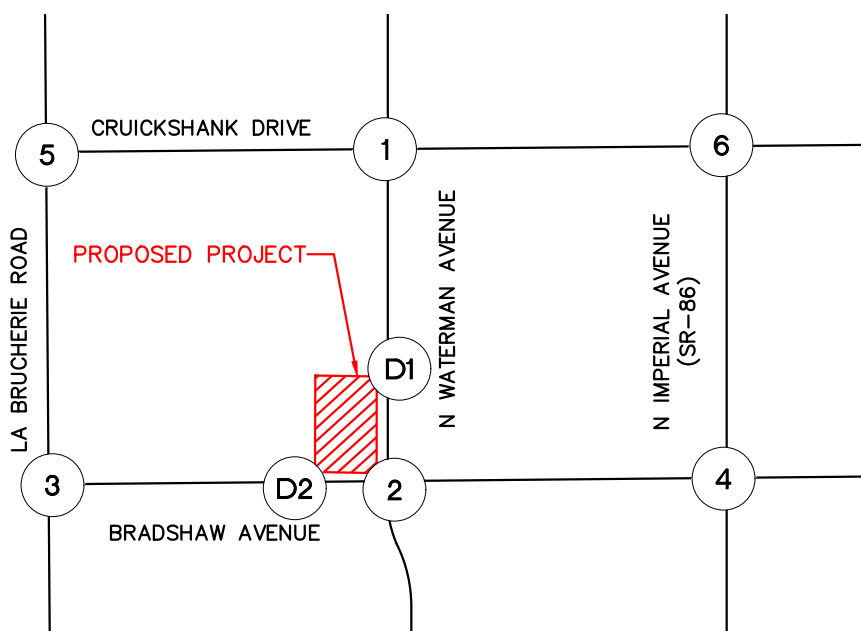
### Peak Hour Operating Conditions

Intersection Level of Service analysis was conducted for the morning and evening peak hours for the Opening Year 2025 Plus Project conditions. The results are shown on Table 4. Intersection analysis worksheets are provided in *Appendix C*.

Review of this table indicates that, with the addition of project traffic, all intersections would continue to operate at an acceptable Level of Service under Opening Year 2025 Plus Project conditions.



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 11  
OPENING YEAR 2025  
PLUS PROJECT TRAFFIC VOLUMES**



TABLE 4  
SUMMARY OF INTERSECTION OPERATION  
OPENING YEAR 2025 WITH PROJECT CONDITIONS

| Int. # | Intersection                             | AM Peak Hour    |     |              |     |                       |                        | PM Peak Hour    |     |              |     |                       |                        |
|--------|------------------------------------------|-----------------|-----|--------------|-----|-----------------------|------------------------|-----------------|-----|--------------|-----|-----------------------|------------------------|
|        |                                          | Without Project |     | With Project |     | Change<br>in<br>Delay | Substantial<br>Effect? | Without Project |     | With Project |     | Change<br>in<br>Delay | Substantial<br>Effect? |
|        |                                          | Delay           | LOS | Delay        | LOS |                       |                        | Delay           | LOS | Delay        | LOS |                       |                        |
| 1      | N Waterman Ave at Cruickshank Dr         | 9.3             | A   | 9.5          | A   | 0.2                   | No                     | 12.2            | B   | 12.8         | B   | 0.6                   | No                     |
| 2      | N Waterman Ave at Bradshaw Ave           | 27.2            | C   | 27.4         | C   | 0.2                   | No                     | 26.7            | C   | 27.0         | C   | 0.3                   | No                     |
| 3      | Bradshaw Ave at La Brucherie Rd          | 8.9             | A   | 9.0          | A   | 0.1                   | No                     | 12.3            | B   | 12.4         | B   | 0.1                   | No                     |
| 4      | Bradshaw Ave at N Imperial Ave (SR-86)   | 19.0            | B   | 19.4         | B   | 0.4                   | No                     | 25.6            | C   | 27.1         | C   | 1.5                   | No                     |
| 5      | La Brucherie Rd at Cruickshank Dr        | 7.9             | A   | 8.0          | A   | 0.1                   | No                     | 12.3            | B   | 12.5         | B   | 0.2                   | No                     |
| 6      | Cruickshank Dr at N Imperial Ave (SR-86) | 18.4            | B   | 18.9         | B   | 0.5                   | No                     | 26.4            | C   | 27.3         | C   | 0.9                   | No                     |
| D1     | N Waterman Ave at Project Dwy 1          | 9.1             | A   | 9.3          | A   | 0.2                   | No                     | 10.4            | B   | 11.0         | B   | 0.6                   | No                     |
| D2     | Bradshaw Ave at Project Dwy 2            | 9.1             | A   | 9.4          | A   | 0.4                   | No                     | 9.8             | A   | 10.4         | B   | 0.6                   | No                     |

Notes:

- Intersection operation is expressed in average delay for signalized and unsignalized intersections.
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

## HORIZON YEAR 2030 CONDITIONS

### Cumulative Projects

In order to adequately assess traffic volumes under Horizon Year 2030 conditions, traffic volumes for cumulative projects (approved and pending projects) were included in this analysis. City of El Centro Staff provided cumulative project information via their City Development Map to assess Horizon Year 2030 conditions. Cumulative Projects consist of any project that has been approved and is not yet occupied, and projects that are in various stages of the application and approval process but have not yet been approved. For the purpose of this traffic study, the projects were assessed for their proximity to the project site and for their potential to contribute traffic through the study intersections based on their approved or pending land uses. Therefore, not all cumulative projects are anticipated to affect the study area.

### Cumulative Projects Trip Generation

Trip generation information for the Cumulative Projects was derived either from approved traffic studies, where available; or developed by Kimley-Horn if approved traffic studies were not available. Project information and trip generation assumptions for Cumulative Projects are provided in *Appendix D*.

### Cumulative Projects Trip Distribution and Assignment

Likewise, trip distribution and assignment for the Cumulative Projects were either derived from approved traffic studies, where available; or were developed by Kimley-Horn if approved traffic studies were not available. Trip distribution assumptions for Cumulative Projects are provided in *Appendix D*.

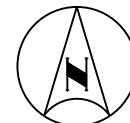
A summary of Cumulative Projects in the project vicinity and the trip generation associated with each is provided on Table 5. The locations of the Cumulative Projects are shown on Figure 12. Cumulative Project volumes are shown on Figure 13.

TABLE 5  
SUMMARY OF CUMULATIVE PROJECTS

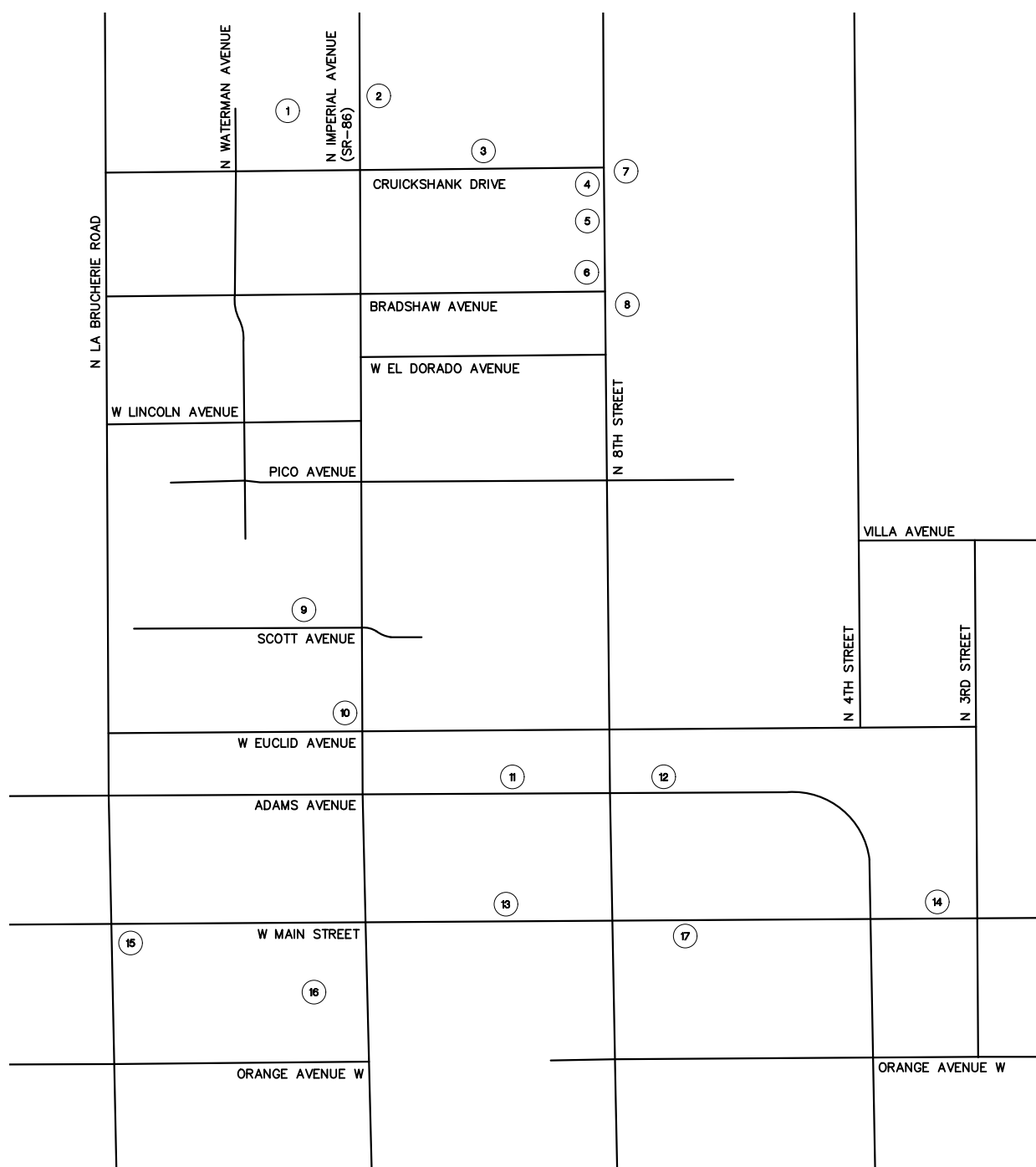
| Project #           | Location                                                                   | Land Use                           | Quantity | Unit             | Trip Generation Estimates |              |     |       |              |       |       |
|---------------------|----------------------------------------------------------------------------|------------------------------------|----------|------------------|---------------------------|--------------|-----|-------|--------------|-------|-------|
|                     |                                                                            |                                    |          |                  | Daily                     | AM Peak Hour |     |       | PM Peak Hour |       |       |
|                     |                                                                            |                                    |          |                  |                           | In           | Out | Total | In           | Out   | Total |
| 1                   | 2420 Cottonwood Dr (Food 4 Less Gas)                                       | Convenience Store/Gasoline Station | 14       | Fueling Position | 3,712                     | 112          | 112 | 224   | 129          | 129   | 258   |
| 2                   | 3063 N Imperial Ave (Dunkin Donuts)                                        | Fast-Food Restaurant w/ Drive-thru | 2,000    | KSF              | 935                       | 46           | 44  | 90    | 34           | 32    | 66    |
| 3                   | NWC N 8th St and Cruickshank Dr (Town Center Single-Family) <sup>1</sup>   | Single-Family Detached Housing     | 102      | DU               | 962                       | 19           | 53  | 72    | 60           | 35    | 95    |
|                     | NWC N 8th St and Cruickshank Dr (Town Center Industrial Park) <sup>1</sup> | Manufacturing                      | 17.26    | AC               | 700                       | 74           | 12  | 86    | 34           | 52    | 86    |
| 4                   | SWC Cruickshank Dr and 8th St (Town Center Industrial Condominiums)        | Warehousing                        | 34,200   | KSF              | 58                        | 4            | 1   | 5     | 2            | 4     | 6     |
| 5                   | SW Cruickshank Dr and 8th St (Town Center Self Storage)                    | Mini-Warehouse                     | 240      | Storage Units    | 4,310                     | 148          | 142 | 290   | 202          | 202   | 404   |
| 6                   | NWC N 8th and Bradshaw Ave (Town Center Village IV)                        | Single-Family Attached Housing     | 180      | DU               | 1,296                     | 27           | 60  | 87    | 59           | 44    | 103   |
| 7                   | NEC of Dorian Ct and N 8th St (Zadeh Self Storage)                         | Mini-Warehouse                     | 328      | Storage Units    | 5,891                     | 202          | 195 | 397   | 276          | 276   | 552   |
| 8                   | 1805 N 8th St (El Dorado Family Apartments)                                | Single-Family Attached Housing     | 136      | DU               | 979                       | 20           | 45  | 65    | 44           | 33    | 77    |
| 9                   | NWC Imperial Ave and Scott Ave (Valley Centerpoint Demolition)             | Shopping Plaza (40-150k)           | 122,534  | KSF              | 11,578                    | 268          | 164 | 432   | 531          | 575   | 1,106 |
| 10                  | 740 N Imperial Ave (Dutch Bros Coffee)                                     | Fast-Food Restaurant w/ Drive-thru | 2,405    | KSF              | 1,124                     | 55           | 53  | 108   | 41           | 38    | 79    |
| 11                  | 1080 Adams Ave (Villa Ocotillo Apartments)                                 | Single-Family Attached Housing     | 38       | DU               | 274                       | 6            | 13  | 19    | 12           | 9     | 21    |
| 12                  | 718 Adams Ave (Maresca Apartments)                                         | Single-Family Attached Housing     | 8        | DU               | 58                        | 1            | 3   | 4     | 3            | 2     | 5     |
| 13                  | 150 N 11th St (Police Station)                                             | Fire and Rescue Station            | 46,500   | KSF              | *                         | *            | *   | *     | 6            | 16    | 22    |
| 14                  | 336 Main St ( Big J Fencing Warehouse & Offices)                           | General Office Building            | 8,400    | KSF              | 91                        | 11           | 2   | 13    | 2            | 10    | 12    |
| 15                  | 303 S La Brucherie Ave (La Brucherie and Main Apartments)                  | Single-Family Attached Housing     | 177      | DU               | 1,274                     | 26           | 59  | 85    | 58           | 43    | 101   |
| 16                  | 1531 W Main St (4:13 Fitness Center)                                       | Health/Fitness Club                | 18,522   | KSF              | *                         | 12           | 12  | 24    | 36           | 27    | 63    |
| 17                  | 675 Main St (Town Square)                                                  | Food Cart Pod                      | 6        | Food Cart        | *                         | *            | *   | *     | *            | *     | 37    |
| Total Project Trips |                                                                            |                                    |          |                  | 33,242                    | 1,031        | 970 | 2,001 | 1,529        | 1,527 | 3,093 |

KSF = Thousand Square Feet, DU = Dwelling Units, AC = Acres

<sup>1</sup> Source: *Town Center Village Phase II Transportation Impact Study*, Michael Baker International (March 2023).



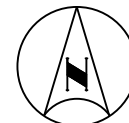
NOT TO SCALE



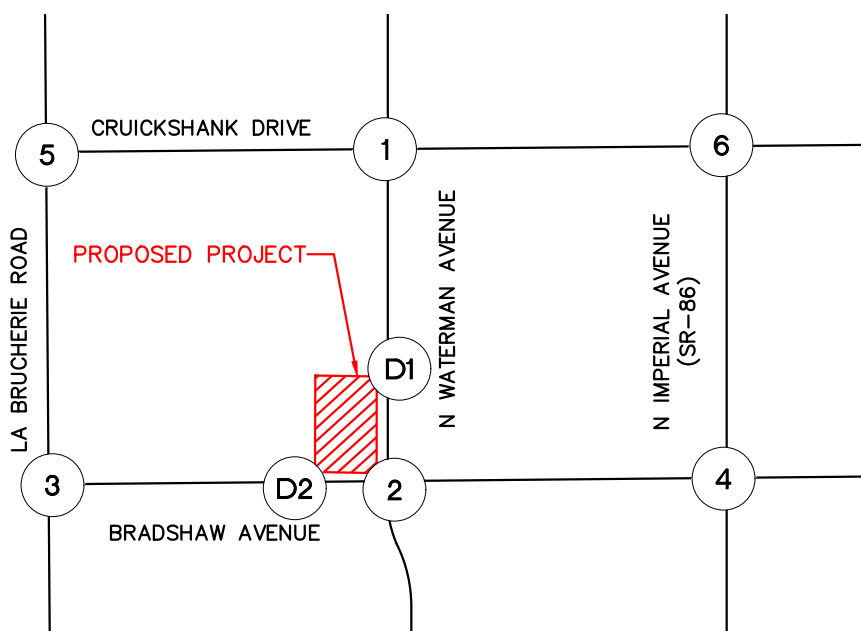
**FIGURE 12**  
**LOCATION OF CUMULATIVE PROJECTS**

**LEGEND:**

(X) = Cumulative Project



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**FIGURE 13  
CUMULATIVE PROJECT  
TRAFFIC VOLUMES**

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour  
Turning Movement  
Volumes



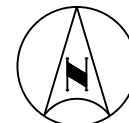
## Horizon Year 2030 Analysis

Based on consultation with City staff, an ambient growth rate of 2.0% per year to Horizon Year 2030 was applied to existing traffic volumes. In addition to ambient growth, traffic volumes for cumulative projects (approved and pending projects) were added to the Horizon Year 2030 peak hour traffic volumes. The resulting peak hour turning movement volumes at the study intersections are shown in Figure 14.

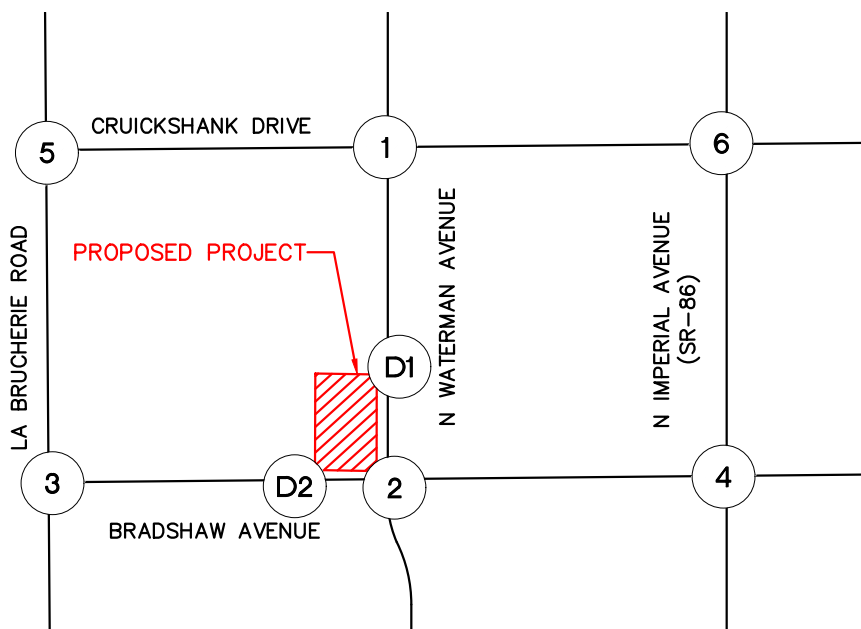
## Peak Hour Operating Conditions

Intersection Level of Service analysis was conducted for the morning and evening peak hours for the Horizon Year 2030 conditions. The results of the intersection analysis are shown on Table 6. Copies of Horizon Year 2030 conditions intersection analysis worksheets are provided in *Appendix C*.

Review of this Table indicates that, with the addition of ambient growth and cumulative project traffic, all intersections would continue to operate at an acceptable Level of Service under Horizon Year 2030 conditions.



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour Turning Movement Volumes

**FIGURE 14  
HORIZON YEAR 2030  
TRAFFIC VOLUMES**

TABLE 6  
SUMMARY OF INTERSECTION OPERATION  
HORIZON YEAR 2030 WITHOUT PROJECT CONDITIONS

| Int. # | Intersection                             | Traffic Control | AM Peak Hour |     | PM Peak Hour |     |
|--------|------------------------------------------|-----------------|--------------|-----|--------------|-----|
|        |                                          |                 | Delay        | LOS | Delay        | LOS |
| 1      | N Waterman Ave at Cruickshank Dr         | U               | 9.3          | A   | 13.5         | B   |
| 2      | N Waterman Ave at Bradshaw Ave           | S               | 23.5         | C   | 27.6         | C   |
| 3      | Bradshaw Ave at La Brucherie Rd          | S               | 8.6          | A   | 12.3         | B   |
| 4      | Bradshaw Ave at N Imperial Ave (SR-86)   | S               | 21.7         | C   | 31.6         | C   |
| 5      | La Brucherie Rd at Cruickshank Dr        | S               | 7.5          | A   | 12.4         | B   |
| 6      | Cruickshank Dr at N Imperial Ave (SR-86) | S               | 22.2         | C   | 39.1         | D   |
| D1     | N Waterman Ave at Project Dwy 1          | U               | 9.1          | A   | 10.6         | B   |
| D2     | Bradshaw Ave at Project Dwy 2            | U               | 9.0          | A   | 9.9          | A   |

Notes:

- Intersection operation is expressed in average delay for signalized and unsignalized intersections.
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

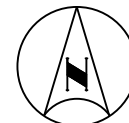
## HORIZON YEAR 2030 PLUS PROJECT CONDITIONS

Project-related traffic was added to the Horizon Year 2030 traffic volumes, and the resulting morning and evening peak hour volumes are presented on Figure 15.

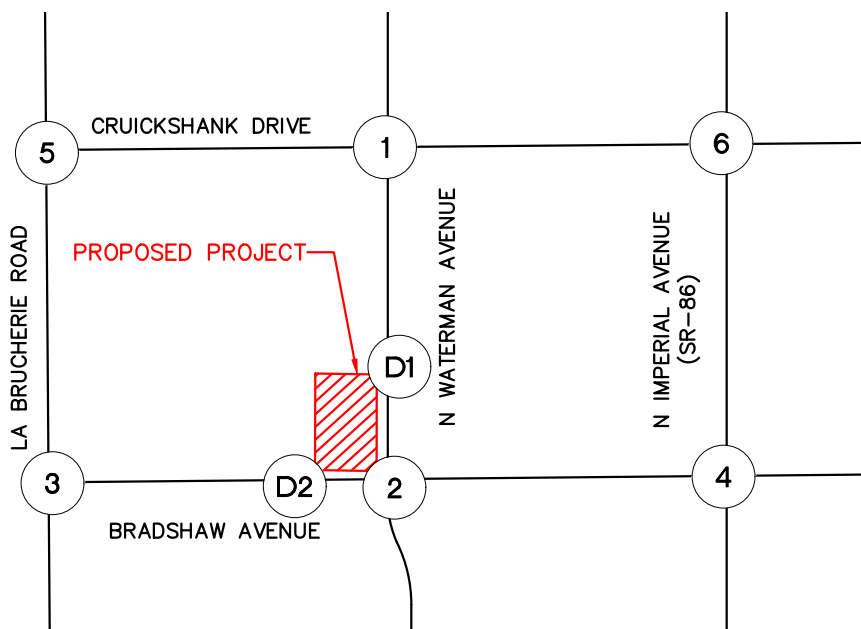
### Peak Hour Operating Conditions

Intersection Level of Service analysis was conducted for the morning and evening peak hours for the Horizon Year 2030 Plus Project conditions. The results are shown on Table 7. Intersection analysis worksheets are provided in *Appendix C*.

Review of this table indicates that, with the addition of project traffic, all intersections would continue to operate at an acceptable Level of Service under Horizon Year 2030 Plus Project conditions.



NOT TO SCALE



| 1. N Waterman Ave at Cruickshank Dr  | 2. N Waterman Ave at Bradshaw Ave           | 3. Bradshaw Ave at La Brucherie Rd  | 4. La Brucherie Rd at N Imperial Ave (SR-86) |
|--------------------------------------|---------------------------------------------|-------------------------------------|----------------------------------------------|
|                                      |                                             |                                     |                                              |
| 5. La Brucherie Rd at Cruickshank Dr | 6. Cruickshank Dr at N Imperial Ave (SR-86) | D1. N Waterman Ave at Project Dwy 1 | D2. Bradshaw Ave at Project Dwy 2            |
|                                      |                                             |                                     |                                              |

**FIGURE 15**  
**HORIZON YEAR 2030 PLUS PROJECT**  
**TRAFFIC VOLUMES**

**LEGEND:**

(X) = Study Intersection

xx(yy) = AM(PM) Peak Hour  
Turning Movement  
Volumes



TABLE 7  
SUMMARY OF INTERSECTION OPERATION  
HORIZON YEAR 2030 WITH PROJECT CONDITIONS

| Int. # | Intersection                             | AM Peak Hour    |     |              |     |                       |                        | PM Peak Hour    |     |              |     |                       |                        |
|--------|------------------------------------------|-----------------|-----|--------------|-----|-----------------------|------------------------|-----------------|-----|--------------|-----|-----------------------|------------------------|
|        |                                          | Without Project |     | With Project |     | Change<br>in<br>Delay | Substantial<br>Effect? | Without Project |     | With Project |     | Change<br>in<br>Delay | Substantial<br>Effect? |
|        |                                          | Delay           | LOS | Delay        | LOS |                       |                        | Delay           | LOS | Delay        | LOS |                       |                        |
| 1      | N Waterman Ave at Cruickshank Dr         | 9.3             | A   | 9.5          | A   | 0.2                   | No                     | 13.5            | B   | 14.2         | B   | 0.7                   | No                     |
| 2      | N Waterman Ave at Bradshaw Ave           | 23.5            | C   | 23.6         | C   | 0.1                   | No                     | 27.6            | C   | 28.0         | C   | 0.4                   | No                     |
| 3      | Bradshaw Ave at La Brucherie Rd          | 8.6             | A   | 8.7          | A   | 0.1                   | No                     | 12.3            | B   | 12.5         | B   | 0.2                   | No                     |
| 4      | Bradshaw Ave at N Imperial Ave (SR-86)   | 21.7            | C   | 21.9         | C   | 0.2                   | No                     | 31.6            | C   | 32.8         | C   | 1.2                   | No                     |
| 5      | La Brucherie Rd at Cruickshank Dr        | 7.5             | A   | 7.7          | A   | 0.2                   | No                     | 12.4            | B   | 12.7         | B   | 0.3                   | No                     |
| 6      | Cruickshank Dr at N Imperial Ave (SR-86) | 22.2            | C   | 22.4         | C   | 0.2                   | No                     | 39.1            | D   | 39.7         | D   | 0.6                   | No                     |
| D1     | N Waterman Ave at Project Dwy 1          | 9.1             | A   | 9.3          | A   | 0.2                   | No                     | 10.6            | B   | 11.2         | B   | 0.6                   | No                     |
| D2     | Bradshaw Ave at Project Dwy 2            | 9.0             | A   | 9.3          | A   | 0.3                   | No                     | 9.9             | A   | 10.5         | B   | 0.6                   | No                     |

Notes:

- Intersection operation is expressed in average delay for signalized and unsignalized intersections.
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

## RECOMMENDED IMPROVEMENTS

Based on the Level of Service standards and thresholds of significance criteria discussed previously, the project-related effect would not be considered substantial; therefore, no improvements are identified.

## SITE ACCESS ANALYSIS

Proposed ingress and egress will be facilitated via the two existing drive aisles. One full-access driveway along Bradshaw Ave and one full-access driveway along N Waterman Ave allow direct access to the proposed project. The driveway along Bradshaw Ave will be converted to right-in, right-out (RIRO) prior to the opening of the project.

## ON-SITE QUEUEING ANALYSIS

The 95<sup>th</sup> percentile queuing capacity was analyzed at the project driveways. 95th percentile queue is defined as the queue length that has only a 5% probability of being exceeded during the analysis period; in other words, the typical worst-case queue. The goal of the analysis was to demonstrate the 95th percentile queue can be contained within the provided storage without disrupting the flow of traffic at surrounding drive aisles in the Walmart parking lot. The distance per vehicle was assumed to be 20 feet, to account for the length of the passenger vehicle and spacing from the next queued vehicle. For the 95th percentile queue, the following stop-controlled egress movements were evaluated in the Horizon Year 2030 Plus Project scenario:

- Eastbound movements at Intersection #D1 (Waterman Avenue & Project Driveway 1)
- Southbound movements at Intersection #D2 (Bradshaw Avenue & Project Driveway 2)

The results of the analysis are summarized below. Overall, 95th percentile queues at the project driveways will not back up into surrounding drive aisles. No impacts to circulation or to ingress / egress to surrounding properties are anticipated due to proposed conditions. See *Appendix E* for queueing analysis worksheets.

Intersection #D1 (Waterman Avenue & Project Driveway 1):

- Queue Storage – 230 feet (just over 11 passenger vehicles)
- Morning Peak Hour 95th Percentile Queue – 53 feet (just under 3 passenger vehicle)
- Evening Peak Hour 95th Percentile Queue – 64 feet (just over 3 passenger vehicles)

Intersection #D2 (Bradshaw Avenue & Project Driveway 2):

- Queue Storage – 85 feet (just over 4 passenger vehicles)
- Morning Peak Hour 95th Percentile Queue – 50 feet (just under 3 passenger vehicles)
- Evening Peak Hour 95th Percentile Queue – 51 feet (just under 3 passenger vehicles)

## VEHICLE MILES TRAVELED ANALYSIS

With the passage of Senate Bill (SB) 743 by the California Legislature in September 2013, VMT has become an important indicator for determining if a new development will result in a “significant transportation impact” as required by the California Environmental Quality Act (CEQA). Under SB 743, the state Office of Planning and Research (OPR) was charged with developing new guidelines for evaluating transportation impacts under CEQA in order to replace methods measuring automobile delay and Level of Service. In response to this mandate, the Office of Planning and Research proposed, and the California Natural Resources Agency adopted CEQA Guidelines Section 15064.3, which indicates that VMT exceeding an applicable threshold of significance is the most appropriate measure for evaluating a project’s transportation impacts. Section 15064.3 goes on to clarify that except for projects regarding roadway capacity, “...a project’s effect on automobile delay does not constitute a significant environmental impact.” The OPR further elaborates on VMT metrics within the *Technical Advisory on Evaluating Transportation Impacts in CEQA* document, published in December 2018. Subsequently, the City of El Centro, via the *El Centro Transportation Study Guidelines* (June 2022) has established VMT screening thresholds of significance for projects within the City.

The City’s VMT guidelines provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed analysis. The City’s screening criteria are as follows:

1. Small Residential and Employment Projects
2. Residential/Employment (not including Industrial) projects located in a VMT-Efficient Area (see screening maps)
3. Locally Serving Retail Projects
4. Local Serving Public Facilities and Community Purpose Facilities
5. Redevelopment Projects
6. Affordable Housing

A local-serving retail project with space of less than 50,000 square feet would be considered to have a less-than-significant impact. Since the project is a fuel station under 50,000 square feet, the project would screen out of VMT under Locally Serving Retail Projects criteria.

In accordance with the Technical Advisory and with City of El Centro’s Guidelines, it is appropriate that the proposed project be presumed to result in a less-than-significant VMT impact and support the goals of SB 743. Therefore, the Project screens out and no further VMT analysis is required.

The City of El Centro CEQA VMT Analysis Screening is included as part of the Approved Scoping Agreement in *Appendix A*.

## SUMMARY OF FINDINGS AND CONCLUSIONS

- The project site is currently vacant and is bounded by existing uses to the north and west, Bradshaw Ave to the south, and N Waterman Ave to the east.
- The project consists of the construction of a Walmart fuel station with 24 fueling positions, overhead canopy, and a 1,556 square-foot convenience store within the vacant lot located at the northwest corner of Bradshaw Ave and N Waterman Ave.
- Vehicular access will be facilitated via the two existing drive aisles. One full-access driveway along Bradshaw Ave and one full-access driveway along N Waterman Ave allow direct access to the proposed project. The driveway along Bradshaw Ave will be converted to right-in, right-out (RIRO) prior to the opening of the project.
- Morning and evening peak hour operating conditions were evaluated at the study intersections for the following study scenarios:
  - o Existing Conditions
  - o Opening Year 2025
  - o Opening Year 2025 Plus Project
  - o Horizon Year 2030
  - o Horizon Year 2030 Plus Project
- Existing peak hour traffic counts were collected in January 2025.
- Under Existing Conditions, all study intersections currently operate at an acceptable LOS.
- Under Opening Year 2025 Conditions, all study intersections would continue to operate at an acceptable LOS.
- The project is estimated to generate approximately 1,651 trips daily, with 92 trips in the morning peak hour (46 inbound, 46 outbound) and 144 trips in the evening peak hour (72 inbound, 72 outbound).
- Under Opening Year 2025 Plus Project Conditions, all study intersections would continue to operate at an acceptable LOS.
- In addition to ambient growth, traffic volumes for cumulative projects (approved and pending projects) were added to the Horizon Year 2030 peak hour traffic volumes. City of El Centro Staff provided cumulative project information via their City Development Map to assess Horizon Year 2030 conditions.

- Under Horizon Year 2030 Conditions, all study intersections would continue to operate at an acceptable LOS.
- Under Horizon Year 2030 Plus Project Conditions, all study intersections would continue to operate at an acceptable LOS with the addition of project traffic.
- 95<sup>th</sup> percentile queues for the project driveways will not back up into surrounding drive aisles. No impacts to circulation or to ingress / egress to surrounding properties are anticipated due to proposed conditions.
- Based on the Level of Service standards and significant impact criteria, the project-related effect would not be considered significant; therefore, no improvements were identified.
- Per the City of El Centro's VMT guidelines, the proposed project meets the local-serving retail projects VMT screening criteria. Therefore, the Project screens out and no further VMT analysis is required.

**PLANNING COMMISSION RESOLUTION NO. 25-\_\_**  
**FOR CONDITIONAL USE PERMIT NO. 24-03**

**WHEREAS**, a public hearing was held on the petition for Conditional Use Permit No. 24-03 at a regular Planning Commission meeting held on March 11, 2025 in the RDA Conference Room at 1249 W. Main Street, El Centro, California; and

**WHEREAS**, the public hearing was advertised according to law; and

**WHEREAS**, the applicant was present and heard; and

**WHEREAS**, no one was present to object to the petition nor were any objections filed with the Commission; and

**WHEREAS**, the proposed use is permitted subject to a conditional use permit pursuant to Section 29-61 of the City Code; and

**WHEREAS**, a legal notice was published on February 28, 2025 in the Imperial Valley Press, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit 24-03, and said notice was mailed to each property owner within a 300-foot radius of the project site in accordance with state law; and

**WHEREAS**, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and

**WHEREAS**, the proposed site is adequate in size and shape to accommodate said use; and

**WHEREAS**, the site for the proposed use relates properly to streets and highways which are designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use; and

**WHEREAS**, the project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act, Section 15332, "In-fill Development Projects", and is determined to be exempt from further environmental review requirements contained in CEQA; and

**WHEREAS**, the proposed use will have no significant deleterious effect on the environment; and

**WHEREAS**, the conditions as stipulated by the City are necessary to protect the public health, safety, and welfare of the community; and



**NOW, THEREFORE**, be it resolved that the Planning Commission grants approval of Conditional Use Permit No. 24-03, to allow the operation of gasoline station on property located at 2150 N. Waterman Avenue, further identified by APN 064-590-006.

## **GENERAL CONDITIONS**

1. The project shall consist of the construction of a gasoline station to be operated by Walmart. The project includes twenty-four (24) fuel pumps, fifteen (15) parking spaces, convenience store, landscaping along the frontages, and sidewalk improvements along private access fronting the property.
2. Except as noted, all conditions shall be met prior to the issuance of the Certificate of Occupancy.
3. A business license shall be obtained from the Finance Department prior to commencing business operations.
4. The project site shall be maintained in a good, clean, orderly manner, free of any debris or junk materials.
5. The project shall comply with all applicable Federal, State and local codes, ordinances and resolutions.
6. Additional details and/or directive for the proceeding sections can be found in the formal inter-office review memorandums and comments received from City Staff provided in the Staff Report.
7. The Conditional Use Permit shall be deemed abandoned and shall expire within one (1) calendar year if not exercised in accordance with Section 29-321(c).

## **VEHICLE AND PEDESTRIAN CIRCULATION**

8. A minimum of five (5) parking spaces shall be provided at the project site. Parking areas shall be maintained in accordance with El Centro City Code Section 29-134. Any increase of the floor area or addition of new uses shall be assessed for additional parking.
9. The site shall have a designated fire truck route and it must be shown on the site plan depicting ingress and egress for approval by the Fire Department. Fire truck route shall be submitted with the building permit submittal.

## **BUILDING DESIGN AND DEVELOPMENT**

10. A permit application, along with four (4) sets of engineered plans, structural calculations, and soils report shall be provided for review and approval. The plans shall include energy calculations, on-site utilities, fire mains, and comply with the 2022 California Building Codes.

11. Building elevations shall conform to the design standards found in Section 29-63 of the El Centro City Code. The applicant shall submit full color elevations for review and approval by the Community Development Department prior to the issuance of a building permit.

## **LANDSCAPING AND SCREENING**

12. Landscaping Design Plans and Irrigation Design Plans must be signed by a licensed landscape architect, licensed landscape contractor, or other authorized person per California Business and Professional Code in the California Code of Regulations. Plans shall be submitted to the Community Development Department in compliance with the State's Model Water Efficient Landscaping Ordinance for approval prior to issuance of Building Permits. Plans shall include the size, number and species of all proposed vegetation and other groundcover. The minimum sizes for vegetation are as follows: trees - 24" box, bushes or shrubs - 5 gallon and groundcover - 1 gallon. Irrigation systems plans shall also be included in the landscaping plan. Landscaping plans shall be included in building permit submittals.
13. Landscaped areas shall be maintained in a clean, neat, and healthy condition, whether the property is occupied or vacant. Maintenance shall include proper watering, fertilizing, weeding, removal of litter, and replacement of plants when necessary. Prior to issuance of a certificate of occupancy, proof of a maintenance agreement with a licensed landscape maintenance company shall be provided to the City.
14. Trash containers shall be stored within the proposed trash enclosure. The trash enclosure shall consist of a six foot (6') high concrete block wall and shall be of similar appearance or compliment the façade of the proposed building. Building plan submittals shall include the elevations of the trash enclosure with height, material and color. A letter from CR&R Environmental Services approving the size and location of trash enclosure will be required prior to the issuance of a building permit or grading permit, whichever comes first
15. Anti-graffiti material shall be applied on the trash enclosure. The property owner shall remove any graffiti within two (2) business days.
16. Plant materials brought from outside Imperial County shall comply with County of Imperial – Agricultural Commissioner quarantine requirements. For more information please contact the Imperial County– Agricultural Commissioner at (442) 265-1500, [agcom.imperialcounty.org](mailto:agcom.imperialcounty.org), or by e-mail at [agcom@co.imperial.ca.us](mailto:agcom@co.imperial.ca.us).

## **SIGNAGE**

17. The location, quantity, size and design of all signage shall comply with Chapter 22.1 "Signs" of the El Centro City Code.
18. Wind feathers, banners or other temporary signage shall not be used as permanent signage or as principal signage. Signage shall comply with Chapter 22.1 – "Signs" of the El Centro City Code. Signage constructed of cloth, canvas, light fabric, cardboard, wallboard and

other light materials shall only be used on a temporary basis, not exceeding forty-five (45) days within one year. Wind-feather signs are permitted one (1) per every thirty feet (30') of street frontage and are not permitted within the public right-of-way. Wind-feathers shall not be mounted on structures.

## **UTILITY IMPROVEMENTS**

19. Backflow prevention devices shall be required for irrigation, building, and fire suppression water supply services. A plan depicting their location shall be submitted with building permit submittals for review and approval by the Public Works Department Water Division.
20. Water, sewer and storm water facilities within the project site shall be maintained by the property owner. Connection to city owned facilities shall require a building permit. Installation and maintenance of onsite utilities shall be performed by a contractor that is licensed to perform such work.
21. Water and sewer services shall be completed through the City of El Centro and connection applications, along with the encroachment permit application, can be found at <http://www.cityofelcentro.org/pworks/forms-specifications>.
22. Based on the submitted plans, the fueling pumps and convenience store will be assessed a total of 3.78 Equivalent Dwelling Units (EDU's), for sewer and water capacity fees. The 3.78 EDUs equate to \$50,360.97 based on Resolution No. 07-100. Water and sewer capacity fees will be re-calculated prior to issuance of a building permit in case any revisions are done to the proposed project.

## **GRADING AND STORMWATER**

23. A grading permit is required prior to issuance of a building permit. Grading, drainage and erosion control plans shall be prepared by a civil engineer licensed in the State of California. Plans shall comply with Chapter 22, Article VII "Storm Water Regulations" and Chapter 7, Article XIX "Grading Regulations" of the City Code, collectively referred as the "Storm Water Ordinance". Plans shall also comply with the City of El Centro Post Construction Best Management Practices and the Americans with Disability Act. All onsite drainage must flow through a storm water interceptor system to reduce the amount of grease and other waste from entering drainage system. Grading plans shall depict the type and location of the storm water interceptor system. The grading permit shall be issued to a Class A contractor with a City of El Centro business license. Please see the Engineering Department's attached memo for more information.
24. A retention basin serving the site is located at the north east corner of La Brucherie Avenue and Bradshaw Avenue. A hydrology report will be accepted in lieu of developing an onsite retention basin should the existing retention basin be determined to satisfy the 100-year storm requirement.

25. Requirements for onsite treatment to satisfy the 1-year storm requirement will still be required to be incorporated on the project site and may be achievable by installing bioretention basins in the landscaping area.
26. Retention basins, if built, shall comply with the City's retention basin standard. Retention basins must drain within three (3) days. Retention basins must be equipped with systems to re-route nuisance water if a connection point is available in compliance with the Storm Water Ordinance. Please see the Engineering Department's attached memo for more information.
27. A Storm Water Pollution Prevention Program (SWPPP) in compliance with the State Water Resources Control Board and a copy of the approved Notice of Intent as submitted to the SMARTS system shall be submitted with the grading permit application.
28. During project construction a stabilized entrance/exit in accordance with best management practices shall be installed to prevent tracking of dirt and mud from the project site on to roadways. Erosion Control Plan will be required for review by the Public Works Department.
29. A water quality management plan shall be prepared and recorded with the Imperial County Recorder's Office prior to the issuance of a Certificate of Occupancy.

#### **OFFSITE VEHICLE AND PEDESTRIAN IMPROVEMENTS**

30. All offsite improvements shall be reviewed by the City Engineer prior to the issuance of any encroachment permit or grading permit.
31. Provide improvement plans for all off-site work prepared by a licensed Civil Engineer in the State of California. Plans shall clearly identify all right-of-way lines, proposed improvements, elevations, benchmarks, dimensions and material/workmanship specifications as may be required.
32. Any damaged and/or lifted curb, gutter, and sidewalks fronting the property shall be replaced per City Standards.
33. Per ADA requirements, an ADA accessible pathway shall be provided to the gas station from the public right-of-way into the facility.
34. Should the completion of the median along Bradshaw Avenue not be completed prior to project opening, surface mounted delineators, or other device approved by the City Engineer, shall be installed by the applicant to restrict the Bradshaw Avenue access to "right-in right-out" turning movements.

PASSED AND ADOPTED on March 11, 2025 by the following vote:

ROLL CALL Ayes:  
Noes:  
Absent:  
Abstaining:

CITY OF EL CENTRO  
PLANNING COMMISSION

By \_\_\_\_\_  
Jorge A. Perez, Commissioner

ATTEST:

APPROVED AS TO FORM:

By \_\_\_\_\_  
Angel Hernandez, AICP  
Secretary-Director

By \_\_\_\_\_  
Elizabeth L. Martyn  
City Attorney



## PLANNING COMMISSION

City Hall  
1275 W. Main Street  
El Centro, CA 92243

**SCHEDULED**

## Item: 4.

Meeting: 3/11/2025 5:30 PM

Category: Presentation  
NEW BUSINESS

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### PRESENTATION OF THE 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

#### **BACKGROUND & PROJECT DESCRIPTION**

The City's General Plan consists of nine elements: Land Use, Mobility, Environmental Justice, Housing, Conservation/Open Space, Noise, Safety, Economic Development, and Public Facilities. While a comprehensive update was completed in 2004, a major update in 2021, titled "**El Centro 2040**," revised the Land Use and Mobility Elements (formerly the Circulation Element) and introduced a new Environmental Justice Element.

Pursuant to Government Code Section 65400, the City is required to prepare an annual report on the status and implementation of the General Plan for submission to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The General Plan provides a framework for the orderly growth and development of El Centro. The 2024 General Plan Annual Progress Report, the second edition, evaluates the implementation and effectiveness of the current General Plan. See Exhibit A- 2024 General Plan Annual Progress Report.

State law requires that every jurisdiction prepare an annual progress report on the status and progress in implementing the jurisdiction's Housing Element. This is a separate submittal from the General Plan Annual Progress Report as HCD requires City staff to use standard forms to monitor Regional Housing Needs Allocation (RHNA) progress. The City of El Centro 2021-2029 Housing Element was adopted by the City Council on February 1, 2022, and certified by the California Department of Housing and Community Development on April 11, 2022. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2021-2029 and is one of nine integral and interrelated elements of the City of El Centro General Plan. It must be presented in a public meeting before the City Council prior to being sent to the State. See Exhibit B- Housing Element Annual Progress Report Forms

The Housing Element Annual Progress Report must be reviewed by the City Council before submission to OPR and HCD.

This year's Housing Element Annual Progress Report accounts for the third full calendar year of the 6th Cycle Regional Housing Needs Assessment (RHNA) period beginning on January 1, 2024 and ending on December 31, 2024. Below are the highlights from the Report for this period:

#### **HOUSING UNITS ISSUED BUILDING PERMITS DURING CALENDAR YEAR 2024**

| Category                       | Units |
|--------------------------------|-------|
| Single Family Homes            | 83    |
| Accessory Dwelling Units (ADU) | 72    |



|                    |            |
|--------------------|------------|
| Multi-Family Units | 10         |
| Mobile Home        | 0          |
| <b>Total Units</b> | <b>165</b> |

## REGIONAL HOUSING NEEDS ASSESSMENT GOALS 2021-2029

| Income Level              | RHNA Allocation 2021-2029 | 2022      | 2023       | 2024       | RHNA Goal Remaining |
|---------------------------|---------------------------|-----------|------------|------------|---------------------|
| Very Low ≤ 50% AMI        | 1001                      | 4         | 96         |            | 869                 |
| Low 51% to 80% AMI        | 490                       | 31        | 48         | 83         | 295                 |
| Moderate 81% to 120% AMI  | 462                       | 3         | 26         | 72         | 352                 |
| Above Moderate > 120% AMI | 1489                      | 0         | 0          | 10         | 1474                |
| <b>Total Units</b>        | <b>3,442</b>              | <b>38</b> | <b>170</b> | <b>165</b> | <b>2,990</b>        |

Staff recommends that the Planning Commission recommend to the City Council acceptance of, and direct staff to submit, the City's Annual General Plan Annual Progress Report and Housing Element Annual Progress Report Standard Forms to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

### ATTACHMENTS:

1. Exhibit A- General Plan Annual Progress Report 2024

2024

# ANNUAL PROGRESS REPORT



Prepared By

**Community Development Department**

**Angel Hernandez, Community Development Director**

**Andrea Montañó, Associate Planner**



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# 1. Introduction

## Purpose of General Plan Annual Progress Report

Government Code Section 65400 requires the City to prepare a report annually regarding the status of the City's General Plan and progress in its implementation to both the Office of Land Use and Climate Innovation (formerly named Office of Planning and Research) and the Department of Housing and Community Development (HCD). The General Plan serves as a guide for the orderly growth and development for the City of El Centro. The 2024 General Plan Annual Progress Report is the second edition and will be used as an assessment to the level of implementation and effectiveness of the current edition of the General Plan. The Annual Progress Report is required to be prepared and submitted to the City Council, Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). This report covers the 2024 calendar year and was presented to the City Council on March 18, 2025.

## El Centro Historical Information

The arrival of water in the Imperial Valley over 100 years ago led to the establishment of the agricultural industry, a population boom, and the construction of railway lines. El Centro was founded in 1906, rapidly growing and incorporating its local government by 1908. By the mid-1940s, El Centro became the second largest city in the Imperial Valley, with a thriving economy centered around agriculture. In the 1970s, agriculture remained important, but El Centro began to transition into a regional administrative and commercial center, with government, wholesale trade, and retail trade becoming prominent sectors.

## Demographic Information

The City of El Centro is home to a population of 44,952 residents per the California Department of Finance's 2024 population estimate. Growth has remained stable, with a small population increase from 44,808 residents in 2020 to 44,952 in 2024.

The cultural composition of the City is significantly shaped by its geographical proximity to the United States-Mexico border, as reflected in the 38,566 individuals who identify as Hispanic or Latino. Spanish is the primary language spoken in 75.8 percent of households, underscoring its prominence in daily communication within the community. English is the primary language spoken in 22.9 percent of households, while the remaining 1.3 percent of residents communicate in Asian, Pacific Islander, or other Indo-European languages.

Residents in El Centro are younger and in larger households compared to statewide figures according to the 2023 American Community Survey (2023 ACS). El Centro residents skew young, with a median age of 31.6 years compared to the California median of 38.2 years of age. Families are also larger, with the average family size being 3.92 compared to the state average of 3.36.

El Centro, like many communities in Imperial County, is home to lower income households and higher levels of poverty compared to the state. According to the 2023 American Community Survey (2023 ACS), the median household income in El Centro is \$56,093, significantly lower than the state median household income of \$91,521. Poverty levels are also significantly elevated, with 20.1% of residents living in poverty compared to the statewide percentage of 12%.

The city's strategic location and role as a commercial center contribute to its dynamic and diverse workforce. The City of El Centro is home not just to its own facilities but also regional services such as Imperial County Superior Court, U.S. Department of Homeland Security, County of Imperial Administrative Facilities, the County of Imperial Public Health Department, Bureau of Land Management, California Highway Patrol Station and also the California Southern District Federal Court House. El Centro's employment environment is characterized by a blend of public sector employment, healthcare services, administrative support, retail, and agriculture. Educational, health care, and social assistance jobs made up 28.2% of the labor force, retail trade jobs made up 11.6%, public administration jobs made up 10.6% of the labor force, arts, entertainment recreation , accommodation, and food services made up 9.4% of the labor force, and agricultural jobs made up 6.2% of jobs in the labor force according to the 2023 American Community Survey (2023 ACS). .

## 2. Planning Activities

### General Plan Overview

The City of El Centro General Plan is composed of nine elements that cover: Land Use, Mobility, Environmental Justice, Housing, Conservation/Open Space, Noise, Safety, Economic Development, and Public Facilities. A comprehensive update was completed in 2004, however a major update was completed in 2021. The last update titled “El Centro 2040” was an update to the Land Use Element, Mobility Element (formally called the Circulation Element), and adopted a new Environmental Justice Element.

### Land Use Element

#### Background

The Land Use Element designates the proposed general distribution, general location and extent of uses of land within the city focusing on preserving established land uses and accommodating the future growth and physical development of the community. The primary purpose of the Land Use Element is to establish the policy foundation that will direct future land use decision-making for El Centro and its Sphere of Influence (SOI) to achieve the community’s long-range goals. It was last updated in June 2021 as part of the *El Centro 2040* General Plan Update.



The El Centro 2040 update serves to achieve the following goals: Achieve a Balance of Land Uses; Support Sustainability; Achieve Balance Growth; Support Economic Prosperity; Improve Quality of Life; Health, Safety, and Compatibility; and Promote Aesthetics, Design, and Community Character. It will achieve this through the following methods:

- Facilitate a range of housing through mixed-used development, missing middle housing, and other strategies in promoting infill development.
- Supporting Business Generation in the Downtown Area by allowing artisan/small manufacturing uses, “pop-up” shops and restaurants, and reduce/remove requirements for discretionary permits.
- Update the City’s Urban Development Program to facilitate sustainable and balance growth in areas in the Sphere of Influence without access to public services.
- Update the City’s Visual Enhancement Areas by designated certain corridors for enhancement.

### Implementation Progress

The table below is a list of Land Use Element Programs or Policies that have been completed, in progress, or not started.

| Policy No. | Description                                                                                                                                                                                                                                                                                                                                                                                     | Status                                                                                                                                                                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LUE IP-1   | Update the Zoning Code: Update the Zoning Code and Zoning Map to be consistent with and implement the General Plan land use designations and General Plan land use policy map.                                                                                                                                                                                                                  | Complete – The first phase of the Zoning Code update was completed in December 2022 to address changes to the Land Use Policy Map and to incorporate ADU statutory standards. The second phase of the Zoning Code Update was completed September 2024. |
| LUE IP-2   | Prepare Visual Enhancement Area Plans: Prepare Visual Enhancement Area Plans for the Visual Enhancement Areas (VEAs) identified in the Land Use Element. Coordinate with the Engineering Department to incorporate appropriate infrastructure improvements to implement the Mobility Element, as appropriate. Incorporate public art wherever possible. (See LUE IP-5)                          | In progress - The Imperial Avenue Complete Streets Plan incorporates the Visual Enhancement Area in El Centro from Adams Avenue to Treshill Road was completed February 2025. Funding for additional plans is continuing to be sought as available.    |
| LUE-IP-3   | Prepare a Gateway/Wayfinding Program: Prepare a unified and coordinated gateway and wayfinding program that incorporates design features that highlight El Centro’s unique identity, including design themes developed for Visual Enhancement Areas (VEAs) as appropriate (in accordance with LUE Policy 6.4; see also LUE-IP-2). Incorporate public art to the extent feasible (see LUE-IP-4). | Not Started                                                                                                                                                                                                                                            |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LUE-IP-4 | Encourage Lot Consolidation: Consider revisions to the municipal code as appropriate to expedite the process and/or reduce fees. Identify incentives to encourage lot consolidation and methods to implement them, such as: density and/or intensity bonuses, parking reductions, and other zoning incentives; and reduction of fees, expedited permit processing, improvement bonding, grants, and other economic development strategies.                                                                                                                                                                                                                                                                                                                                               | Not Started- A formal incentive program has not been established.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LUE-IP-5 | Prepare a Public Art Program: Prepare a program to incorporate art into public projects, facilities, programs and private development to the extent possible. Consider including public art for capital improvement projects throughout the city, with a special focus on gateways, wayfinding, opportunity areas, and VEAs); temporary public art (including for local events, temporary CIP projects, crosswalk designs that could become permanent, etc.); public art on public property, such as libraries, City Hall, parks; privately funded art in public locations; and privately or publicly funded art on private property. Involve community arts organizations, local artists, K-12 schools, and Imperial Valley College. Encourage local businesses to support the program. | In progress - A formal art program has not been developed. Draft standards and procedures to permit murals have been created but yet to be adopted. As funding permits, the Economic Development Division programs city funds for art projects such as murals and also utility box covers. In addition, the City was most recently awarded 4.7 Million dollars for the Embellece El Centro project which will provide murals, gateway signage along with other items within the Downtown Area. |
| LUE-IP-6 | Facilitate Pop-Up establishments & events: Evaluate and revise existing City ordinances, policies, and/or programs to facilitate “pop-up” shops, restaurants, and events on vacant lots and in vacant store-fronts (private property) and on public property, with a special emphasis on the Downtown. Develop expedited City review and business licensing for pop-up shops, restaurants, and events. Cross-reference with EJE-IP-16 re: City-hosted/sponsored pop-up events.                                                                                                                                                                                                                                                                                                           | Complete- This was included in the second phase Zoning Ordinance Update that was adopted by City Council in September 2024. Conversations with the Finance Department have begun to establish an expedited business licensing program for pop-up events.                                                                                                                                                                                                                                       |
| LUE-IP-7 | Coordinate Land Use Issues: Coordinate on land use issues with adjacent jurisdictions and other affected agencies such as Caltrans, the Imperial County Air Pollution Control District, County of Imperial, Local Agency Formation Commission, Imperial County Airport Land Use Commission, the City of Imperial, the Southern California Association of Governments (SCAG), and other affected entities.                                                                                                                                                                                                                                                                                                                                                                                | Ongoing – City staff are serving on the Imperial County Airport Land Use Compatibility Plan project advisory committee.                                                                                                                                                                                                                                                                                                                                                                        |
| LUE-IP-8 | Expand Opportunities for Home-Based Businesses: Update the Zoning Ordinance to allow the expansion of home occupation uses and/or creating a second tier of home occupation permit, which would allow for more                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complete- This was updated in the second phase Zoning Ordinance Update that was adopted by City Council in September 2024.                                                                                                                                                                                                                                                                                                                                                                     |

|  |                                                                                     |  |
|--|-------------------------------------------------------------------------------------|--|
|  | intensive commercial activity while still retaining residential as the primary use. |  |
|--|-------------------------------------------------------------------------------------|--|

## Planned Updates

The Planning Division is currently processing the following two (2) General Plan Amendments: GPA 22-02 (El Centro Town Center Village Residential and Industrial Development), GPA 22-05 (1274 Pico Avenue Zone Change). There was one (1) General Plan Amendment, GPA 23-03 (CR&R Waste Transfer Station), approved.

## Mobility Element

### Background

The Mobility Element serves to identify a long-range vision for a balanced, multimodal transportation system that accommodates future growth while preserving the local character. It sets forth goals and policies and a series of transportation networks intended to improve connectivity and adequately support existing and planned land uses. Updated as part of the El Centro 2040 General Plan Update, it replaced the former Circulation Element, with a strong emphasis in including the needs of residents, visitors, and businesses across all modes of transportation such as pedestrian, bicycle, transit, and vehicular. It includes the following six goals:

- Goal 1 - Adopt Complete Streets policies to provide streets in an equitable manner that are safe and accessible by users of all ages and all abilities
- Goal 2 - Support a safe pedestrian and bicycle transportation network in an equitable manner for people of all ages and abilities.
- Goal 3 - Promote a public transportation network that allows for convenient access to major destinations, both within El Centro, as well as within the Imperial County subregion.
- Goal 4 - Provide appropriate vehicle circulation, especially along streets classified as Arterials
- Goal 5 - Provide and maintain a safe and efficient system for delivering goods and services.
- Goal 6 - Continue to utilize regional airports and railways to facilitate economic development, as well as the movement of people, and establish El Centro as a regional hub of commerce and travel.

## Implementation

| Policy No. | Description                                                                                                                                                                                                                                                                                                                        | Status                                                                                                                                       |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Develop Transportation Study Guidelines to implement Senate Bill (SB) 743 by establishing Vehicle Miles Traveled (VMT) thresholds for El Centro and to ensure acceptable levels of traffic flow on City's Mobility Element roadways.                                                                                               | Complete - The Public Works Engineering Division developed the El Centro Transportation Study Guidelines and they were adopted in June 2022. |
| 2.         | Develop a Transportation Impact Fees (TIF) program to establish a mechanism for Complete Streets network implementation as illustrated in the Planned Roadway Network Classifications (Figure ME-4).                                                                                                                               | Not started                                                                                                                                  |
| 3.         | To improve pedestrian safety, the City should establish a set of criteria for pedestrian crosswalk treatments including midblock crossings.                                                                                                                                                                                        | Completed- This item was completed in the second phase Zoning Ordinance Update that was approved by Council on September 2024.               |
| 4.         | To improve safety of all road users, the City should develop a Local Roadway Safety Plan (LRSP). This will also aid El Centro to be competitive in the Highway Safety Improvement Program (HSIP) grant program.                                                                                                                    | Not started                                                                                                                                  |
| 5.         | Prioritize recommendations from the Active Transportation & Safe Routes to School Plan (adopted in 2019), the Planned Bicycle Network (Figure ME-2), the Planned Roadway Network Classifications (Figure ME-4) including the Major Thoroughfares in the Mobility Element – pursue grant funding for the high prioritized projects. | Ongoing – The city currently has \$2 million in active grant funds for projects found in the Active Transportation Plan                      |
| 6.         | In addition to secure funding through grant programs, the City should lobby local representatives to assist on infrastructure implementation, such as obtain discretionary allotment.                                                                                                                                              | Ongoing – City received \$850,000 in Federal discretionary funding for Phase IV of the Imperial Avenue Extension Project.                    |
| 7.         | Create roadway design standards including right-of-way widths and cross-sections indicated in the Mobility Element, Figures ME 5-8, to reflect Complete Streets principles. These standards should include specifications for bicycle facilities, sidewalks, travel lane width, turn lanes, intersections, crosswalks,             | Completed- This item was completed in the second phase Zoning Ordinance Update that was approved by Council on September 2024.               |

|     |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                   |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | transit facilities, truck routes and turning, and other details.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |
| 8.  | Develop a neighborhood traffic calming program to slow down traffic speeds in both Collector (see Figure ME-4) and local streets. This program should incorporate a strong element of public involvement to obtain resident feedback and input in order to identify appropriate improvements from each neighborhood.               | In Progress- This item was addressed in the second phase Zoning Ordinance Update that was approved by Council on September 2024.<br><br>A program has not been developed.                                                                         |
| 9.  | Ensure new development or redevelopment projects following Complete Streets principles and constructing or paying a fee to construct multimodal improvement along project frontage.                                                                                                                                                | Ongoing – Projects are reviewed for compliance with the Mobility Element and applicable requirements. No fee program is implemented.                                                                                                              |
| 10. | Ensure developments on large parcels, such as Opportunity Areas 3, 4, and 5, to create friendly environment for people to walk, bike and access to public transit. This consists of short blocks and grid network, bicycles facilities, linear parks, and enhancements included in the Pedestrian Treatment Toolbox (Figure ME-1). | Ongoing - Projects are reviewed for compliance.                                                                                                                                                                                                   |
| 11. | Coordinate with ICTC and IVT on the implementation of a mobility hub at the 7th Street transit station.                                                                                                                                                                                                                            | Ongoing – The Downtown Embellece project includes components of the El Centro Mobility Hub including having mobile food vendors, improved lighting, and other enhancements in Town Square adjacent to the 7 <sup>th</sup> Street Transit Station. |
| 12. | Coordinate with ICTC and IVT on providing transit services to the Opportunity Areas 3, 4, and 5.                                                                                                                                                                                                                                   | Ongoing - Projects are reviewed and consultations for major projects are distributed to ICTC for comments and early consultations.                                                                                                                |

## Planned Updates

There are no proposed amendments or changes to the Mobility Element at this time.

## Environmental Justice Element

### Background

In 2016, California required cities with communities impacted by poor environmental quality to adopt Environmental Justice Elements. This aims to ensure equitable treatment regarding environmental regulations and protection from environmental and health burdens. Any jurisdiction can decide to incorporate environmental justice policies into their General Plan. However, a city or county that includes disadvantaged communities must have an Environmental Justice Element as per state law. In the context of environmental justice, a disadvantaged community is defined by the California Environmental Protection Agency (CalEPA) as an area that is either identified under Section 39711 of the Health and Safety Code or a low-income area significantly affected by environmental pollution leading to adverse health effects, exposure, or environmental degradation. Approximately 2/3 of El Centro has a high proportion of residents affected by environmental pollution qualifying the entire city as an Environmental Justice Community as per the policies in this element. As such the first edition of the Environmental Justice Element was adopted during the 2040 General Plan Element Update in June 2021.

The City of El Centro faces environmental challenges, including pollution, affecting residents' health and well-being. Issues include air pollution, proximity to solid waste facilities, and pesticide use. The city aims to engage all residents in decision-making processes and improve public facilities. Challenges such as incomplete pedestrian networks, lack of nutritious food options, and affordable housing are also addressed. Strategies include promoting healthy food access, enhancing physical activity opportunities, and addressing housing affordability and safety concerns. The Environmental Justice Element aims to address the unequal distribution of environmental burdens and benefits with the following goals:

1. An engaged and informed community that participates fully in the public decision-making process.
2. Equitable participation in decision-making by traditionally underrepresented groups, and by stakeholders in EJ communities and throughout the City.
3. Strong collaboration with other government agencies and community groups working to address the environmental justice issues that impact El Centro.
4. The reduction of pollution from existing and new sources in El Centro and the surrounding region.
5. Mitigation of exposure to pollution in El Centro.
6. Separation of sensitive uses, e.g. residential development, senior facilities, schools, child care centers, hospitals, etc., from pollution sources
7. Equitable distribution of public facilities and infrastructure throughout the City of El Centro.
8. State of the art health care facilities to meet the evolving needs of the community and the region
9. Reliable and convenient access to healthy food for all members of the El Centro community.
10. Positive messaging and education about healthy eating habits.
11. A balanced food environment with high-quality food outlets.



12. Offer a variety of recreation opportunities to meet the needs and abilities of people throughout El Centro.
13. Safe and comfortable spaces for active transportation and physical activity.
14. An active transportation network that connects important locations throughout the City.
15. Safe and well-maintained housing for all residents of El Centro.
16. A diverse range of housing options affordable to residents at all income levels.
17. A strategic approach to reducing the number of residents experiencing homelessness in El Centro.

### Implementation Progress

| Policy No. | Description                                                                                                                                                                                                                                                                                                                                                                                              | Comments                                                                                                                                                                                           |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EJE-IP-1   | Offer healthy foods and beverages at public events: Research and adopt a policy to increase healthy food and beverage options at public facilities, meetings and events. The ordinance should consider banning sugar-sweetened beverages and increase the proportion of healthy items for sale in vending machines and at concession stands. Include examples of healthy vs. unhealthy food options.     | Not Started - A formal policy has not been drafted, but healthy and sugar free options are made available at city sponsored meetings.                                                              |
| EJE-IP-2   | Conduct proactive outreach: Hold an annual town hall meeting, inviting the entire City to provide suggestions and comments for how the City government can better serve the residents.                                                                                                                                                                                                                   | Not Started.                                                                                                                                                                                       |
| EJE-IP-3   | Develop a community meeting protocol: Prepare a strategy for all City departments to use when conducting community outreach. Always provide interpretation services and meeting notices in both English/Spanish. Always allow for remote participation. Consider offering food and childcare services for in-person meetings. Use additional innovative methods to involve the community as appropriate. | Ongoing - All communications for city events, public meetings, and press releases are translated in to Spanish. There is an incentive for staff who speak Spanish to provide translation services. |
| EJE-IP-4   | Maintain a meeting distribution list: Prepare a list of organizations, non-profit groups and other community partners, including those who have connections with or serve traditionally underrepresented groups, and invite them to participate in all community outreach and decision-making activities. Make this list available for all departments to use.                                           | Ongoing - All outward facing communication is managed by the Public Information Officer who maintains meeting distribution lists.                                                                  |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                  |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EJE-IP-5  | Develop a project sustainability checklist to use when reviewing development projects: Include such measures as requiring developers of new projects along the perimeter of the City to: consider air pollution exposure especially for sensitive groups; plant drought tolerant trees to serve as wind breaks to mitigate blowing dust; require use of low-impact development techniques where feasible; incentivize the use of green building techniques; and require sidewalks and bike lanes/paths in all residential subdivisions. | Ongoing- Projects are reviewed for compliance.                                                                                                                                   |
| EJE-IP-6  | Urban greening programs: Look for grant programs that provide opportunities to add trees and vegetation in the City for shade and natural cooling, appropriate to the local climate.                                                                                                                                                                                                                                                                                                                                                    | Ongoing - In 2023, the City received \$ 4.78M from the Clean California Grant. In 2023, the City received \$1.1M in funding from the urban greening program for Buena Vista Park |
| EJE-IP-7  | Develop indoor air quality guidelines: Incorporate techniques for improved indoor air quality into design standards for new developments near freeways, major corridors, or other sources causing high levels of localized pollution.                                                                                                                                                                                                                                                                                                   | Not Started                                                                                                                                                                      |
| EJE-IP-8  | Create an air quality buffer map: Buffer map should identify areas where extra effort should be made to plant trees and/or other strategies to mitigate air pollution impacts. See LUE-IP-1 q.                                                                                                                                                                                                                                                                                                                                          | Not Started                                                                                                                                                                      |
| EJE-IP-9  | Develop healthy food retail incentives: Explore incentives, such as the Healthy Food Financing Initiative or California FreshWorks Fund to expand healthy food retail throughout El Centro.                                                                                                                                                                                                                                                                                                                                             | Not Started                                                                                                                                                                      |
| EJE-IP-10 | Conduct ongoing coordination with the Imperial County Public Health Department (ICPHD): Maintain a productive relationship with the ICPHD and support efforts to better serve communities of concern through eliminating food waste and redistributing food, and use the City's website and social media to provide information to residents on food assistance programs and to offer community classes that promote healthy eating.                                                                                                    | Not Started                                                                                                                                                                      |
| EJE-IP-11 | Participate in healthy home education: Disseminate information to property owners and tenants about maintaining a "healthy home" including information on indoor mold, and low toxicity cleaning products; look to the CDC and California Department of Public Health for resources.                                                                                                                                                                                                                                                    | Ongoing – Information is distributed at the front counter regarding indoor mold and lead hazards found in homes.                                                                 |

|           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EJE-IP-12 | Start a Lead Paint Program: Collaborate with the Imperial County Housing Authority to create a Lead Paint Program, and include active enforcement.                                                                                                                                                                                                                      | In Progress – The City has a program available for residents who qualify for CDBG funds to remediate lead paint as part of an approved project.                             |
| EJE-IP-13 | Expand opportunities for indoor recreation: Consider using vacant retail space centrally located near residential neighborhoods to offer indoor recreation opportunities especially during the hot summer months, such as indoor climbing walls for kids, roller skating, indoor play structures, indoor obstacle courses, trampolines, etc.                            | Not Started                                                                                                                                                                 |
| EJE-IP-14 | Incentivize new neighborhood grocery stores: Revise the zoning code to allow neighborhood-serving retail uses within neighborhoods at key nodes to provide opportunities for retail services within walking distance of homes. Allow reduced parking requirements. Prioritize the neighborhoods on the east side of the City. Revise the Zoning Ordinance if necessary. | Not Started                                                                                                                                                                 |
| EJE-IP-15 | Promote mobile farmer's markets: Permit mobile farmer's markets to operate weekly or bi-weekly in neighborhoods that are a considerable distance from grocery stores. Allow them to locate at local parks or community centers.                                                                                                                                         | Not Started                                                                                                                                                                 |
| EJE-IP-16 | Host pop-up events: Periodically, host pop-up events and feature local musicians, food trucks, and fun activities such as bingo, raffle for tickets to the Aquatic Center, etc. for community-building. Consider closing down City street segments for this purpose to provide space for these events.                                                                  | Ongoing- The City hosted the inaugural Fiesta del Valle Flavor Fest on January 25, 2025 at the MLK Pavilion and showcased local food vendors, corn hole, and a beer garden. |
| EJE-IP-17 | Develop low-impact development guidelines: Work with the Engineering Department to develop a set of guidelines to require developers to use new techniques to reduce runoff, such as the use of permeable pavers, and vegetated infiltration.                                                                                                                           | Not started                                                                                                                                                                 |
| EJE-IP-18 | Partner in regional air quality improvement efforts: Maintain a "seat at the table" in regional efforts to improve air quality for the City and County. Identify a consistent staff member to serve as the City's liaison.                                                                                                                                              | Ongoing – City representative present at AB 617 Meetings                                                                                                                    |
| EJE-IP-19 | (Mobility or EJ Element) Develop transportation options for low income residents, seniors or persons with disabilities for important needs, such as medical                                                                                                                                                                                                             | Ongoing – ICTC provides transportation services for these populations. City staff will continue                                                                             |

|           |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                    |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | appointments, pharmacy and grocery shopping, and offer mobile health care options.                                                                                                                                                                                                                        | to partner with ICTC to meet their needs.                                                                                                                                                          |
| EJE-IP-20 | Offer fee-free days for the City's recreational facilities: To better serve the recreational needs of communities of concern, waive fees for the City's recreational facilities on an occasional basis.                                                                                                   | Not started                                                                                                                                                                                        |
| EJE-IP-21 | Participate in regional and local efforts to end homelessness: Collaborate with local and regional agencies working on homeless issues, including non-profits, faith-based organizations, and the County of Imperial to support needed services and move individuals and families into permanent housing. | Ongoing – Code Enforcement staff collaborates with Catholic Charities – San Diego-Imperial County on the Helping Hands Program, County Social Services Dept., and the County Behavior Health Dept. |

### Planned Updates

The Environmental Justice Element is not proposed to be updated nor is it statutorily required to be updated as is the case with the Housing Element or the Safety Element. The plan recently being adopted is still being implemented. Future General Plan Element Updates may require an update to the plan.

## Housing Element

### Background

The Housing Element, a crucial part of the General Plan as mandated by California State law, is responsible for assessing housing needs, analyzing the housing market, and suggesting programs to address those needs. It involves examining housing stock, costs, incomes, special requirements, land availability, infrastructure, and RHNA. Updated every eight years, the City's Housing Element aims to devise future housing strategies based on past initiatives and present assessments. The Sixth Cycle Housing Element for the City of El Centro's statutory planning period kicks off on October 15, 2021, and runs until October 15, 2029, while the RHNA period starts on June 30, 2021, and extends to October 15, 2029.

El Centro's Sixth Cycle Housing Element focuses on expanding sites for lower and moderate-income households to achieve economic integration. RHNA sites are strategically spread across the city, with larger sites on the outskirts and smaller ones in the center, following fair housing distribution patterns. Certain areas have concentrations of poverty, disparities, and sensitive communities, prompting the city to promote mixed-income neighborhoods for enhancement. The Land Use Element endorses a well-rounded mix of land uses to cater to residents' needs and enhance living conditions. Strategies involve facilitating "Missing Middle" housing, promoting infill housing, and aligning residential policies with General Plan objectives. In order to guide future growth in the City of El Centro, the following goals were included in the Housing Element:

1. Adequate housing to meet the existing and future needs of El Centro residents.

2. Maintenance and enhancement of the quality of residential neighborhoods and living environments.
3. Equal opportunity for all residents to reside in housing of their choice.
4. Housing that maximizes opportunities for energy conservation.

#### Implementation Progress

The table below lists Housing Element Programs or Policies that have been finished, are currently in progress, or are underway. THE FOLLOWING TABLE IS THE SAME AS THE HOUSING ELEMENT REPORT.

| Program No.                                                          | Description                                                                                                                                                                                                                                                                                                                                                      | Comments                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Adequate Sites for RHNA                                           | Update the Zoning Ordinance to address the replacement requirements, implement the MU-1 and MU-2 Overlay designations of the Land Use Element, Maintain and monitor the residential sites inventory to ensure adequate sites remain to accommodate the RHNA throughout the RHNA period, provide sites inventory information online and update at least annually. | Rezoning of properties identified for Mixed Use in the General Plan was completed in December 2022. Staff is preparing an interactive GIS map showing the RHNA sites inventory that were included in the Housing Element for public use.                                                                                             |
| 2. Monitor Residential Capacity (SB166 No Net Loss)                  | Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863                                                                                                                                                                                                                                                                    | Completed as part of the Phase II Zoning Ordinance Update that was updated in September 2024.                                                                                                                                                                                                                                        |
| 3. By-Right Approval of Projects with 20 Percent Affordable (AB1397) | Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863                                                                                                                                                                                                                                                                    | Completed as part of the Phase II Zoning Ordinance Update that was updated in September 2024.                                                                                                                                                                                                                                        |
| 4. Accessory Dwelling Units                                          | Amend the Zoning Ordinance to, clarify the definition of ADUs, establish parking standards in consistent with State law, ensure regulations for single-family dwellings conform to State law allowing ADUs and Jr. ADUs. By 2023 develop incentives to facilitate ADU Production, and Facilitate the construction of 40 ADUs over eight years.                   | The Zoning Ordinance was amended in 2022 and clarified the local requirements for ADUs consistent with State law. In 2023, staff also streamlined the approval of ADUs by consolidating Planning and Building reviews in to one process. Staff is preparing permit ready ADU Plans. In 2024, there were 45 ADU or JADUs constructed. |

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                 |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. Facilitate Affordable and Special Needs Housing Production | Encourage and facilitate affordable and special needs housing by collaborating with Affordable and Special Needs Housing Developers.                                                                                                                                                                                                                                                           | In 2022, the City approved the transfer of property to Chelsea Investment Corporation for the construction of 96 units of which a portion will be constructed for residents with special needs. |
| 6. First-Time Homebuyer Program                               | Maintain contact information for affordable housing developers' special needs service providers for the purposes of soliciting their involvement in development projects in El Centro. Provide links to CalHFA programs on City website by the end of 2022 and annually pursue available funding programs to deliver homebuyer assistance.                                                     | In the 2023-2024 HUD Program Year, there were no applicants qualified for the first time homebuyer program.                                                                                     |
| 7. Zoning Code Amendments                                     | Annually, the City will contact local and regional affordable housing developers, especially those that focus on housing for the disabled, seniors, and farmworker households to explore opportunities for affordable housing.                                                                                                                                                                 | Phase I of the Zoning Code Update was completed in December 2022 and included the majority of the proposed changes identified in the Housing Element. Phase II was completed September 2024.    |
| 8. Water and Sewer Service Priority for Affordable Housing    | Develop and establish a formal procedure to grant water and sewer priority to developments with units affordable to lower-income households within one year of adoption of the 2021-2029 Housing Element.                                                                                                                                                                                      | Not Started                                                                                                                                                                                     |
| 9. Coordination with Social Services Agencies                 | Continue to evaluate on an annual basis allocation of CDBG funds to social service agencies to benefit El Centro residents, and attempt to assist 250 special needs and lower income residents annually.                                                                                                                                                                                       | In the 2023-2024 HUD Program Year, CDBG funds served 988 residents.                                                                                                                             |
| 10. Rental Assistance                                         | Continue to contract with the IVHA to administer the Housing Choice Vouchers Program and assist an average of approximately 900 extremely low and very low-income households annually during the planning period, promote the Housing Choice Vouchers program on City website, partner with its fair housing service provider to educate the community on the new source of income protection. | The Imperial Valley Housing Authority over 683 housing vouchers to assist extremely low and very low-income households in El Centro.                                                            |



|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. Conservation of Existing and Future Affordable Units | Monitor Units at Risk, Work with Potential Purchasers, Tenant Education, and Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance.                                                                                                                                                                                                                                                                                                                                                                      | The City has not lost any affordable housing due to conversion to market rate in 2023.                                                                                                                                                                                               |
| 12. Housing Rehabilitation Loan Program                  | Assist two low-income homeowners annually with rehabilitation loans, one low-income homeowner annually with lead-based paint reduction, one low-income homeowner annually with asbestos testing and removal, and annually pursue other funding sources (e.g., CalHome) to expand housing rehabilitation assistance.                                                                                                                                                                                                                        | In the 2023-2024 HUD Program Year, one applicant was awarded funding for the housing rehabilitation loan program.                                                                                                                                                                    |
| 13. Code Enforcement                                     | Continue to implement the applicable sections of the El Centro Municipal Code. Inform eligible owners about the City's Home Improvement Loan Program, conduct code enforcement on 150 units annually, Adopt the most recent version of the California Building Code by 2022 and update every three years according to the State Building Code update schedule.                                                                                                                                                                             | In 2024, 94 Code Enforcement cases were closed on housing related complaints. The Code Enforcement Officer distributes information pamphlets to potentially eligible homeowners about the City's Housing Rehabilitation Loan Program.                                                |
| 14. Fair Housing Services                                | Complete meaningful actions noted in Table 50 of page 106 to affirmatively further fair housing issues. Contributing factors identified includes: Insufficient Fair Housing Testing and Limited Outreach Capacity, Patterns of concentration as well as disparate access to opportunities/ resources for communities in the Center of the City, and Communities with disproportionate housing needs, like cost burdens, overcrowding, and substandard housing conditions, are concentrated in the census tracts in the center of the City. | The City is in the process of completing a housing conditions survey that will provide data on areas with concentrated levels of poor maintained housing. Also, the city will be updating their Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan in 2024. |

### Planned Updates

The Housing Element is not expected to be updated again prior to its required 7<sup>th</sup> Cycle Update. As mentioned previously, the Sixth Cycle Housing Element period runs until October 15, 2029. Once funding is made available for the Seventh Cycle Housing Element update, staff will begin working on the next statutory updated.

## 2024 Housing APR Summary

This year's Annual Progress Report accounts for the third full calendar year of the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) period beginning on January 1, 2024 and ending on December 31, 2024. Below are the highlights from the Report for this period:

### HOUSING UNITS ISSUED BUILDING PERMITS DURING CALENDAR YEAR 2024

| New Units in 2024              |            |
|--------------------------------|------------|
| Single Family Homes            | 83         |
| Accessory Dwelling Units (ADU) | 72         |
| Multi-Family Units             | 10         |
| Mobile Home                    | 0          |
| <b>Total Units</b>             | <b>165</b> |

### REGIONAL HOUSING NEEDS ASSESSMENT GOALS 2021-2029

| Income Level              | RHNA Allocation 2021-2029 | 2022      | 2023       | 2024       | RHNA Goal Remaining |
|---------------------------|---------------------------|-----------|------------|------------|---------------------|
| Very Low ≤ 50% AMI        | 1001                      | 4         | 96         |            | 869                 |
| Low 51% to 80% AMI        | 490                       | 31        | 48         | 83         | 295                 |
| Moderate 81% to 120% AMI  | 462                       | 3         | 26         | 72         | 352                 |
| Above Moderate > 120% AMI | 1489                      | 0         | 0          | 10         | 1474                |
| <b>Total Units</b>        | <b>3,442</b>              | <b>38</b> | <b>170</b> | <b>165</b> | <b>2,990</b>        |

## Conservation/Open Space Element

### Background

The Conservation/Open Space Element is designed to safeguard environmental and historical resources, encompassing aspects such as agricultural conservation, water conservation, and air quality. It consists of sections on Issues, Goals, and Policies, along with a Conservation/Open Space Plan. Environmental impact assessments and wildlife protection are governed by several laws and programs like the California Environmental Quality Act (CEQA) and California Endangered Species Act (CESA). Compliance with regulations is mandatory for development projects in El Centro to minimize environmental effects. The city enforces stormwater pollution control measures and regional transportation plans to enhance air quality and traffic management. Furthermore, the Parks and Recreation Facilities Master Plan aligns with General Plan objectives for diverse resource conservation initiatives.

The Imperial Valley's fertile agricultural terrain stands as a cornerstone of El Centro's economy, supplying a rich array of fresh produce vital to its populace. Despite grappling with the challenges linked to the high salinity of Colorado River water, the community acknowledges the critical need for water conservation amid California's persistent water overdraft predicaments.

El Centro's deep-rooted ties to its agricultural heritage highlight the city's unique legacy, accentuating the importance of preserving historical landmarks for forthcoming generations to appreciate and glean wisdom from. As custodians of the land, residents bear the responsibility of perpetuating these customs and honoring the memory of their predecessors who cultivated the soil with care.

Although El Centro benefits from generally favorable air quality, the presence of wind-dispersed particulates underscores the delicate equilibrium between advancement and environmental repercussions. Positioned in an environmentally sensitive locale, the city must engage in meticulous urban planning and proactive measures to mitigate potential environmental hazards and ensure the welfare of its inhabitants.

### Implementation Progress

| Policy No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                | Status                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COS-1      | Agricultural Preservation: Use development incentives such as priority project processing, density bonuses, and infrastructure improvements to encourage redevelopment and infill projects that reduce development pressure on agricultural lands.                                                                                                                                                                         | Ongoing – In 2021 the city adopted a Programmatic Environmental Impact Report (PEIR) for the El Centro 2040 General Plan Update. The PIER included programs to evaluate the development of agricultural lands. The El Centro 2040 General Plan also resulted to an up zoning of many zones allowing denser residential development. The Zoning Code update adopted in 2022, also includes a streamlined density bonus process following state requirements. |
| COS-2      | Agriculture Preservation: Encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. During the development review process, a number of factors shall be used to determine the appropriate buffer, including the type of agricultural use, topography, and pesticide and machinery use. | Ongoing – The El Centro 2040 General Plan Update identified areas that are planned for development abutting agricultural uses also have policies for adequate buffers.                                                                                                                                                                                                                                                                                      |
| COS-3      | Promote Water Conservation: Work with the Imperial Irrigation District to encourage water conservation throughout El Centro in the following ways: <ul style="list-style-type: none"> <li>Require the use of drought resistant plant species in landscaping for private and public areas, including parks;</li> </ul>                                                                                                      | Ongoing – The city monitors State mandates on drought conditions and implements the Water Shortage Contingency Plan. All new development is required to adhere to Chapter 29, Division 6 of the municipal code which discusses Water Efficient Landscaping. The City utilized the 2022 California                                                                                                                                                           |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                 |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"> <li>Utilize xeriscape principles in all new parks, recreation facilities, public buildings and private developments.</li> <li>Work with the El Centro School Districts to establish water conservation educational programs; and</li> <li>Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conservation appliances) in new development, public projects and rehabilitation projects.</li> </ul>                          | Building Code that contains water efficient requirements.                                                       |
| COS-4 | 4.4 Plan: Support California's "4.4 Plan"; an ongoing effort to reduce California's use of Colorado River water to 4.4 million acre-feet per year, California's entitled amount.                                                                                                                                                                                                                                                                                                                                                    | This program was created in 2002 and would need to be reevaluated to determine if it is still a valid.          |
| COS-5 | <p>Water Recycling: Implement water recycling in El Centro in the following ways:</p> <ul style="list-style-type: none"> <li>Apply for funding for a Recycled Water Feasibility Study from the State Water Resources Control Board;</li> <li>Conduct Feasibility Study;</li> <li>Implement recommendations through the CIP process, a new recycled water use ordinance (if appropriate) and requirements for new development.</li> </ul>                                                                                            | Not started.                                                                                                    |
| COS-6 | Subdivision Ordinance: Continue to implement and enforce the subdivision ordinance that contains provisions for the dedication of land for park and recreational purposes. The ordinance requires a land dedication calculated on a basis of a ratio of five acres of park for each 1,000 residents generated by the project. A fee can be paid in lieu of land dedication and the collection of these and fees and other funds can be used to set up a revolving fund to be used for the acquisition of park and open space lands. | Ongoing - The current ratio is 3 acres per 1,000 residents.                                                     |
| COS-7 | Zoning Ordinance: Continue to promote the Planned Unit Development (PUD) provision in the Zoning Ordinance. PUDs are a way to encourage the development of residential environments containing more usable open space than provided under traditional development standards.                                                                                                                                                                                                                                                        | Ongoing – The City is processing one PUD for the Town Center Residential and Industrial Development (CUP 22-4). |
| COS-8 | Protect Natural Resources: Assess development proposals for potential impacts to significant natural and aesthetic resources pursuant to the                                                                                                                                                                                                                                                                                                                                                                                        | Ongoing - This is reviewed in all CEQA projects.                                                                |

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | California Environmental Quality Act (CEQA) and associated federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                        |
| COS-9  | “Embrace the Desert”: Invest in the City programs and facilities that highlight the unique value of the landscape and appropriate use of materials. City investments should include an Environmental Education Program and a Desert Demonstration Garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not Started                                                                                                                                                                                                                                            |
| COS-10 | California Environmental Quality Act: Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA). Require appropriate mitigation for all significant impacts if impact avoidance is not possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ongoing - This is reviewed in all CEQA projects.                                                                                                                                                                                                       |
| COS-11 | Downtown Business District: Continue to implement and update as necessary the recommendations of the Downtown Business District Study as one method of maintaining and enhancing the downtown area to retain the character of the central area, with its arcades and store fronts, and to create a more lively and vibrant city center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ongoing – The city continues to implement projects and programs such as the installation of ornamental street and pedestrian lighting and façade improvement programs. Most recently the city received a \$4.8 million grant for further improvements. |
| COS-12 | Local Awareness of Community Heritage: Foster local awareness of El Centro’s heritage by: <ul style="list-style-type: none"> <li>• Implementing a program of recognition, for example, the placement of plaques or markers to highlight the significance of a building or place;</li> <li>• Investigating the eligibility of local buildings for listing in the national, State, or local register of historic places;</li> <li>• Designating historic landmarks, recognizing a building, structure, site or collection of buildings or sites which are found by the City Council to have historic, cultural, or architectural significance;</li> <li>• Purchasing development rights to important buildings or property so as to provide protection from alteration or destruction;</li> <li>• Purchasing and re-selling important buildings or property with a covenant and reverted clause in the deed, restricting changes in the structure of the place.</li> </ul> | In November 21, 2023, the City Council updated the Proclamation Policy 605 adding that plaques may be issued for buildings of cultural or historical interest or significance.                                                                         |

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## Planned Updates

Being that it was last updated twenty years ago, it should be considered as part of the next comprehensive update of the General Plan.

# Noise Element

## Background

The Noise Element is crucial for the General Plan, meeting State planning laws and aligning with California Health and Safety guidelines. It forecasts noise levels for land use compatibility and sets standards for noise insulation. The Noise Element must integrate with other General Plan elements like Land Use and Circulation, aiming to reduce transportation-induced noise impact. In El Centro, noise mitigation efforts focus on transportation-related noise from sources like Interstate 8. Planning for future noise conditions involves addressing transportation and stationary noise sources to minimize community impact. The City of El Centro has goals and policies adopted to ensure that noise impacts are properly mitigated during the development phase. In addition, there is a noise plan that includes standards. The following goals are included in the Noise Element:

1. Minimize the effects of noise through proper land use planning.
2. Minimize transportation related noise impacts to preserve the City's overall environment.
3. Minimize non-transportation related noise impacts to preserve the City's overall environment.

## Implementation Progress

The City of El Centro addresses noise issues by implementing a Noise Plan and Land Use Compatibility Standards. Different zones determine noise acceptability and mitigation requirements for development projects. The city focuses on transportation noise control through design measures and collaboration with transportation authorities. Noise from non-transportation sources is also regulated to protect sensitive receptors. Compliance with noise standards is required for new development projects to minimize noise impacts on the community. Unlike earlier sections of the General Plan that incorporated formal programs with timelines, the Noise Element contains standards and guidelines for proper noise planning during development.

## Planned Updates

The Noise Element was last updated during the comprehensive General Plan Update in 2004. Since then the Circulation Element was replaced with the Mobility Element in 2021 and modifying the planned vehicle transportation network. Also, the County of Imperial is currently updating their Airport Land Use Compatibility Plan, which would affect the forecasted noise generated from aircraft landing at the Imperial County Airport north of the city.



## Safety Element

### Background

The Safety Element in El Centro aims to identify and address potential hazards for residents, workers, and visitors, including earthquakes, fires, floods, and hazardous materials. It is a mandated part of the General Plan, covering hazards like seismic events, flooding, fires, and hazardous materials. The Safety Element includes sections on Issues, Goals, Policies, and a Safety Plan outlining actions to reduce risks and enhance emergency preparedness. Government Code section 65302(g) sets forth a list of hazards that the Element must cover if they pertain to conditions in the City. These hazards are:

- Seismically induced conditions including ground shaking, surface rupture, ground failure, tsunami and seiche;
- Slope instability leading to mudslides and landslides;
- Subsidence and other geologic hazards;
- Flooding;
- Wildland and urban fires; and
- Evacuation routes, water supply requirements and design standards for new development as they relate to identified fire seismic and geologic hazards.

### Implementation Progress

The City of El Centro has 14 programs addressing safety standards including seismic hazards mitigation, flood risk reduction, fire prevention, crime prevention, transportation safety, and emergency response coordination. Measures include enforcing building codes, retrofitting hazardous buildings, promoting fire prevention, educating the public, enhancing transportation safety, and minimizing health risks from hazardous materials. Following is a list of each program with a summarized description:

| Program No. | Description                                                                                                                                                                                                                                                                    | Comments                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| S-1         | Reduce community risk from seismic and geologic hazards by mandating mitigation measures for new and existing developments. Evaluate projects for potential hazards under the California Environmental Quality Act and implement safety measures to address significant risks. | Ongoing - This is an ongoing topic item in all environmental reports. |
| S-2         | Use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards where seismic hazards are identified and cannot be mitigated.                                                                                                 | Ongoing - This is an ongoing consideration.                           |

|      |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                       |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-3  | Comply with structural codes like the Uniform Building Code, Uniform Mechanical Code, Uniform Fire Code, and National Electric Code to prevent injury, property damage, and loss of life. All development in El Centro must adhere to these codes for public safety.          | Ongoing – The city has adopted the 2022 California Building Code. The 2025 California Building Code edition will become effective on January 1, 2026. Staff will be preparing necessary ordinance updates before the end of the 2025. |
| S-4  | Implement a seismic retrofitting program for identifying and reinforcing hazardous buildings. Prioritize buildings for strengthening, offer incentives to owners like tax waivers, and provide education on seismic upgrades.                                                 | Not Started                                                                                                                                                                                                                           |
| S-5  | Reduce community flooding risks by mandating mitigation measures for existing and new developments, assessing proposals under the California Environmental Quality Act, and implementing safety measures.                                                                     | Ongoing - This is an ongoing topic item in all environmental reports.                                                                                                                                                                 |
| S-6  | Enforce city standards for storm drainage facilities to handle storm runoff and flash floods. New developments must provide flood control facilities as needed, and identify funding sources for necessary improvements.                                                      | Ongoing – Applicable projects are reviewed for compliance with the city's stormwater ordinance.                                                                                                                                       |
| S-7  | Promote programs and actions that educate the public about flood hazards and how to reduce the risks and losses associated with flooding.                                                                                                                                     | Not Started                                                                                                                                                                                                                           |
| S-8  | Reduce community fire risks by mandating mitigation for brush and structural fires in existing, new, and redeveloped areas. Evaluate development projects for hazards under the California Environmental Quality Act and enforce measures to reduce significant safety risks. | Ongoing - This topic is consistently addressed in all environmental reports. Additionally, the Code Enforcement Department and Fire Department conduct investigations and enforce regulations within their respective jurisdictions.  |
| S-9  | Promote fire prevention in El Centro by implementing fire hazard education programs, coordinating with relevant departments for adequate water pressure, adopting updated fire code provisions, and reviewing the Fire Department budget for enhanced protection.             | Ongoing – Development projects are reviewed by Fire Department staff and evaluated for compliance with the California Fire Code.                                                                                                      |
| S-10 | Continue to implement the signal preemption program allowing emergency vehicles to preempt signalized traffic lights in order to reduce response time to emergencies.                                                                                                         | Ongoing – New traffic signals are installed with detection and phase cards to allow signal preemption.                                                                                                                                |
| S-11 | Provide adequate police protection and educate the public on ways to prevent crime                                                                                                                                                                                            | Ongoing – The Police Department is implementing a Citizens Academy for                                                                                                                                                                |

|      |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | including Maintaining adequate police staffing levels, Upholding mutual aid agreements, Integrating safety principles into development projects, Enhancing public awareness with initiatives such as Neighborhood Watch, Delivering crime prevention programs in local schools in collaboration with the police and school districts. | the community to engage with Police officers and staff and gain an understating of policing. The Police Department also operates a Community Relations Unit that interacts with residents and property owners on how to improve the safety and security. |
| S-12 | Enhance transportation safety by collaborating with various organizations such as California Highway Patrol, U.S. Navy, and others to identify and address safety issues involving railways, airplanes, automobiles, pedestrians, and cyclists.                                                                                       | Ongoing                                                                                                                                                                                                                                                  |
| S-13 | Implement and update the SEMS Multihazard Functional Plan to coordinate emergency service providers and minimize damage during disasters. Encourage multi-jurisdictional cooperation, communication, and involvement of private individuals and organizations for effective emergency planning and response.                          | Completed – The Imperial County Multi-Jurisdictional Hazard Mitigation Plan Update was adopted in February 2021.                                                                                                                                         |
| S-14 | Minimize health and environmental risks associated with hazardous materials by collaborating with regulatory agencies, implementing waste management plans, identifying transportation routes, following emergency management plans, and working with local agencies to administer Risk Management Plans for businesses.              | Ongoing                                                                                                                                                                                                                                                  |

## Planned Updates

The Safety Element was last updated in during the comprehensive General Plan Update in 2004. Since then, there have been statutory requirements to update Safety Elements with the next update of the Housing Element. Also, State law now requires that climate change adaptation and resiliency in the general plan safety element. AB 2140 (Gov. Code § 65302.6, 8685.9) authorizes local governments to adopt the LHMP with the general plan safety element. Integration by reference or annexation is encouraged through a post-disaster financial incentive to cover local shares of the 25% non-federal portion of grant-funded post-disaster projects when approved by the legislature.

## Economic Development Element

### Background

The Lehman Brothers collapse in 2008 triggered the great recession, leading to financial institution bailouts and economic challenges like job losses and housing market issues. Despite the economic constraints, the City included an optional Economic Development Element in its General Plan to enhance the local economy, aiming for a balanced community with a high quality of life. The El Centro General Plan's Economic Development Element, last updated in 2011, aims to leverage globalization forces to drive city growth. The focus is on attracting businesses offering higher wages to counter declining household incomes. The update included strategies for reusing underutilized sites, enhancing downtown areas, and integrating commercial, residential, and office spaces. The plan is part of a broader effort to adapt to economic changes and will be implemented gradually as funds allow. The City maintains the Vision 2050 Blueprint and a Strategic Plan, last updated in 2022, that are updated as needs and trends evolve. The Economic Development Plan has the following 12 goals:

- Goal 3.1: Attract Employers That Pay Higher Wages
- Goal 3.2: Encourage Entrepreneurship
- Goal 3.3: Encourage sustainable Development practices
- Goal 3.4: Create more shovel ready industry sites
- Goal 3.5: Continue to attract shoppers from Mexicali and neighboring communities
- Goal 3.6: Improve community amenities that make El Centro a better place to visit and reside
- Goal 3.7: Transform downtown El Centro into a mixed-use neighborhood
- Goal 3.8: Reduce the inventory of vacant commercial space
- Goal 3.9: Encourage more intensive development at underutilized shopping center sites
- Goal 3.10: Upgrade the Appearance of Abandoned and Underutilized Commercial Properties Until they are Revitalized
- Goal 3.11: Convert a Portion of Vacant Industrial Land into Business Park or General Commercial Uses
- Goal 3.12: Complete the development of the Imperial Valley Commons site

### Implementation Progress

The Economic Development Plan has twelve goals with respective action items to help guide economic growth. In order to properly track the progress, it is important to track the 16 opportunity areas that are delineated in the Plan.

| Opportunity Area No.                     | Description                                                                                                                                                                                                                                                                                                                                                                                      | Comments                                                                                                                                                                                                                                                                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <b>Imperial Valley Plaza</b>          | The Valley Plaza Shopping Center should transform into a mixed-use business center with increased business space, reduced parking, and pedestrian-friendly amenities.                                                                                                                                                                                                                            | This location continues to be developed as suites open up. This area currently has a mixture of tenants that includes medical offices, governmental offices, retail stores and restaurants.                                                                                       |
| 2. <b>Former Heilig Meyers Center</b>    | The underutilized shopping center should undergo intensive development with new business space, reduced parking, upgraded appearance, and improved maintenance until demand increases.                                                                                                                                                                                                           | This location now has a Smart and Final, Dollar General, and a Furniture Store. One suite remains empty.                                                                                                                                                                          |
| 3. <b>Bowling Area Site</b>              | The area should support recreation or entertainment that complements the bowling alley while ensuring its competitiveness in the regional market.                                                                                                                                                                                                                                                | A formally empty portion of the building is now use for a vocational nursing school.                                                                                                                                                                                              |
| 4. <b>Valley CenterPoint Plaza</b>       | The site should be redeveloped or repurposed with a blend of activities that align with the Imagine Charter School. The General Plan revision should promote more intensive development on the site, incorporating extra structures while reducing the land allocated for parking. It's crucial to maintain the vacant buildings adequately until the demand for new commercial space increases. | Imagine Charter School ceased operations in 2000. A major portion of the site was donated to the City in 2018. The New El Centro Public Library was constructed in 2023. The former Carrow's restaurant building was converted to a Jersey Mikes, UPS Store, and a third suite.   |
| 5. <b>Former Wal-Mart Store</b>          | The former Wal-Mart site should be redeveloped with a mix of business uses. More intensive development on the site should be encouraged along with a reduced amount of land reserved for parking. The vacant building should be properly maintained until the demand for new business space improves.                                                                                            | This site is no longer vacant. The Wal-Mart building is used for government offices, Ross, DD's Discount, PetSmart and a Stanton Optical. In addition, the parking area includes new buildings with a Five Below, Aldi's, two ATMs, an insurance company, and a cell phone store. |
| 6. <b>El Centro Town Center Phase II</b> | The General Plan should encourage the build out of this 30-acre area with a mix of office, business-park uses, recognizing that site buildout is constrained by the area's location within the regional airport zone. A public-private partnership could help finance the infrastructure improvements                                                                                            | Off-site improvements were constructed funded through an Economic Development Administration Grant. Areas were rezoned to Multi-family residential consistent with the City's review of the Airport Land Use Compatibility Guidelines.                                            |

| Opportunity Area No.                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                             | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              | needed to develop shovel ready business sites.                                                                                                                                                                                                                                                                                                                                                                          | Other areas are developed for light industrial uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>7. Adams Avenue Corridor</b>                              | Vacant and underutilized sites within this corridor should be developed or redeveloped for higher and better uses. The attraction of new private investment can upgrade the appearance and economic vitality of the corridor.                                                                                                                                                                                           | The Mixed Use 1 (MU) zone was applied to the area to allow medium to high density residential uses in the area. In addition, there are parks and recreation amenities that have been constructed.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>8. Downtown Main Street Corridor</b>                      | The downtown should be transitioned into a mixed-use neighborhood that includes retail, general commercial, office, and residential uses. Infill housing should be encouraged on vacant and underutilized lots. Flexible zoning should attract a diversity of people and businesses into the vacant downtown spaces. Project Shape recommendations for parking, landscaping and land use changes should be implemented. | In 2016, an amendment to the zoning ordinance prohibited housing in the downtown area. The updated Land Use Element provided strategies for economic development to encourage small business involving small-scale fabrication and artisan production in the area. A zoning code was updated on September 2024 to reflect Land Use Element Changes. In 2023, the city received a \$4.8 million grant to renovate Town Square Park, replace entry way signage, trash cans, and other amenities. Staff applied for grant funding to develop a plan for the Main Street Corridor which includes Downtown Main Street. |
| <b>9. Highway 86 Railroad Properties</b>                     | This area should be transformed into general commercial or office uses. The dilapidated buildings should be maintained and the appearance improved until the site can be revitalized.                                                                                                                                                                                                                                   | The area remains zoned for Light Industrial and Railroad facilities. Rezoning it to allow for general commercial or office uses is not being considered at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>10. 8<sup>th</sup> Street Industrial Park Subdivision</b> | Shovel ready business sites should be created for these 17 acres of vacant industrially zoned land. The effort will require a partnership between the private property owners, the City and federal and state agencies that may fund infrastructure improvements.                                                                                                                                                       | Development has not occurred on this property. A Tentative Subdivision Map for the area has expired.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



| Opportunity Area No.                       | Description                                                                                                                                                                                                                                                                                                                                                                  | Comments                                                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>11. Danenberg Industrial Site</b>       | Shovel ready business sites should be created for the 27 acres of vacant industrially zoned land. The effort will require a partnership between the private property owners, the City, and federal and state agencies that may fund infrastructure improvements.                                                                                                             | This area was rezoned to CT-Tourist Commercial in 2022.                                                                     |
| <b>12. South El Centro Industrial Park</b> | Shovel ready business sites should be created for this 17-acre area of vacant industrial land. The effort will require a partnership between the private property owners, the City, and federal and state agencies that may fund infrastructure improvements.                                                                                                                | A portion of this area was rezoned CG-General Commercial in 2022. Infrastructure needs remain a barrier to development.     |
| <b>13. Abatti Property</b>                 | This 120-acre area should be developed with a mix of business uses. The General Plan update should allow the vacant industrially zoned land to be reclassified and developed for business park and/or office uses due to the weak demand for industrial space and strong demand for business park space. Shovel ready sites should be created for business park/office uses. | This area remains zoned Light Industrial. No development in this area has been proposed.                                    |
| <b>14. The Plaza @ Imperial Valley</b>     | The Plaza @ Imperial Valley Plaza should remain a competitive retail destination in the regional marketplace by a strong marketing effort that continues to attract corporate retailers to occupy the large spaces. Office and general commercial uses should be attracted to the newly built smaller spaces on the other side of the parking lot.                           | The shopping center continues to draw shoppers and tenants and remains an active shopping center with a variety of tenants. |
| <b>15. Imperial Valley Mall</b>            | The covered mall should be promoted as Imperial County's premier regional shopping destination by marketing the area to Mexicali shoppers, and improving the flow of traffic along Dogwood Avenue and at the Interstate 8 interchange.                                                                                                                                       | The Imperial Valley Mall continues to be a premier destination for Imperial Valley and Mexicali shoppers.                   |
| <b>16. Imperial Valley Commons</b>         | This area should complete the site built out by allowing the property owner to develop a mix of office, general commercial, and retail uses. The City should no longer                                                                                                                                                                                                       | The area remains mostly undeveloped. In 2018, a medical office building was constructed and an application                  |

| Opportunity Area No. | Description                                                                                                                                                                      | Comments                                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                      | require the property owner to develop another regional shopping center because of saturated demand for new retail space. The new Kohl's should be promoted to Mexicali shoppers. | for a second medical office building is currently under review. |

### Planned Updates

There are no updates planned for the optional Economic Development Plan. However, it should be updated as there have been over 10 years since it was last updated. The exhibits provided in the plan do not match with other tables that include goals, policies or procedures. In addition, there is outdated information such as the Imagine Schools property that is located at the CenterPoint Plaza and completed projects such as the former Wal-mart Building.

## Public Facilities Element

### Background

The Public Facilities Element was last updated in February 2004 and focuses on meeting the community's need for public services and utilities in El Centro. While most of the city is already developed and well-served by existing services, expanding public services and utilities will be necessary for future development on remaining vacant land. Planning ahead for this growth will ensure that the needs of future residents are met without causing negative impacts on the current community.

Public facilities play a vital role in supporting urban growth. The Public Facilities Element addresses nine key issues through its goals and policies, including ensuring adequate access to parks, educational facilities, libraries, police stations, fire stations, civic centers, cultural facilities, sewer systems, and water systems. Each issue, along with its related goals, policies, and implementation actions, is detailed in the following section.

### Implementation Progress

| Policy No. | Description                                                                                                                                                                                                                                                                                                                                                                                                       | Comments                                                                                                                                                |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| PF-1       | Improve Existing Parks: Work through all City Departments to share resources and activities to improve existing parks by: -Providing funds to improve infrastructure of the existing fields in accordance with the recommendations of the Parks and Recreation Facilities Master Plan; -Providing funds to upgrade and improve restrooms, concession stands, shade structures, drinking fountains, ADA access and | Ongoing – Grant funding and Measure P funds have resulted in improvements and renovations at Carlos Aguilar Park, McGee Park, Swartwout Park, and other |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                 |
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|      | <p>parking;</p> <p>-Providing funds in increase staff maintenance levels and security; -Providing funds to increase recreational programming staff.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>parks and city maintained facilities.</p>                                                                                                                                                                                                                    |
| PF-2 | <p>Maximize the Value Provided by Future Parks and Recreation Facilities: Require new development to provide usable parkland or pay in lieu fees to provide five acres of parkland for every 1,000 residents. Leverage future planning efforts to:</p> <ul style="list-style-type: none"> <li>-Purchase additional land adjacent to existing parks to enable the expansion of programs;</li> <li>- Secure 40 to 60 acres (through purchase or agreements with developers) to accommodate a Sports Athletic Complex to provide tournament quality fields and practice fields;</li> <li>Provide additional baseball, softball, soccer and football fields;</li> <li>Provide additional play structures and a swimming pool.</li> </ul> | <p>Ongoing - As funding allows additional land may be purchased. Most recently the Parks and Recreation Division repurposed City Owned property to Develop the Youth Center and Sports Pavilion, Aquatic Center, and Skate Park, and First Responders Park.</p> |
| PF-3 | <p>Create Standards for Parks: Work through the appropriate City Departments to establish standards for parks and recreation. The standards should provide the following:</p> <ul style="list-style-type: none"> <li>-A comprehensive list of park features and standards taken into account the special needs of the desert climate including shaded play structures, water fountains at all parks, night lighting to maximize use and indoor facilities;</li> <li>-A standard set of operating schedules;</li> <li>-A recommended list of materials.</li> </ul>                                                                                                                                                                    | <p>Not Started - The Parks and Recreational Master Plan includes standards for different park categories, however it should be evaluated for update.</p>                                                                                                        |
| PF-4 | <p>Maximize Funding Dollars: Work with developers, the school district, community organizations and local business owners to maximize the funding available to the program. Encourage the business community to support leagues and encourage private entertainment investment. Maximize the use of volunteers to develop, build and maintain new parks. Seek grants.</p>                                                                                                                                                                                                                                                                                                                                                            | <p>Ongoing - In 2023, the City received a \$500,000 donation from the Held family to open the City's first dog park.</p>                                                                                                                                        |
| PF-5 | <p>Undertake Regular Updates to the Parks and Recreation Facilities Master Plan: Review the effectiveness of programs and safety and appropriateness of existing parks by undertaking regular review of the Parks and Recreation Facilities Master Plan. Evaluate the quality of the parks and confirm that community needs are being met.</p>                                                                                                                                                                                                                                                                                                                                                                                       | <p>Ongoing - The Parks and Recreation Facilities Master Plan was last updated in 2008. Many of the features have been implemented most notably facilities at the Adams Avenue Recreational Facility and improvements to existing parks.</p>                     |
| PF-6 | <p>Keep Program Estimates and Development Impact Fees Current: Assure adequate funding for the program by updating cost estimates at each phase of the project design</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Ongoing</p>                                                                                                                                                                                                                                                  |

|       |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |
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|       | and by updating the Development Impact Fees to reflect current cost estimates.                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |
| PF-7  | Schools to Serve the Community: Review development proposals for consistency with school facility requirements, work with the district to collect student impact fees and require the dedication of necessary school sites when appropriate.                                                                                                                                       | Ongoing - City Staff annually works with school district consultants to provide up to date information that is used to acquire new school sites and facilities.            |
| PF-8  | School Districts' Master Plans: Work with the school districts serving El Centro in future updates of their Master Plans. Provide information about existing and planned land use to the districts. Coordinate with the districts in establishing new school facility sites, student generation formulas and facility improvement plans.                                           | Ongoing - City Staff annually works with school district consultants to provide up to date information that is used to acquire new school sites and facilities.            |
| PF-9  | Joint Use Agreements with Schools: Work with School Districts to improve joint-use agreements in order to resolve specific issues including: -Security; -Availability of Facilities; -Shared parking and restrooms that can be accessed from outside of the buildings; -Clear definition of responsibilities in terms of maintenance, repairs, scheduling and insurance liability. | Ongoing – The City has joint use agreements for recreational facilities with the El Centro Elementary School District.                                                     |
| PF-10 | Library Administrative Board: Continue to work with the El Centro Public Library Administrative Board to ensure that community needs for library services are being met.                                                                                                                                                                                                           | Ongoing - After the 2012 Easter quakes the City Library was condemned and demolished. The library was reconstructed and opened in 2023.                                    |
| PF-11 | Law Enforcement: Review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained.                                                                                                                                                                                    | Ongoing - The service area plan is regularly updated every 5 years as required by ICLAFCO which examines levels of service for Law Enforcement.                            |
| PF-12 | Fire Protection: Review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service are provided and facilities are maintained.                                                                                                                                                                                    | Ongoing - The service area plan is regularly updated every 5 years as required by ICLAFCO which examines levels of service for Law Enforcement.                            |
| PF-13 | Civic Center Precise Plan: Create and implement a Precise Plan for the City's Civic Center that maximizes the efficiency of public agencies.                                                                                                                                                                                                                                       | Not started - A Precise Plan for the Civic Center has not been established. There is a zone specific to the Civic Center has been established with allowable uses. Funding |

|       |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                       |
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|       |                                                                                                                                                                                                                                                                                                                                                                | was applied for to develop a plan for the Main Street corridor which includes the Civic Center Zone.                                                                                                  |
| PF-14 | Community Based Organizations: Continue to coordinate with community organizations to provide facilities that serve the diverse cultural groups and activities in El Centro.                                                                                                                                                                                   | Ongoing - The City engages Community Based Organizations through an allotment of CDBG funding and community sponsorship requests.                                                                     |
| PF-15 | Sewer Master Plan: Update, as necessary, and implement the Sewer Master Plan. As part of the Master Plan update, the City will evaluate the need for additional pump station and piping capacity.                                                                                                                                                              | Ongoing - The Public Works Engineering Division has an RFP available for the Water and Sewer Master Plan and Cost of Service Rate Study. Completion of the Plan and Study is anticipated Spring 2026. |
| PF-16 | Water Master Plan: Update, as necessary, and implement the Water Master Plan. As part of the Master Plan update, the City will evaluate the need for additional piping capacity.                                                                                                                                                                               | Ongoing - The Public Works Engineering Division has an RFP available for the Water and Sewer Master Plan and Cost of Service Rate Study. Completion of the Plan and Study is anticipated Spring 2026. |
| PF-17 | Water and Sewer Service: Review development proposals and require necessary studies, as appropriate, and water conservation and mitigation measures to ensure adequate water and sewer service is provided and maintained.                                                                                                                                     | Ongoing – Projects are reviewed for compliance with the California Building Code, city water master plan, and city sewer master plan.                                                                 |
| PF-18 | Improve Surface Water Quality: Reduce pollutants in urban runoff, by requiring new development projects and substantial rehabilitation projects to incorporate Best Management Practices pursuant to the National Pollutant System Discharge Elimination System Permit (NPDES) to ensure that the City complies with applicable State and Federal regulations. | Ongoing - Applicable projects are required to comply with the Jurisdictional Runoff Management Plan.                                                                                                  |
| PF-19 | Watershed Management Initiative: Cooperate with regional agencies to implement the Watershed Management Initiative.                                                                                                                                                                                                                                            | Ongoing - Staff coordinates with agencies as needed.                                                                                                                                                  |
| PF-20 | Water Quality Education: Coordinate in the development and implementation of a public education program to inform the public of the harm caused by pollutants and litter                                                                                                                                                                                       | The Public Works Stormwater Division has information on their                                                                                                                                         |

|       |                                                                                                                                                                               |                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|       | that can be carried on the surface of land to the drainage systems, creeks, rivers, groundwater, and Salton Sea.                                                              | webpage on stormwater prevention. |
| PF-21 | Imperial Irrigation District Rules and Regulations: Continue to implement the Imperial Irrigation District Rules and Regulations governing the distribution and use of water. | Ongoing                           |

### Planned Updates

There are currently no planned updates to the Public Facilities Element. Being that it was last updated twenty years ago, it should be considered as part of the next comprehensive update of the General Plan.

## Active Transportation Plan & Safe Routes to School Plan

### Background

The City of El Centro Active Transportation Plan & Safe Routes to School Plan (ATP-SR2S) was adopted on February 19, 2019. It aims to develop multimodal transportation options and an integrated transportation network for all members of the community by improving transportation options and the roadway infrastructure network and also supporting a safe pedestrian and bicycle transportation network for people of all ages and abilities. When the plan was created it utilized the 2010 Bicycle Master Plan Update, the 2016 Imperial County Safe Routes to School Plan, the 2004 City of El Centro Circulation Element, the 2004 Public Facilities Element, Vision 2050 Strategic Plan Adopted in 2015, and the 2008 Parks and Recreation Facilities Master Plan.

The recommendations in ATP-SR2S Plan provide both short- and long-term improvements in order to enhance bicycling and walking in El Centro and also provides site specific improvements at all school locations. This included discussion on conventional bicycle facilities types, enhanced bicycle facility types, low stress bicycle facility types, traffic calming measures, pedestrian facility enhancements, placemaking, and green infrastructure.

### Implementation Progress

City staff is currently managing \$3 million in improvements and plans identified in ATP-SR2S.

### Planned Updates

No grant applications were submitted for ATP funding; however, it is considered in terms of staffing time, and funding opportunities are made available.



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## Service Area Plan

### Background

This Service Area Plan (SAP) outlines the City's existing public services and facilities, estimates the current and future anticipated demand for such facilities and services, and describes how necessary facilities and services will or may be developed and extended to meet demands. The SAP is intended to demonstrate the City's intent and ability to provide adequate services to the SOI boundaries at the time of annexation. An approximately 10-year planning horizon is used to forecast growth, and the estimated demands and provision to meet demands are based on population projections for 2035.

### Planned Updates

The City of El Centro is updated the Service Area Plan and it was adopted on December 2024. According to the Cortese-Knox-Hertzberg Reorganization Act of 2000 a review of the sphere of influence and the service area plan is required every five years.

## Imperial Avenue Complete Streets Plan

### Background

The City of El Centro, along with KTUA Planning and Landscape Architecture, prepared a comprehensive planning and design effort to establish recommendations for improving all modes of travel along Imperial Avenue between Adams Avenue and Treshill Road. The goal of the Plan is to preserve Imperial Avenue as an important regional roadway while incorporating needed safety and beautification improvements for people walking, bicycling, and taking transit. The plan is funded through a grant from the Caltrans Sustainable Planning Program and was completed by February 2025. The Plan will include an assessment of existing roadway conditions and extensive community's engagement to help develop the best design that addresses the City's concerns.

The section of Imperial Avenue between Adams Avenue and Treshill Road was constructed in the 1960s as a state highway, and therefore prioritized vehicle speed and throughput at the cost of the convenience and safety of pedestrians, bicyclists, and transit users. Existing conditions along this segment include lack of sidewalks, open drainage channels on both sides, limited crossings, lack of bicycle facilities, and high driving speeds. Over the last 60 years, the area around Imperial Avenue has developed with a mix of land uses such as housing, commercial destinations, offices, and community facilities. The plan was adopted February 2025.

# Development Activities

## Major Development Applications

### Park View Subdivision

The project is currently in the early project development phase. The Park View Subdivision would develop 114 single family lots in an area currently located within the Imperial County jurisdiction but within the City of El Centro Sphere of Influence. At completion this project would annex 26.05 acres of land into the City of El Centro. Aside from a successful annexation, the project would also require the following entitlements: Conditional Use Permit to establish the Specific Plan/Planned Unit Development; Final Subdivision Map to create individual lots.

### Willow Bend Subdivision

This project was originally submitted in 2005 and was approved by the City Council in February 7, 2007. However, due to the market crash of 2008 the annexation was never finalized. In late 2021, this project was revived and conversations initiated for a potential annexation and change in conditions. The project is currently proposing 120 single-family residential lots, 1.67-acre park, and a 3-acre retention basin. Aside from a successful annexation the project would also require completion of a Final Map to create individual lots. This item was approved by the City Council and subsequently LAFCo in February 2025.

### Wake and Imperial Commercial Development

The completion of Phases I and II of the Imperial Avenue Extension has opened up the development of approximately fifty (50) acres of commercial land. This area is anticipated to be developed as a retail shopping center with fast-food restaurant options. As of February 2025, this project is paused per the developer pending resubmittal. However, the developer has indicated that formal resubmittal is pending selection of retailers. Being surrounded by residential developments the project will be required to address concerns relating to pedestrian connectivity, architectural design, landscaping, parking, signage, infrastructure improvements, and compatibility with the surrounding neighborhood.

### Courtyard Villas Subdivision

This project was approved in 2006, the Courtyard Villas Tentative Subdivision Map allowed for the subdivision of 54 single-family residential lots. The original map expired and was resubmitted for the subdivision of 50 single-family residential lots. The 19.46-acre project site, located along the western edge of the City limits, was previously used for agriculture but is now vacant, disturbed land with no structures. It is bordered by residences, Plank Park, and a vacant lot, with Orange Avenue and Glenwood Drive providing general access, though no roadways currently extend into the site. Staff, in conjunction with a consultant team, are preparing environmental documents which are expected to be published for

review in Spring 2025. This item is anticipated to be presented to Planning Commission and City Council in late Summer 2025.

## Capital Improvement Projects

### Imperial Avenue Extension

Imperial Avenue is one of three main entrances to the City of El Centro thru Interstate 8 as well as directly intersecting with SR-86 to the north. North of Interstate 8, Imperial Ave. north provides access to numerous services and employment centers such as the city and county offices, the El Centro Regional Medical Center Hospital, and other services. Currently Imperial Avenue does not extend south of Interstate 8. The Imperial Avenue extension would construct a new roadway from Interstate 8 to McCabe Road increasing accessibility to these services' north of Interstate 8. The project consists of four phases. Phase I (I-8 to Wake Ave.) and Phase II (Wake Ave. to Danenberg Dr.) were completed and opened to the public in May 2024. Phase III (Dananberg Dr. to Manuel Ortiz Dr.) is currently in design and staff plans to begin construction in early 2026. Staff secured funding to clear right of way for Phase IV and is exploring funding sources for design and construction.

### Southern Pump Station

The Southern Pump Station will provide greater accessibility to city sewer in the southeast quarter of the city necessary for future development in the area by providing a new sewer lift station as well as extending sewer lines. The project is currently under construction and is anticipated to be completed by late Winter 2025.

### Police Headquarters Reconstruction

The City of El Centro closed a \$40.8 million Lease Revenue Bond issue on May 23, 2023, to fund the construction of a new Police Headquarters. As part of the City's Measure P Plan, this project aims to improve essential public facilities using revenue from the ½ percent sales tax increase approved by voters in 2016. The bonds, rated 'A' by S&P Global Ratings, were sold to investors across the U.S. with NHA Advisors assisting in the issuance, Samuel A. Ramirez & Co., Inc. as the underwriter, and Norton Rose Fulbright providing legal counsel. The bond proceeds, along with Measure P reserves, will finance the \$38 million project, replacing the outdated 1950s facility with a modernized structure equipped with contemporary technologies.

The City Council awarded the construction contract to Barnhart-Reese, with the groundbreaking ceremony held on November 13, 2023, at the existing police station. Construction began in late November 2023 and is expected to be completed in the first quarter of 2026. The total project cost is \$49.7 million, funded through Measure P, impact fees, and asset forfeiture funds.

## Buena Vista Park

Buena Vista Park is located within an existing 8-acre retention basin at South 8th Street and Fieldview Avenue. This transformative project was made possible by a \$1,143,831 grant from California's Urban Greening Grant Program, along with an additional \$1,650,000 from the City's Measure P fund, bringing the total project investment to \$2,793,831.

Spanning 2.3 acres, the park serves as a valuable recreational space for the 465 nearby homes and the broader community. Key features include:

- A full-sized basketball court with LED lighting
- A modern playground for children
- A large green space for open recreation
- A walking path with lighting around the 8-acre basin
- Landscaping with approximately 100 new trees
- A new irrigation system for sustainable maintenance
- A monument sign at the park entrance

The construction contract was awarded to Three Peaks Corporation, with work set to begin before summer 2024 and completion anticipated by May 2025.

Buena Vista Park represents a significant investment in community well-being, offering residents a vibrant outdoor space for recreation, relaxation, and connection with nature.

## Bark Park

Bark Park, El Centro's dedicated dog park, officially opened on April 20, 2024, at 670 Park Avenue, adjacent to the Brett Driscoll Sidewinder Skate Park. The park offers separate areas for small and large dogs, each equipped with amenities such as shade structures, trail areas, outdoor lighting, landscaping, and water features. Additional facilities include fire hydrant water fountains, obstacle courses, and dog waste receptacles with complimentary waste bags. A public restroom is also included for visitors.

Construction of El Centro's Bark Park commenced following a groundbreaking ceremony held on December 30, 2022. The park officially opened on April 20, 2024. The project, totaling \$1,191,565, was funded through a generous \$500,000 donation from community members Phil and Elise Heald, with the remaining \$696,565 covered by Measure P funds.



**PLANNING COMMISSION**  
City Hall  
1275 W. Main Street  
El Centro, CA 92243  
**SCHEDULED**

**Item: 5.**  
Meeting: 3/11/2025 5:30 PM  
Category: Presentation  
NON-ACTION INFORMATION ITEMS

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**COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

**BACKGROUND & PROJECT DESCRIPTION**

**Willow Bend and Weiler Annexations** – Approved by LAFCo on February 27, 2025. Staff and applicants are preparing documentation for LAFCo to process the annexations.

**Imperial Avenue Complete Streets Plan** – Approved at the February 4, 2025 City Council Meeting.

**MyGov Online Plan Review and Payment Update** – Building staff configuring system for online applications. Finance Department completed setup of electronic payment security configuration.

**Mobile Food Facility Ordinance** – Staff distributed draft for interdepartmental comments on March 4, 2024.

**ATTACHMENTS:**

1. Planning and Zoning Projects 3-6-2024

## Planning and Zoning Projects

| Owner           | Project name                                                                                            | Status Summary                                                                                                                                                                                           | Project Type                      | Status      | Description                                                                                                                                                                                                | MyGov ID  |
|-----------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Sara Silva      | LLA/LM 20-03 Ainza Lot Merger 1560 Pepper Dr.                                                           | Applicant preparing recordation documents on 06/23/2022. Staff is waiting for applicant to provide an update on project.                                                                                 | LLA/LM                            | Paused      | Lot Merger at 1560 Pepper Drive                                                                                                                                                                            | 20-000001 |
| Sara Silva      | LLA/LM 21-02 Lot Merger at Western Motel_1266 Adams Ave                                                 | Applicant submitted documents with new surveyor on 4/9/24. Applicant is working on notarizing the closing packet as of 12/02/24.                                                                         | LLA/LM                            | Paused      | Merger of lots at 1266 Adams Avenue                                                                                                                                                                        | 21-000001 |
| Andrea Montaña  | Chelsea Apartments at NEC 6th Street and Spear Avenue                                                   | Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. As of March 5, 2025 there has been no resubmittal.                   | CEQA, COZ, GPA, TSM               | Paused      | 288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.                                                                                                                    | 22-000001 |
| Andrea Montaña  | TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision | This project has been paused by the applicant until further notice.                                                                                                                                      | CEQA, COZ, CUP, GPA, TSM          | Paused      | Planned Unit Development for Single Family Residential and Light Industrial Development.                                                                                                                   | 22-000002 |
| Andrea Montaña  | GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue                                            | Traffic Study is being prepared by the consultant and has an estimated completion date of March 14, 2025.                                                                                                | CEQA, GPA                         | In Progress | Change of zone from R1 to R3 and environmental review.                                                                                                                                                     | 22-000006 |
| Angel Hernandez | Countryside South Subdivision Map Amendment                                                             | Applicant reviewing proposed revisions to COA. Planner contacted applicant on 6/25/2024 requesting the status. Followed up with applicant representative on 9/4/2024                                     | TSM                               | Paused      | Modifications of COA for Countryside South TSM                                                                                                                                                             | 22-000007 |
| Andrea Montaña  | TSM Willow Bend Subdivision Map Amendment                                                               | This item was approved by City Council on February 4, 2025.                                                                                                                                              | TSM                               | Done        | Amendment to Conditions of Approval of the Willowbend TSM..                                                                                                                                                | 22-000008 |
| Angel Hernandez | MND 17-02, GPA 17-02, COZ 17-02, Dogwood and Villa Annexation                                           | Project approved at City Council meeting on 4/4/2023. Annexation approved on 2/27/2024 by LAFCo.                                                                                                         | Annexation, CEQA                  | Paused      | Annexation of 320 Acre parcel                                                                                                                                                                              | 23-000006 |
| Sara Silva      | TPM 17-02 ICOE McCabe and Sperber                                                                       | Project placed on hold per applicant in December 2024.                                                                                                                                                   | TPM                               | Paused      | Subdivision of 80 acre property to create two parcels.                                                                                                                                                     | 23-000007 |
| Sara Silva      | LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive                                                | Applicant was provided with corrections on 11/20/23. On 9/17/24 applicant contacted staff that they are waiting on a document. 12/18/24, planner left applicant a voicemail requesting an update.        | LLA/LM                            | Paused      | Adjust lots between two residential parcels                                                                                                                                                                | 23-000009 |
| Andrea Montaña  | LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross                                                           | The surveying consultants are reviewing the Lot Merger and Right of Way acquisition recording documents.                                                                                                 | LLA/LM                            | Paused      | Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act                                                                                               | 23-000010 |
| Sara Silva      | LLA/LM 23-03 Maruti Cons. Lot Line Adjustment WS Imperial Avenue b/t I-8 and Danenberg                  | As of 12/16/24 applicant has resumed project. Staff is waiting for applicant to provide an updated preliminary report. On 1/7/25 Planner sent an email requesting an update.                             | LLA/LM                            | In Progress | Lot line adjustment of parcels.                                                                                                                                                                            | 23-000021 |
| Andrea Montaña  | COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark   | The project applicant received the formal comment letter on July 29, 2024. The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. | CEQA, COZ, SP, TSM, Specific Plan | Paused      | The Parkview project proposes a Tentative Map, Specific Plan, Pre-Zoning and Annexation to allow for subdividing the approximately 26-acre project into 114 lots for development with single family homes. | 23-000028 |



## Planning and Zoning Projects

| Owner          | Project name                                                                                          | Status Summary                                                                                                                                                                                                                                                                                                                                                                        | Project Type | Status      | Description                                                                                                                                                                                                                                                                                                | MyGov ID  |
|----------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Sara Silva     | LLA 24-03 LC Engineering Consultants, INC_ Hyundai Dealership-2202 Merrill Center Dr.                 | Documents were approved by consultant surveyor on 4/2/24. Staff is awaiting applicant to prepare documents for recording. On 12/18/24 Planner sent applicant an email requesting an update.                                                                                                                                                                                           | LLA/LM       | In Progress | Merge two properties into one.                                                                                                                                                                                                                                                                             | 24-000006 |
| Andrea Montaño | SPR 24-04 Adrian Zepeda- Duplex House Dwelling- 182 W. State                                          | Staff has prepared conditions of approval letter.                                                                                                                                                                                                                                                                                                                                     | SPR          | In Progress | Build a new 1250 sq ft detached dwelling and a 760 sq ft detached dwelling.                                                                                                                                                                                                                                | 24-000022 |
| Sara Silva     | AMEND_SPR 24-07 WestAir Gases & Equipment_Propane Storage at 651 E. Main St.                          | Amended determination letter has been sent to applicant on 2/26/25.                                                                                                                                                                                                                                                                                                                   | SPR          | Done        | Install a 30,000 gallon propane storage tank and propane cylinder fill plant in existing building.                                                                                                                                                                                                         | 24-000028 |
| Sara Silva     | TPM 24-01 FUSCOE ENGINEERING_SUBDIVISION OF PARCEL 2 AT IV COMMONS                                    | Staff finished review of project. Expected to go to Planning Commission on 03/11/25.                                                                                                                                                                                                                                                                                                  | TPM          | In Progress | TENTATIVE PARCEL MAP OF PARCEL 2 AT IMPERIAL VALLEY COMMONS.                                                                                                                                                                                                                                               | 24-000032 |
| Sara Silva     | SPR 24-08 Alfredo Hernandez- 25 Unit Apt. Complex at 1998 Barbara Worth Dr.                           | Staff sent a letter to the applicant to close the file due to inactivity on 11/20/24. Applicant stated on 12/18/24 they will be continuing with the project.                                                                                                                                                                                                                          | SPR          | Paused      | Proposing a new 25-unit apartment complex.                                                                                                                                                                                                                                                                 | 24-000033 |
| Andrea Montaño | SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center                                         | A application incompleteness notice was provided to the applicant on June 28, 2024. Staff met with the applicant on July 25, 2024 to discuss next steps. As of March 5, 2025 a resubmittal has not been received.                                                                                                                                                                     | SPR          | Paused      | New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft.                                                                                                                     | 24-000039 |
| Sara Silva     | TPM 24-02 Efrain Espinosa_Subdivide to sell parcel at 280 E. Aurora Dr.                               | Staff routed project to Engineering for 3rd review on 2/3/25. Project expected to go to Planning Commission on 04/8/25.                                                                                                                                                                                                                                                               | TPM          | In Progress | Subdivide to sell parcel                                                                                                                                                                                                                                                                                   | 24-000040 |
| Andrea Montaño | TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision                                     | The first round of comments was completed, and the applicant received a comment letter on August 27, 2024. CEQA Consultants provided the draft Addendum on January 21, 2025. Staff completed review and provided next steps to the developer. The project is pending approval by the developer to expand the traffic study and corrections to the Tentative Map from August 27, 2024. | TSM          | Paused      | Vacant property that had an approved tentative map that expired Request re-approval for 50 single family lots in a R-1 zoned parcel. Layout is the same as the previous TM approved, including 2.38 ac. Retention Basin and 10.57ac, Park that will be next to an existing park in Desert Village West #5. | 24-000041 |
| Sara Silva     | SPR 24-12 Pink Hats Inc_56 Apartment Complex-898 Pico Rd.                                             | Staff has placed project on hold as of 7/24/24. Applicant is making revisions to the application.                                                                                                                                                                                                                                                                                     | SPR          | Paused      | 56 Apartment Complex                                                                                                                                                                                                                                                                                       | 24-000044 |
| Andrea Montaño | CUP 24-03 Kimley-Horn_Walmart Fuel Station at 2150 N. Waterman Ave.                                   | Project is scheduled to go before the Planning Commission on 3/11/2025.                                                                                                                                                                                                                                                                                                               | CUP          | Paused      | The proposed project is a Walmart fuel station with 12 fuel dispensers and an overhead canopy, and a convenience store. Work includes pavement, landscape and associated utilities                                                                                                                         | 24-000051 |
| Andrea Montaño | SPR 24-15 DuBose Design Group, LLC_New Commercial Development-Corner of Imperial & Wake (053-807-007) | The applicant received comments on October 25, 2024. The item has been paused by the applicant.                                                                                                                                                                                                                                                                                       | SPR          | Paused      | Retail Commercial of 131,000 square feet of building space with 2 fast food pads for a total of 7,500 square feet.                                                                                                                                                                                         | 24-000053 |
| Andrea Montaño | LLA/LM 24-04 BJ Engineering & Surveying_Separate 1690 W. Euclid and 436 W. Euclid                     | This lot line adjustment was sent to consultant surveyor 12/17/2024.                                                                                                                                                                                                                                                                                                                  | LLA/LM       | In Progress | Separate residence from mobile home park.                                                                                                                                                                                                                                                                  | 24-000054 |

## Planning and Zoning Projects

| Owner           | Project name                                                            | Status Summary                                                                                                                                                      | Project Type          | Status      | Description                                                                                                                                          | MyGov ID  |
|-----------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Andrea Montañño | TUP 24-19 Stiizy_Community Events_3009 S. Dogwood Ave.                  | The conditions of approval letter was completed prior to the event. However, the applicant failed to correct the code enforcement issues regarding the landscaping. | TUP                   | Paused      | Two events one for October 26, 2024 from 3:30 PM to 8:30 PM and the next event for April 20, 2025.                                                   | 24-000058 |
| Andrea Montañño | SPR 24-18 Akbar Zadeh_Self Storage_044-220-110                          | The site plan review letter was provided to the applicant on January 9, 2025 and needs resubmittal.                                                                 | SPR                   | Paused      | Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.                                    | 24-000071 |
| Sara Silva      | CUP 24-05 Duggins Construction_Humane Society Project_S. Hope Ave.      | Planning Commission Resolution was emailed to applicant on February 25, 2025.                                                                                       | CUP                   | Done        | New 7,724 square feet building (2,051 square feet for office and 5,673 square feet for kennels) with landscaping, parking lot and site improvements. | 24-000073 |
| Sara Silva      | AC 24-03 Best S.T.E.P Forward Mural_260 E. Main                         | Staff send approval letter on February 13, 2025.                                                                                                                    | Administrative Review | Done        | Create a mural that can inspire all living with special needs, support inclusion and the arts.                                                       | 24-000079 |
| Sara Silva      | SPR 25-01 Veronica Acevedo_New Unit & 2 detached ADU_505 Hamilton Ave.  | Staff is working on determination letter. 2/17/25.                                                                                                                  | SPR                   | In Progress | Built a new unit and 2 detached ADUs.                                                                                                                | 25-000001 |
| Sara Silva      | TUP 25-01 IVG Events,LLC_Food & gift vending_728 N. 12th ST.            | Staff emailed determination letter on February 12, 2025.                                                                                                            | TUP                   | Done        | Food and gift vending on 2/13, 2/14, 4/19, 4/20, 5/09, 5/11, 6/15, 6/16, 7/11, 7/12 and 7/13                                                         | 25-000002 |
| Andrea Montañño | TUP 25-02 Anna Cardenas_Event Vending_213 W. Main St.                   | Staff emailed determination letter on February 11, 2025.                                                                                                            | TUP                   | Done        | Vending on Valentine's Day February 12-14; Mother's Day May 10; Graduation Week June 4-6; Father's Day June 15, 2025                                 | 25-000003 |
| Andrea Montañño | TUP 25-03 Maria Bautista_Event Vending_1360 N. Imperial Ave.            | Staff emailed determination letter on February 11, 2025.                                                                                                            | TUP                   | Done        | Vending of Flowers on Valentine's Day February 13-14 and Mother's Day May 9-11                                                                       | 25-000004 |
| Andrea Montañño | TUP 25-04 Prosper Wireless_free phones_603 W. Euclid                    | Application is incomplete due to lack of payment.                                                                                                                   | TUP                   | Not started | 2' by 6' tent, one person giving free government phones from 2pm-7pm                                                                                 | 25-000005 |
| Sara Silva      | SPR 25-02 Raising Canes_drive thru Restaurant_2299 N. Imperial Ave.     | Staff is working on determination letter 2/27/25.                                                                                                                   | SPR                   | In Progress | Proposed Raising Canes restaurant with dual drive thru and site improvements including parking lot, landscaping, and utility improvements.           | 25-000006 |
| Andrea Montañño | TUP 25-05 RA Creations_Event Sales_201 S. 4th street                    | Staff emailed determination letter on February 11, 2025.                                                                                                            | TUP                   | Done        | Valentine's Day Sale 02/14/2025 7:30AM-630PM and Mother's Day Sale 05/10/2025 & 05/11/2025 7:30AM-630PM                                              | 25-000007 |
| Sara Silva      | SPR 25-03 Luis Avalos_New Doors_633 State Ave.                          | Staff is waiting for applicant to submit new plans to satisfy completeness application 2/19/25.                                                                     | SPR                   | Paused      | New Access Doors and New Emergency Doors                                                                                                             | 25-000008 |
| Sara Silva      | SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.                 | Staff is waiting for applicant to submit new plans to satisfy completeness application 2/19/25.                                                                     | SPR                   | Paused      | Storage Yard                                                                                                                                         | 25-000009 |
| Andrea Montañño | TUP 25-06 Antonio Gerardo_Antonio's Baja Catch 22_1360 N. Imperial Ave. | This item is paused per the owner.                                                                                                                                  | TUP                   | Paused      | Food Truck                                                                                                                                           | 25-000010 |
| Sara Silva      | SPR 25-05 David Monigold_Inventory Parking Lot_699 Thomas Lane          | Staff is reviewing application                                                                                                                                      | SPR                   | Not started | Proposed inventory parking lot for dealership, private employee access only.                                                                         | 25-000011 |
| Angel Hernandez | SPR 25-06 QE Design_49 Condo Development_Waterman & Ford Dr.            | Staff is reviewing application                                                                                                                                      | SPR                   | Not started | Proposed Condo Development of 49 units.                                                                                                              | 25-000012 |