

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/>

AGENDA

**CITY OF EL CENTRO
PLANNING COMMISSION**

**City Hall
Council Chambers
1275 Main Street
El Centro, CA 92243**

TUESDAY, MAY 13, 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 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:
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 March 11, 2025 Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. Public hearing to consider a recommendation to the City Council regarding amending the Mobile Vendor Ordinance

The City is considering an amendment to Chapter 16, Article VIII to regulate mobile vending on sidewalks, parks, private property, and City Streets. The proposed ordinance consolidates existing regulations from Chapter 8, Article V and adds provisions for vending in City Streets. The Planning Commission will consider a recommendation to the City Council. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, it has been determined that this project is except from further environmental review as the project consists of the adoption of operating regulations and would not result in a reasonably foreseeable significant physical change in the environment.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Open the public hearing and, after accepting any public testimony, close it and move to continue the public hearing to the June 10, 2025 Planning Commission meeting.

3. Public Hearing to consider a recommendation to the City Council on a 12-month extension for the Lotus Ranch Tentative Subdivision Map

Rigid Electric, Inc. requests a one-year extension of the Lotus Ranch Tentative Subdivision

Map to August 5, 2026. The 213-acre site, located south of I-8 between La Brucherie Ave. and the Lotus Canal, is approved for the development of 547 single-family lots, 10.8-acre park, 16.5 acres of retention basin. Presently the site contains 22 single family homes, 22 vacant/under-construction lots, 200 acres of agriculture, and 100 acres of vacant land. The Planning Commission will consider a recommendation to the City Council. Pursuant to California Environmental Quality Act Guidelines, an Environmental Impact Report and Mitigation Monitoring and Reporting Program was adopted and certified for the project when it was approved on September 6, 2016.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Adopt Resolution No. 25- , RECOMMENDING APPROVAL OF THE 1ST TWELVE-MONTH TIME EXTENSION OF THE LOTUS RANCH TENTATIVE SUBDIVISION MAP

4. **Public hearing to consider approval of Tentative Parcel Map 24-02 for 288 East Aurora Drive**

Emilio Torres Duran, the applicant, has submitted an application to divide a 4.61-acre property at 280 E. Aurora Dr. (APN 054-041-058) into two parcels: Parcel 1 (4.36 acres) and Parcel 2 (0.24 acres). If approved by the Planning Commission, the Tentative Parcel Map would allow recordation of a parcel map and future development consistent with the ML – Light Manufacturing zone. 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 24-02 subject to the adoption of the required findings for the proposal.

5. **Public Hearing to consider approval of Conditional Use Permit 25-02 for Imperial Valley Pharmacy**

Daniel Abro, representative of Imperial Valley Pharmacy, applied for a Conditional Use Permit to operate a retail pharmacy on property at 1487 Ocotillo Drive, also known as APN 053-670-003. The proposed project will occupy a 1,036-square-foot suite within a building partially occupied by a 7-Eleven convenience store. Pursuant to Section 15303 "New Construction or Conversion of Small Structures" 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 Conditional Use Permit 25-02 subject to the adoption of the required findings for the proposal.

NEW BUSINESS

6. Community Development Department Report

NON-ACTION INFORMATION ITEMS

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: 5/13/2025 5:30 PM
Category: Action Item
CONSENT AGENDA

APPROVAL OF MARCH 11, 2025 PLANNING COMMISSION MEETING MINUTES

ATTACHMENTS:

1. 03.11.2025 Minutes

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

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

CALL TO ORDER:

The El Centro Planning Commission convened in a regular session at Economic Development Conference Room A, 1249 W. Main Street, El Centro, CA at 5:30 PM.

Chairperson Jorge A. Perez presided over the meeting.

ROLL CALL

PRESENT:

Chairperson Jorge A. Perez
Vice-Chairperson Ashely Bertussi
Commissioner Andy Alvarez
Commissioner Aaron Popejoy
Commissioner Jeffrey Chan

ABSENT:

Commissioner Sergio Lopez
Commissioner Ramiro Urias

CITY STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
Building Inspector, Virgilio Anguiano
Assistant Planner, Sara A. Silva
Staff Assistant, Poleth 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 February 11, 2025 Planning Commission Meeting Minutes

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Aaron Popejoy.

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

Voting No: None

Abstaining: Vice-Chairperson Bertussi

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.

Assistant Planner, Sara A. Silva, provided a presentation to the Planning Commission to consider the approval of a tentative parcel map for the IV Commons. The applicant, Fuscoe Engineering, is proposing to divide the existing parcels. The project was conditioned to install offsite improvements, including curb, gutter, and sidewalk, in compliance with ADA standards and city standards.

The Planning Commission discussed the common areas and drainage basins within the property, confirming that these areas are covered by existing CCRs and easements.

Commissioner Aaron Popejoy moved to approve, seconded by Vice-Chairperson Ashley Bertussi.

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

Voting No: None

Abstaining: None

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: Angel Hernandez, Community Development Director

Recommendation:

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

Community Development Director, Angel Hernandez, initiated the presentation on conditional use permit 24-03 for the Wal-Mart fuel station project. The fuel station will be open 24/7, 7 days a week, and the convenience store will operate between 6 AM and 11 PM. The project includes improvements, interior sidewalks, parking spaces, and a monument sign. The project is compatible with the commercial retail area and has been reviewed for traffic impacts.

The project was approved with conditions, including the installation of median delineators to limit left turns on Bradshaw Avenue. The applicant agreed with the conditions and expressed gratitude for the approval.

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Aaron Popejoy.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Andy Alvarez, Commissioner Aaron Popejoy, Commissioner Jeffrey Chan

Voting No: None

Abstaining: None

NEW BUSINESS

4. Presentation of the 2024 General Plan Annual Progress Report

Community Development Director, Angel Hernandez, discussed the General Plan, which consists of 9 elements, including the housing element that is updated every 8 years. Director Hernandez presented the General Plan Annual Progress Report, highlighting the 6-cycle Regional Housing needs allocation for the city of El Centro. The report showed the allocation for each calendar year and the remaining units to be built. The Commission also discussed the accomplishments of the Community Development Department, including the final phase of the Zoning Update and the completion of the Imperial Avenue Complete Streets plan. Director Hernandez outlined the goals for the upcoming year, including the creation of an interactive housing site inventory map and the availability of permit-ready ADU plans. The Commission also mentioned the need to update the noise, safety, and open space elements of the General Plan.

Commissioner Andy Alvarez moved to approve, seconded by Commissioner Jeffrey Chan.

Voting Yes: Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Andy Alvarez, Commissioner Aaron Popejoy, Commissioner Jeffrey Chan.

Voting No: None
Abstaining: None

NON-ACTION INFORMATION ITEMS

5. Community Development Department Report

No questions were asked about the Community Development Monthly report.

PUBLIC COMMENTS

No public comments obtained.

ADJOURNMENT

The meeting was adjourned at 6:38 P.M.



PLANNING COMMISSION

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

SCHEDULED

Item: 2.

Meeting: 5/13/2025 5:30 PM

Category: Resolution

PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER ISSUING A RECOMMENDATION TO THE CITY COUNCIL REGARDING AMENDING THE MOBILE VENDOR ORDINANCE

BACKGROUND

Community Development staff are in the process of developing a revised Mobile Vendor Ordinance. A public hearing before the Planning Commission is scheduled for May 13, 2025, however, staff is requesting that the Commission continue the item to its regular meeting on June 10, 2025. This extension is requested to allow for the release of a draft ordinance for public review and comment prior to consideration by the Planning Commission.

A draft ordinance is expected to be released for public review on Monday, May 12, 2025. Staff will distribute the ordinance to a list of known mobile food vendors and to the Imperial County Public Health Department, Division of Environmental Health. It will also be posted on the City's website.

RECOMMENDATION & OPTIONS

Staff is recommending that the Planning Commission open the public hearing and after accepting any public testimony, close it and move to continue the public hearing to the June 10, 2025 Planning Commission meeting.



PLANNING COMMISSION

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

SCHEDULED

Item: 3.

Meeting: 5/13/2025 5:30 PM
 Category: Resolution
PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON A 12-MONTH EXTENSION FOR THE LOTUS RANCH TENTATIVE SUBDIVISION MAP

Project: Lotus Ranch Tentative Subdivision Map – 12-Month Time Extension	Location: South of Interstate 8, between La Brucherie Avenue and Lotus Canal
Applicant: Rigid Electric, LLC	Project Type: Tentative Subdivision Map - Time Extension
Staff Planner: Angel Hernandez, Community Development Director	Proposed Use: Single Family Residential

PROJECT SUMMARY

The Lotus Ranch Tentative Subdivision was approved by City Council on September 6, 2016 and allows for the development of a 213 acre property into a single-family residential subdivision planned for 547 single-family homes, 10.8-acre park, school site, and 16.5 acre retention basin (Refer to Attachment A- Lotus Ranch TSM). The project is intended to be developed in phases. Unit B1 and Unit B2 have already received final map approval and have been subdivided. The current expiration date is based off of the date when the last final map was recorded (Unit B2) and the additional time allowed by state law is August 5, 2025. The applicant is requesting a 12-month extension to August 5, 2026, subject to approval of the City Council, following a recommendation by the Planning Commission (Refer to Attachment B-Applicant Letter).

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF THE 1ST 12-MONTH EXTENSION FOR THE LOTUS RANCH SUBDIVISION

SITE INFORMATION

The project consists of 213 acres located in the southwest portion of the City, generally located south of Interstate 8 and west of La Brucherie Avenue (Refer to Exhibit A-Project Location Map). Since it was approved in 2016, 22 homes have been constructed on Manzanita Drive and another 22 homes are under construction on Chaparral Drive. Photos of current site conditions are found below as Exhibit B. Major public improvements that have been constructed include Wake Avenue west of La Brucherie Avenue, the relocation of a sanitary sewer lift station, and a sanitary sewer main on Wake Avenue.

Site Area	Building Area	Current Zoning	General Plan
213 Acres	Not Applicable	R1-Single Family	Low Density Residential

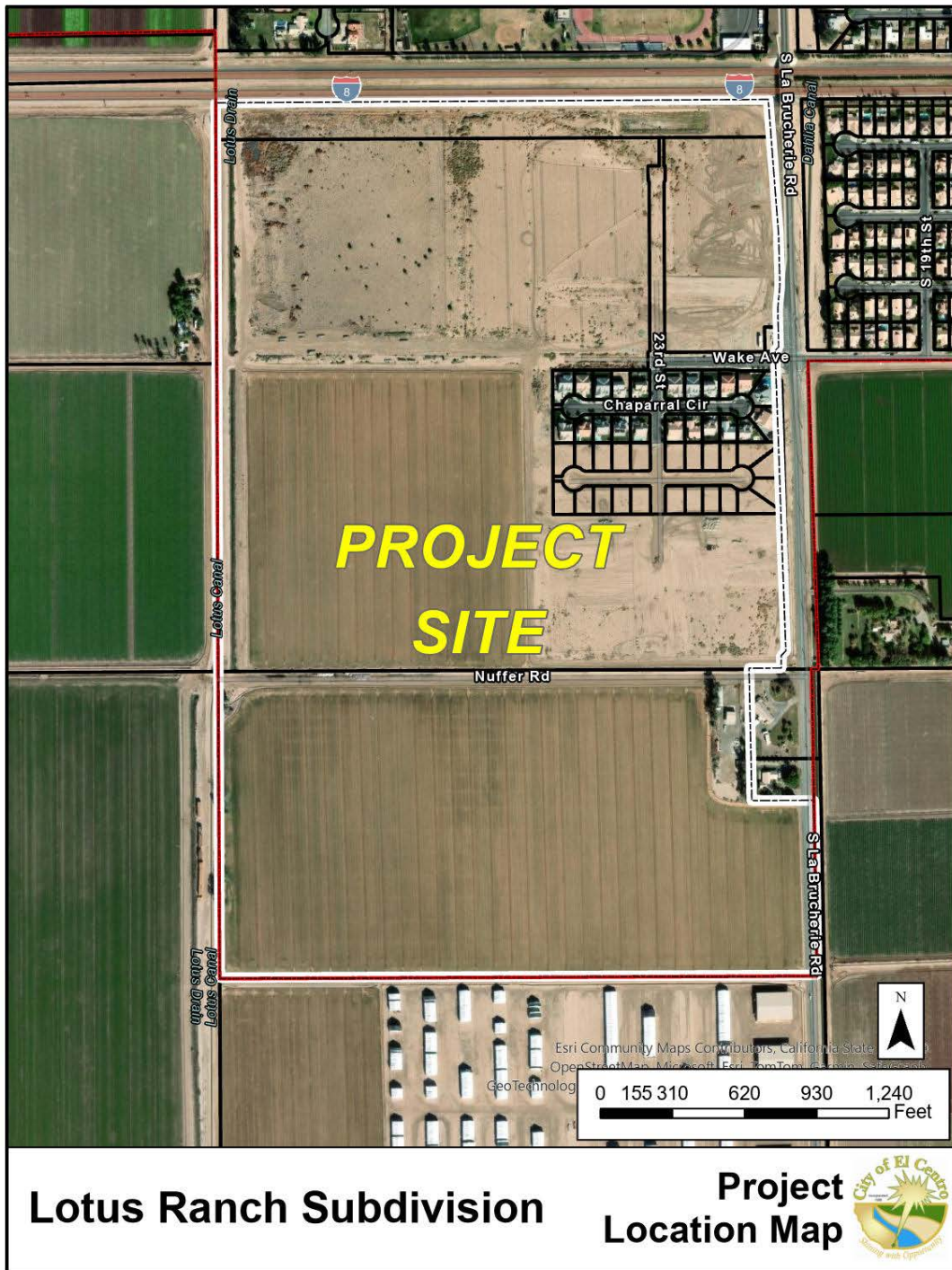


Exhibit A - Project Location Map



Exhibit B.1 - Photo of existing single-family residences on Chaparral Drive



Exhibit B.2 & B.3 Photo of construction on Manzanita Drive (Unit 2B)

LAND USE REVIEW

The project site is zoned R1-Single Family and designated for Low Density Residential per the General Plan Land use Map. No changes or modifications are being requested or considered for the project

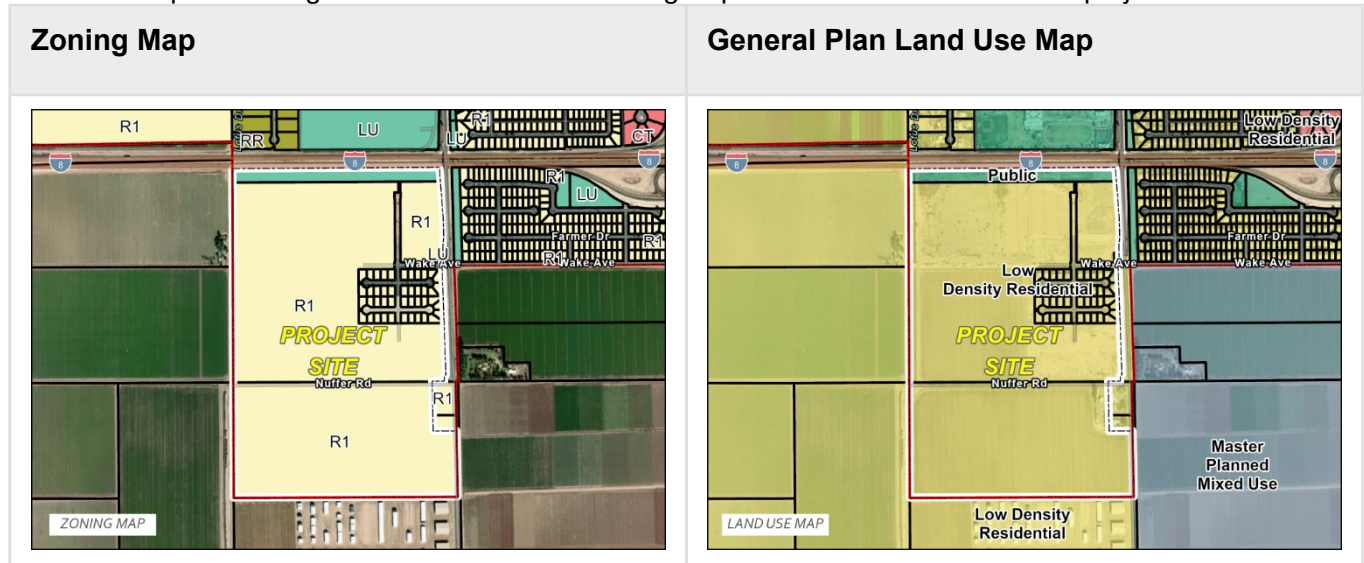


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Low Density Residential	R1-Single Family	Vacant land, single-family residential,
North	N/A	N/A	Freeway
East	Low Density Residential, Master Plan Mixed Use	R-1 Single Family and A-2-U (County)	Low Density Residential, Agriculture
South	Single-Family Residential	A-2-U (County)	Hay processing and storage
West	Single-Family Residential	A-2-U (County)	Agriculture

ANALYSIS

The Lotus Ranch Subdivision Map was reviewed for conformance with the General Plan and the existing zoning ordinance. There have been no substantial changes to the General Plan affecting this area since the project was approved in 2016 and remains consistent with the goals and policies included herein. Also, the project was assessed for compliance with the existing residential development standards and was found to also be consistent.

PUBLIC NOTICING & ENVIRONMENTAL REVIEW

PUBLIC NOTICING

A public hearing notice was distributed to property owners 500-feet from the project site and published in the Imperial Valley Press on Friday, May 30, 2025. As of the date of preparation of this staff report, staff have not received any communications or comments regarding the project. If recommended for approval by the Planning Commission, staff will distribute and publish a second public hearing notice for the City Council public hearing.

ENVIRONMENTAL REVIEW

The Lotus Ranch EIR was certified by the El Centro City Council on September 6, 2016. There have been no changes to the previously approved project or surrounding conditions that would warrant additional environmental analysis under the California Environmental Quality Act.

FINDINGS

In determining the advisability of issuing a recommendation for the tentative subdivision map extension, the Planning Commission shall consider the findings found in Section 24-281 of the El Centro City Code used for approving the tentative subdivision map. Below are the findings with staff's recommended language in support of the findings:

1. That the proposed map is consistent with the City of El Centro General Plan.

Lotus Ranch Tentative Subdivision Map was reviewed for consistency with the adopted General Plan at the time it was first approved in 2016. No changes have occurred to the General Plan that were found to make it inconsistent.

2. That the design or improvements of the proposed subdivision are consistent with the City of El Centro General Plan.

Conditions of approval have been incorporated to ensure the Lotus Ranch Tentative Subdivision Map No. 16-01 was designed in accordance with the goals and policies of the General Plan as follows:

LUE Policy 1.2: Protect and enhance existing residential neighborhoods by supporting safe, well-maintained housing, adequate parks and recreation facilities, and complete sidewalks and pedestrian/bike paths that connect to parks and recreation and neighborhood serving uses.

The project includes the provision of sidewalks, pedestrian paths between cul-de-sacs, and bike facilities in compliance with the City's Mobility Element. Furthermore, the inclusion of a park site and school site will allow for walking and biking to these daily destinations within the project site.

LUE Policy 3.2: Direct and control growth within the City boundary and SOI in coordination with the provision of public facilities and services through the application of the City's Urban Development Program (UDP).

The project site is located within the City's current boundaries and has been studied for the provision of public facilities and services when it was first approved by the City in 2016.

3. That the site is physically suitable for the proposed density of development.

The Lotus Ranch Subdivision is situated adjacent to the City Limits within 213 acres of land just south of Interstate 8. The site is suitable to accommodate the proposed

residential development and has been reviewed to ensure consistency with the City's General Plan and Zoning Ordinance density requirements.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

An Environmental Impact Report was prepared in compliance with the California Environmental Quality Act. The report found that all significant environmental impacts could be mitigated through mitigation measures. Thus, the project or improvements associated with the project will not cause substantial environmental damage or injure fish or wildlife or their habitat.

5. That the design of the subdivision or type of improvement are not likely to cause serious public health problems.

The Lotus Ranch Subdivision includes sidewalks and a public park to encourage an active lifestyle and will not cause serious public health problems.

6. That the design of the subdivision or 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 Lotus Ranch Subdivision will not conflict with easements acquired by the public at large. In fact, land was dedicated by the developer for a regional sanitary sewer lift station.

NEXT STEPS

If the Planning Commission recommends and the City Council approves the 12-month extension, the applicant will have until August 5, 2026 to either (1) record another final map for the project, or (2) request a second 12-month extension. The City Code and State Map Act allows for the City to grant up to six 12-month extensions.

RECOMMENDATION & OPTIONS

OPTIONS

The Planning Commission has the following options when considering action on this request:

1. Motion to recommend approval of a 12-month extension for the Lotus Ranch Tentative Subdivision Map subject to the adoption of the required findings for the proposal;
or
2. Motion to recommend denial of a 12-month extension for the Lotus Ranch Tentative Subdivision Map subject to the adoption of the required findings for the proposal;
or
3. Motion to continue the hearing for further study.

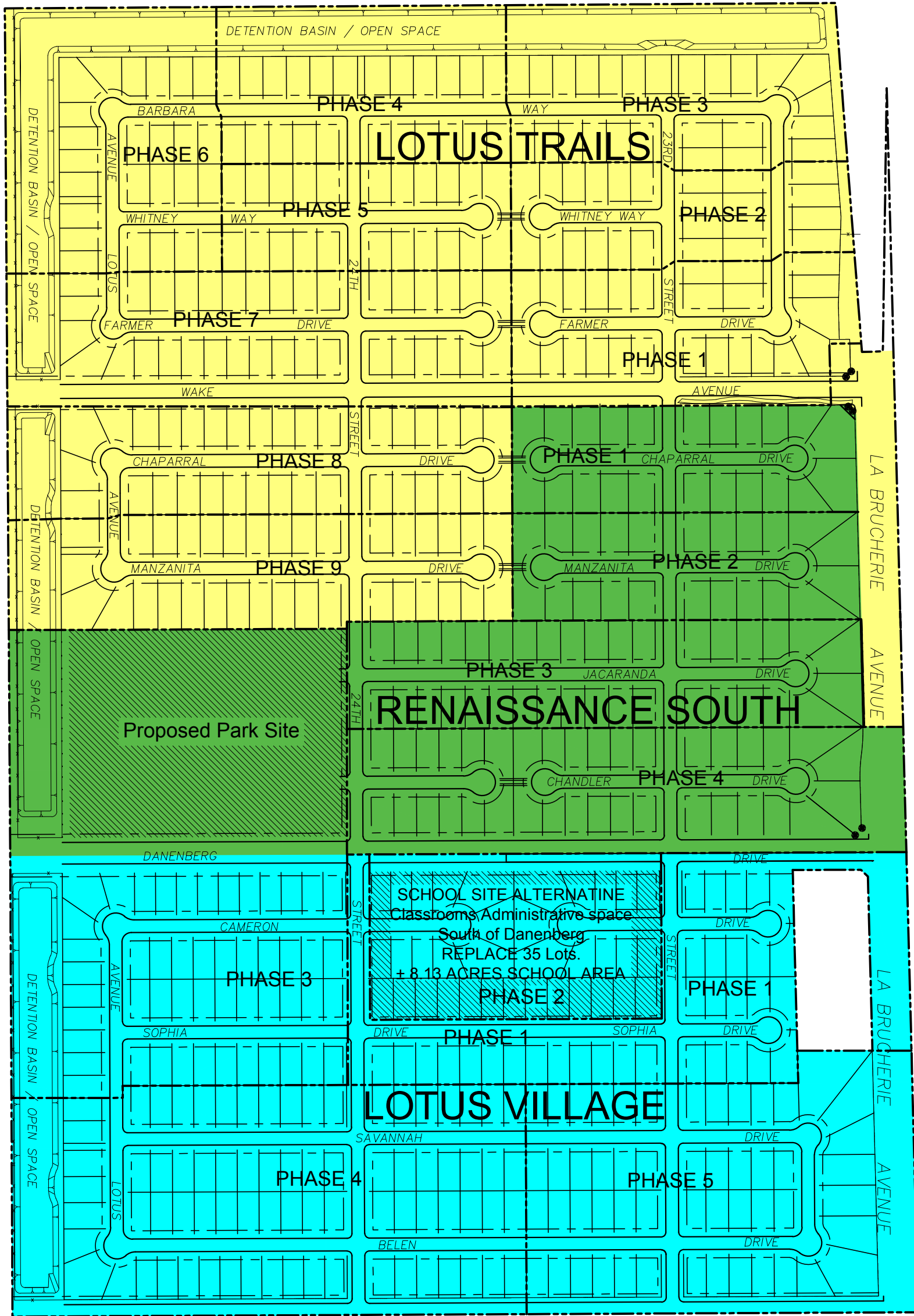
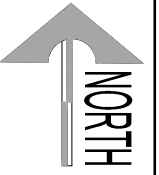
RECOMMENDATION

Overall, the project, with conditions, remains in compliance with the City's development standards and General Plan. Furthermore, significant investment in public facilities has been invested in the project site that facilitated continued single-family residential development in alignment with the original project approval, city development standards, and applicable plans. The staff recommendation is that the Planning Commission make the following motion:

1. Motion to adopt Resolution No. 25-__ (Attachment C) to recommend approval of a 12-month extension for the Lotus Ranch Tentative Subdivision Map subject to the adoption of the required findings for the proposal

ATTACHMENTS:

1. Attachment A - Lotus Ranch Phasing Map
2. Attachment B – Applicant Letter
3. Attachment C - Resolution



LOTUS RANCH SUBDIVISION
PHASING MAP



PROJECT ENTRANCE MONUMENT

LOTUS TRAILS	
PHASING UNIT	NO. OF LOTS
1	25
2	24
3	25
4	23
5	22
6	25
7	35
8	34
9	34
TOTAL LOTUS TRAIL = 247 LOTS	

RENAISSANCE SOUTH	
PHASING UNIT	NO. OF LOTS
1	22
2	22
3	36
4	36
TOTAL RENAISSANCE SOUTH = 116 LOTS	

LOTUS VILLAGE	
PHASING UNIT	NO. OF LOTS
1	33
2	35
3	50
4	76
5	52
TOTAL LOTUS VILLAGE = 246 LOTS	

G-MAC DEVELOPMENT
P.O. BOX 3305
EL CENTRO, CA 92243
760 352 4622

Rigid Electric, Inc.
P.O. Box 3305
El Centro, CA 92244-3305

May 7, 2025

Angel Hernandez
Community Development Director
City of El Centro
1275 W. Main Street
El Centro, CA 92243

RE: Request for Time Extension of Entitlements for Lotus Ranch Subdivision

Resolution 16-69: EIR No. 12-06
Subdivision Map No. 16-01
Pre-Zone 05-07

Dear Mr. Hernandez,

This correspondence is a request for a 1-year extension of time for the above project and all associated entitlements per Resolution 16-19 (see attached) approved September 6, 2016. Understanding that the entitlements would expire on August 5, 2025, we would like to start the process of a time extension in a proactive manner to allow time for the Planning Commission and the City Council scheduling timeframes. This time extension is requested due to a delay in recording phase A-1 (24 homes) which we have just about complete. We are also starting the engineering and planning for phase B-3 of the project (44 homes) as well as are in active construction mode of phase B2 (22 homes).

Please contact me if you have any questions or comments regarding the Request for Time Extension of Entitlements for Lotus Ranch – Resolution 16-69.

Sincerely,



Catherine Belen Valenzuela
Owner – Lotus Ranch
Ph: 760-604-0776
Email: belenvalenzuela4@gmail.com

RESOLUTION NO. 16-69

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EL CENTRO APPROVING LOTUS RANCH TENTATIVE
SUBDIVISION MAP 16-01

WHEREAS, the City Council of the City of El Centro, California (hereafter referred to as "City Council") has conducted a public hearing upon a proposed request for the Lotus Ranch Tentative Subdivision Map, which proposes the division of 213± acres of land in order to create 574 single-family residential lots, a 10.8-acre park, a 8.13-acre school site and 16.5 acres of retention basins on a property generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue, further identified by APN 052-280-012 and 052-380-030;

WHEREAS, the City Council has received a report from the Planning Commission relating to the Lotus Ranch Tentative Subdivision Map, including Planning Commission Resolution No. 16-08, recommending approval of the Lotus Ranch Tentative Subdivision Map, subject to certain conditions under Attachment A; and

WHEREAS, after conducting a duly noticed and advertised public hearing and having considered the report and recommendation of the Planning Commission, including Final Environmental Impact Report No. 12-06, the City Council hereby finds that the project as proposed is in conformity with the City's development policies; and

WHEREAS, after due consideration of all written and oral evidence, the City Council has found that it is in the best interest of the City of El Centro, California, to adopt the recommendation of the Planning Commission to approve said Lotus Ranch Tentative Subdivision Map and the proposed finding and conditions as recommended by the Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CENTRO, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS;

1. The above and foregoing is true, correct, and adopted.
2. The City Council grants conditional approval of the Lotus Ranch Tentative Subdivision Map date stamped received June 14, 2016 by the Planning Division of the City of El Centro, a copy of which is on file in the office of the City Clerk, to allow the division of 213± acres of land in order to create 574 single-family residential lots, a 10.8-acre park site, a 8.13-acre school site and 16.5 acres of retention basins on a property generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue, further identified by APN 052-280-012 and 052-380-030, subject to the listed conditions under Attachment A and the findings under Attachment B, attached hereto and made a part of this resolution.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Centro, California, held on the 6th day of Sept., 2016.

CITY OF EL CENTRO

By 
Jason Jackson, Mayor

ATTEST:

By: *L. Diane Caldwell*
L. Diane Caldwell, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By: *Elizabeth L. Martyn*
Elizabeth L. Martyn, City Attorney

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) ss
CITY OF EL CENTRO)

I, L. Diane Caldwell, City Clerk of the City of El Centro, California, do hereby certify that the foregoing Resolution No. 16-69 was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro, California, held on the 6th day of Sept., 2016, by the following vote:

AYES: Silva, Cardenas, Viegas-Walker, Garcia
NOES: None
ABSENT: None
ABSTAINED: Jackson

By: *L. Diane Caldwell*
L. Diane Caldwell, City Clerk

ATTACHMENT A

LOTUS RANCH CONDITIONS OF APPROVAL

GENERAL

1. Lotus Ranch, LLC, (“the Developer”) proposes a phased, residential development, consisting of 574 single-family units, a 10.8-acre park site, a 8.13-acre school site and 16.5 acres of retention basins, hereafter, referred to as “the project” and further identified as “Lotus Ranch.” The project site is generally located at the southwest corner of Interstate 8 (I-8) and La Brucherie Avenue and consists of parcels with Assessor’s Parcel Numbers 052-280-012 and 052-380-030 and is generally comprised of 213 acres. Of the 213-acre total project area, 8.13-acres have been designated to accommodate a school site. Exclusion of the 8.13-acre school site would increase the number of units to 609 single-family units.

The project is being proposed in three phases: Phase 1, consists of the construction of 247 units; Phase 2, consists of 116 units; and Phase 3 consists of 211 units (*if the school is not constructed, 246 residential units*). Infrastructure facilities would also be constructed to accommodate the residences inclusive of roadways, sewer and water lines, and gas/electric connections. Access to the residential development would be provided by the north/south roadway, La Brucherie Avenue and the east/west roadways of Wake Avenue, Danenberg Drive, and Manuel Ortiz Avenue.

An Environmental Impact Report was prepared for the proposed project which analyzed three (3) project alternatives. Alternative 1 consists of the construction of 609 single-family residential units and a public park. Alternative 2 is the School Site Alternative and was further identified as the environmentally superior alternative. Although Alternative 1 and 2 have similar impacts, the location of a K-6 school site in the future residential neighborhood would reduce impacts to traffic and could promote smart growth principles for walking and biking. Alternative 3 consists of the No Project Alternative and would eliminate all potential environmental impacts associated with the implementation of the project. However, it was deemed inadequate as it would not meet the project objectives of providing a range of housing, recreational opportunities for residents, and capitalizing economic growth opportunities.

2. The Developer as a condition of this approval, agrees to defend, indemnify, hold harmless, and release the City of El Centro, (“the City”), its agents, officers, attorneys, and employees for any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, the approval or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, or attorney’s fees arising out of or in connection with the approval of the project.
3. The Developer may move forward with the project after the following land use approvals for the project: Annexation, Subdivision Map #16-01, Pre-Zone 05-07, Final Environmental Impact Report (SCH# 2014111045), and Mitigation, Monitoring and Reporting Program. The Developer shall pay all costs of annexation to the City, including but not limited to LAFCO fees.

4. If Alternative 2 is selected, the Developer shall reserve 35 lots, consisting of approximately 8.13 acres (lots 575-609 on Tentative Subdivision Map 16-01) for the McCabe Union Elementary School District, consistent with the General Plan and based upon the School Facility Needs Analysis adopted by the McCabe Union Elementary School District via Resolution No. 15/16- #8 on June 21, 2016. The McCabe Union Elementary School District shall not be responsible for any costs associated with the reservation of the school site, except as required by law.
5. Subdivision Map 16-01 shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the El Centro Municipal Code, Chapter 24, Subdivision Regulations unless modified by approved Conditions of Approval.
6. The project may be constructed and phased per the Lotus Ranch Phasing Map and multiple final maps may be recorded as provided for under the Subdivision Map Act. These conditions of approval shall be interpreted and applied to facilitate the development and construction of this map in phases subject to the discretion of the City Engineer.
7. Subdivision Map 16-01 shall be subject to and shall comply with all mitigation measures identified in the adopted Mitigation Monitoring & Reporting Program (MMRP) adopted with the Final Environmental Impact Report (FEIR) and all applicable requirements of Chapter 29 of the Municipal Code unless modified by approved Conditions of Approval.
8. All applicable Conditions of Approval shall be met to the satisfaction of the City Engineer and Community Development Director or designee prior to the issuance of Grading Permits, Building Permits, and release of utilities.
9. The Developer shall comply with all other applicable state and City regulations, ordinances and resolutions.

FINAL MAPS

10. Multiple Phased Final Maps may be filed for recordation prior to the expiration of the Tentative Subdivision Map pursuant to the Subdivision Map Act or as extended by state legislation. The phased Final Maps may be recorded for financing and conveyance purposes. Phased Final Maps shall conform to the approved Phasing Map, such that the boundaries of each proposed Phased Final Map shall be within the boundaries of a designated phase unless an alternate Phasing Map is first approved by the City. The following conditions shall be met with each Final Map:
 - a) Prior to filing of a Final Map for a phase, all public streets in that Final Map shall be improved, or acceptable security shall be provided for said work to the satisfaction of the Director of Public Works. Should work occur prior to the filing of the map, the Developer will provide written access to the City for inspection and pay applicable inspection fees.
 - b) All grading, drainage and easements for drainage, adequate to protect each lot for which a Final Map is requested, and surrounding parcels, which could be

impacted by such design or lack of design, shall be guaranteed to the satisfaction of the Director of Public Works.

- c) Any and all off-site improvements necessary for mitigation of impacts brought about by the project shall be apportioned to the degree possible to guarantee adequate mitigation.

LAND USE & ZONING

11. After annexation approval, the majority of project site shall be zoned R-1, Single Family Residential. Where homes or right of way are not proposed, the land shall be zoned LU (Limited Use). Lots 575-609 on the Tentative Subdivision Map shall be zoned R-1, Single Family Residential. The existing zoning will be in conformity with the City's General Plan "Low Density Residential" and the "Public" land use designation. The proposed project site shall be in conformity with the General Plan's standards.
12. The Developer shall be responsible for ensuring the project is developed in accordance with the residential zone design standards as outlined in Section 29-55 of the City Code.
13. The following cul-de-sacs shall include an open pedestrian link to adjacent uses and roads: Whitney Way, Farmer Drive, Chaparral Drive, Manzanita Drive, and Chandler Drive. Additionally, where long spans of homes are proposed adjacent to the retention basin, pedestrian links shall be provided. The pedestrian link shall be a minimum of 10-foot in width. Maintenance costs associated with the pedestrian links shall be included in the Lighting Landscaping and Maintenance District.
14. Prior to filing of a Final Map, landscaping plans for public right of ways and proposed residences shall be provided for review to the Community Development Department. The plans shall include a water budget (calculations) and the water usage shall comply with California's drought regulations unless new water regulations are adopted by the State of California.
15. The Developer shall construct a 6-foot high masonry wall along the rear of properties located along La Brucherie Avenue, Wake Avenue and Danenberg Drive. The wall shall be no less than 6-feet in height on either side. The exterior side of the wall shall include a landscaping strip of no less than 3-feet. The landscaping strip shall consist of drought tolerant plants, and preferably include climbing vines to deter graffiti.
16. The Developer shall construct a 6-foot high masonry wall with a 2-foot solid vinyl extension for a total of 8-feet, along the rear properties of Manuel Ortiz Avenue. The wall shall be no less than 8-feet in height on either side. The exterior side of the wall shall include a landscaping strip of no less than 6-inches, but no more than 4-feet.
17. A 6-foot wooden fence shall be constructed along the rear of residences that abut the western retention basins. A noise barrier masonry wall shall also be constructed along the rear of residences that abut the northern retention basins that is visible from the freeway.
18. The Developer shall ensure that a minimum of two trees are provided per lot within the parkway strip. All trees shall be a minimum of 15 gallons in size when planted and shall include an irrigation system. Street tree themes shall be submitted to the Community

Development Department for approval prior to the planting of trees. Planting shall comply with State storm water, drought and landscape regulations.

19. The Developer shall ensure the following minimum building setbacks are maintained for all lots: front yard, twenty-feet (20'), side yards five feet (5') on one side and ten feet (10') on the other side, exterior side yard for corner lots, fifteen feet (15'), and rear yard, five feet (5') for single-story and twenty-five (25') for two story.
20. Vehicular access to any proposed lot shall only be allowed via the front of the lot as approved in Subdivision Map 16-01. No rear or side entry access is permitted unless specifically approved by the Public Works Director after illustrating that no traffic turning conflicts or deleterious movements will occur.
21. The project shall comply with all applicable provisions of the California Code of Regulations Title 24 (ADA).
22. All outdoor lighting shall be provided in accordance with Section 29-149 of the City Code, or as amended.
23. Prior to filing of a Final Map, the Developer shall provide architectural elevations, exterior building colors and materials to the City for review and approval. Housing colors shall consist of earth tones or soft muted colors.

AGRICULTURAL RESOURCES

24. In order to protect agricultural resources, a "buffer zone" shall be provided adjacent to farmland in the form of stormwater retention basins located on the west side of the project site. The retention basins located along the western property line shall serve as open space for residents.
25. To reduce potential conflicts with future residents and existing agricultural operations, an advisory notice shall be provided in writing to potential homebuyers at the time the purchase offer is submitted. The notice shall contain two provisions: include information about Imperial County's Right to Farm Ordinance, and impacts associated from nearby agricultural operations including, but not limited to noise, odor, dust, and lighting. The notice shall also include notification that the entire subdivision is restricted from the use of all fireworks due to the adjacent hay storage operations. The homebuyer shall sign the notice to acknowledge receipt of said notice. A copy of the advisory notice shall be recorded as provided in Mitigation Measure AGR 1.4.

AIR QUALITY/GREENHOUSE GAS EMISSIONS

26. The Developer shall ensure that project construction operations 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 emissions (ICAPCD 2006). The ICAPCD Rules and Regulations can be found at <http://www.imperialcounty.net>. In addition, the owner/Developer of the new development shall comply with Rule 310 of the ICAPCD.

27. Prior to construction, the Developer shall adhere to standard mitigation measures for construction equipment as follows:
- a) Maintain all construction equipment in proper tune according to manufacturer's specifications.
 - b) Fuel all off-road and portable diesel powered equipment, including, but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel.
 - c) Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standards for off-road duty diesel engines.
 - d) Install diesel oxidation catalyst (DOC), catalyzed diesel particulate, or other District-approved emission reduction retrofit devices.
28. Prior to construction, the Developer shall adhere to standard mitigation measures for PM₁₀ control as follows:
- a) The construction site shall be pre-watered for 48 hours prior to clearing and grubbing.
 - b) Reduce the amount of disturbed area where possible.
 - c) Water at least twice daily or otherwise stabilize all active construction areas.
 - d) All dirt stockpile areas should be sprayed daily as needed.
 - e) Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - f) Haul trucks shall cover loads or maintain at least six (6) inches of freeboard when traveling on public roads.
 - g) Pre-moisten, prior to transport, import and export materials that have a silt content of five (5) percent or greater with a spray bar or cover trucks hauling dirt, sand, or loose materials. Empty trucks and trucks carrying asphalt material are excluded from this requirement.
 - h) Sweep streets at the end of each day if visible soil material is carried onto streets, or wash off truck and equipment leaving site.
29. The Developer shall adhere to the following discretionary mitigation measures for PM₁₀ control:
- a) Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 mph the operators shall increase watering frequency.
 - b) Apply chemical soils stabilizers or apply water to form and maintain a crust on inactive construction areas disturbed lands within construction projects that are unused for at least four [4] consecutive days)
 - c) Apply non-toxic binders (e.g. latex acrylic copolymer) to exposed areas after cut and fill operations and hydro-seeded areas.
 - d) Plant vegetative ground cover in disturbed areas as soon as possible and where feasible.
 - e) Cover or apply water or chemical suppressants to form and maintain a crust on inactive storage piles.
 - f) All roadways driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

- g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - h) Install wheel washers rumble gates, provide a gravel pad, or pave the area where vehicles enter and exit unpaved roads onto streets; or wash off trucks and equipment leaving the site.
30. The Developer shall adhere to the following standard site design measures:
- a) Use water trucks or sprinkler system in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 mph the operators shall increase water frequency.
 - b) Link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel.
 - c) Allocate easements or land dedications for bikeways and pedestrian walkways.
 - d) Provide continuous sidewalks separated from the roadway by landscaping and on-street parking. Adequate lighting for sidewalks must be provided, along with crosswalks at intersections.
 - e) Incorporate energy efficiency measures which meet mandatory, prescriptive and/or performances measures as required by Title 24.
31. If the project design includes fireplaces, no wood-burning fireplaces shall be installed; rather, all fireplaces shall be natural gas.

BIOLOGICAL RESOURCES

32. A pre-construction burrowing owl survey shall be required at least 14 days prior to ground disturbance to detect the presence of burrowing owls and inform necessary take avoidance actions. These surveys will include all areas where suitable habitat is present within the survey area.
33. The Developer shall apply the burrow exclusion and closure technique to culverts being used as burrows along the southern boundary of the southern parcel identified by Assessor's Parcel Number 052-380-030.
34. The Developer shall engage in formal consultation with the California Department of Fish and Wildlife to develop the appropriate mitigation plans, which could include actions such as translocation of burrowing owls, artificial burrow construction, and/or habitat preservation.
35. The Developer shall consult with the California Department of Fish and Wildlife prior to construction in order to develop the appropriate mitigation plans for the Lotus Ranch project. Other mitigation measures such as translocation or burrowing owls, artificial burrow construction, and/or habitat preservation may be required.

GEOLOGY AND SOILS

36. The Developer shall prepare a site-specific geotechnical investigation to locate and evaluate on-site soils. Such investigation would detail the design requirements to account for any potential liquefaction, subsidence, or expansive conditions.

HYDROLOGY/WATER QUALITY

37. The Developer shall comply with the National Pollutant Discharge Elimination System General Construction Permit. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the State Water Resources Control Board for the complete subdivision showing phasing requirements. The Developer shall submit to the Engineering Department a copy of the approved Notice of Intent (NOI) as submitted to the SMARTS system with the City Grading Permit Application for each phase of construction.
38. The Developer shall comply with the City's Storm Water Program and Ordinance. Grading and Erosion Control Plans implementing Best Management Practices (BMP's) complying with the City's Storm Water Quality (MS4) Ordinance, including but not limited to the submittal of a Water Quality Management Plan (WQMP) and an Operation and Maintenance Plan (O&M Plan) for the proposed BMP's, shall be submitted for review and approval with each phase.

The Developer shall ensure that the proposed storm water retention basins be designed and improved in accordance with the City's Retention Basin Standards, unless otherwise approved by the Public Works Director.

39. The retention basin and storm water quality requirements of a Final Map Phase shall be completed prior to its first final inspection.
40. Prior to the issuance of the first grading permit, the Developer shall enter into a Storm Water Facilities Maintenance Agreement with Easements and Covenants running with the land to ensure compliance with the post construction Best Management Practices Operation and Maintenance Plan. The agreement shall describe a method to account for the Final Map phasing.
41. The Developer shall pipeline and underground any open drains bordering any individual Final Map prior to the 20th or final inspection of said map, whichever occurs first. Any open drain bordering the project site shall be pipelined and undergrounded in accordance with the specifications of the Imperial Irrigation District (IID). The Developer shall provide security acceptable to the City Engineer for the entire work. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.

Regardless of Final Map phasing sequence:

- a) Prior to the issuance of the 164th building permit, the Lotus Drain shall be pipelined between Wake Avenue and Interstate 8. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.
- b) Prior to the issuance of the 300th building permit, the Lotus Drain shall be pipelined between Danenberg Drive and Wake Avenue. Proof of payment to IID acceptable to the Public Works Director or actual construction completion shall satisfy this condition.

42. Prior to the recordation of the first Final Map, the Developer shall submit a Mosquito Abatement Plan to the Division of Environmental Health of the Imperial County Public Health Department.

NOISE

43. The Developer shall ensure that construction contracts specify that all construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.
44. The Developer shall ensure that when existing residential units are located within 200-feet of a construction site, a notice is sent regarding the construction scheduled of the proposed project. Signs shall be legible at a distance of 50-feet and posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints.
45. The Developer shall ensure that prior to the completion of the homes abutting the northern retention basins located along Interstate 8, a permanent noise barrier shall be provided along the rear of the lots to shield the homes from freeway noise. The noise wall should be designed to provide at least 8 dBA of noise reduction of the first row of homes. The noise barrier shall be designed to reduce the noise impacts to an acceptable level (60 CNEL) in accordance with the City of El Centro Noise Element of the General Plan. That noise barrier would reduce freeway noise levels at the homes nearest to Interstate 8 to the "Conditionally Acceptable" noise compatibility category. The Citywide requirement to meet the Title 24 construction standards for indoor noise would then be adequate to provide a suitable noise environment inside the homes. The Developer may be required to conduct further analysis to determine the final height of the wall that will be constructed.

PUBLIC SERVICES/UTILITIES

46. Prior to the issuance of building permits the Developer shall pay or defer payment of development impact fees, in accordance with Resolution No. 15-04. In the event that Resolution 15-04 is not superseded by a new extension, the Developer shall pay development impact fees prior to the issuance of the building permit. School district impact fees shall be paid prior to the issuance of building permits.
47. The Developer shall dedicate a 10.8-acre site for a future park. In addition, a wrought iron decorative fence shall be provided along the western side of the park.
48. Prior to the recordation of the first Final Map, the Developer shall provide a Detention Basin Plan for the retention basins. The western basins shall incorporate walking trails, drought tolerant vegetation and wrought iron decorative fencing along the west side. Additionally, pedestrian lighting shall be provided along the western retention basin situated between Wake Avenue and Danenberg Drive.
49. Utilities shall be provided in accordance with the City's Water/Sewer Master Plan. The Developer may enter into a reimbursement agreement with the City for any over sizing of water or sewer pipelines that may be required.

50. Sewer mains shall be designed to the extent feasible to follow natural grade.
51. Developer shall enter into the form of agreement approved by City Council Resolution 16-70 providing for reimbursement to the City for the Developer's fair share of the construction of a sewer main pipeline along Wake Avenue between La Brucherie Avenue and Lotus Drain.
52. Fire hydrants, markers, and water mains shall be provided in accordance with the Fire Department's specifications. All fire hydrants shall be on a looped water system and shall be in service before any combustible construction begins.
53. The Developer shall provide a shaded school bus pick up/drop off area within the park in accordance with the School District's specifications.
54. Conduit and fiber optic lines shall be installed to future planned public facilities, which include schools to the satisfaction of the Imperial Valley Telecommunications Authority (IVTA) and the Director of Public Works.
55. Prior to the approval of the final inspection of the first Final Map, or the approval of the second Final Map, whichever comes first, the Developer shall be responsible for the establishment of a Lighting, Landscaping and Maintenance District (LLMD) or alternate financing mechanism approved by the City for the maintenance of landscaping and lighting. Pursuant to the 1972 Act of Lighting and Landscaping, the approved uses include landscaping, statues, fountains, general lighting, recreational and playground courts and equipment, and public restrooms. The Developer shall be responsible for updating the LLMD as phasing advances or modifications are needed.

TRAFFIC/INTERSECTIONS/HIGHWAYS

56. Prior to the issuance of the first final inspection of each phase of development, all offsite improvements (e.g. water, sewer, storm water, curb, gutter, paving, lighting, sidewalks, etc.) shall be provided in accordance with the City's Subdivision Ordinance including parkways not less than 6.5 feet wide, measured from the face of curb to the outside edge of the sidewalk. Parkway shall include drought tolerant landscaping. Rock may be incorporated into the landscape design in accordance with the City's landscaping ordinance.
57. The Developer shall provide a Class II bicycle lane along Danenberg Drive, consistent with the City of El Centro Bicycle Master Plan.
58. The Developer shall ensure to provide a sight distance and curb radius in conformance with City standards at all project access points.
59. The Developer shall provide ADA-compliant pedestrian access to all of the project facilities.
60. Prior to the first final inspection of the first Final Map, the Developer shall coordinate with the Imperial County Transportation Commission to establish a bus stop curb pullout and location within and/or surrounding the site.

61. Prior to the first final inspection of the first Final Map, the Developer shall install a 4-way stop at the intersection of La Brucherie Avenue/Wake Avenue and associated street markings and signage to the satisfaction of the City Engineer.
62. The Developer shall widen the west side of La Brucherie Avenue along the project's frontage to City four-lane standards (Secondary/4-lane arterial).
 - a) Prior to the issuance of the 10th building permit, La Brucherie Avenue shall be widened between Interstate 8 and Wake Avenue. Security for this segment shall be provided to the satisfaction of the City Engineer prior to approval of the first Final Map.
 - b) Prior to the issuance of the 222nd building permit, La Brucherie Avenue shall be widened midway between Wake Avenue and Danenberg Drive, including intersection improvements at Wake Avenue. Security for this segment shall be provided to the satisfaction of the City Engineer prior to approval of the first Final Map.
 - c) Prior to the issuance of the 350th building permit, the La Brucherie Avenue widening shall be completed to continue southerly of Danenberg Drive to such point that south bound traffic tapers can be established. The work shall include intersection improvements at Danenberg Drive. Security for this segment shall be provided to the satisfaction of the City Engineer prior to issuance of the 223rd building permit.
 - d) Prior to the issuance of the 450th building permit, La Brucherie Avenue shall be completed to the southern project limits including intersection improvements. Security for this segment shall be provided to the satisfaction of the City Engineer prior to issuance of the 351st building permit.
 - e) The Public Works Director may approve minor variations to the above schedule to match phasing of maps upon the request of the developer.
63. Prior to the issuance of the 222nd building permit, the Developer shall signalize the intersection of La Brucherie Avenue/Wake Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:
 - a) Northbound: one (1) dedicated left-turn lane
 one (1) dedicated thru lane
 one (1) dedicated right turn lane
 - b) Southbound: one (1) dedicated left-turn lane
 two (2) dedicated thru lanes
 one (1) dedicated right turn lane
 - c) Westbound: one (1) dedicated left-turn lane
 one (1) shared thru/right-turn lane
 - d) Eastbound: one (1) dedicated left-turn lane
 one (1) dedicated thru lane
 one (1) dedicated right turn lane

The Developer shall be eligible for a reimbursement agreement from future development benefiting from the signal light at the La Brucherie Avenue/Wake Avenue intersection.

64. Prior to the issuance of the 350th building permit, the Developer shall improve the intersection of La Brucherie Avenue/Danenberg Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:

- a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: two (2) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane
65. Prior to the issuance of the 450th building permit, the Developer shall improve the intersection of La Brucherie Avenue/Manuel Ortiz Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:
- a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: one (1) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane
66. The Developer shall construct Wake Avenue within the project site to two-lane arterial standards when it fronts a construction phase. However, Wake Avenue shall be built between La Brucherie Avenue and the west construction limits according to the Tentative Map prior to the issuance of the 224th building permit, whichever occurs first.
67. The Developer shall construct Danenberg Drive within the project site to four-lane arterial standards when the roadway fronts a construction phase. The developer may construct half width or full width street as it fronts the construction phase. However, Danenberg Drive shall be constructed between La Brucherie Avenue and the western construction limits prior to the issuance of the 450th building permit, whichever occurs first.
68. The Developer shall design Manuel Ortiz Drive to two-lane collector standard within the project site when it fronts a construction phase, but shall only be required to construct one lane in each direction plus parking on one side. However, Manuel Ortiz shall be built between La Brucherie Avenue and the construction limits according to the Tentative Map prior to the issuance of the 500th building permit, whichever occurs first.
69. Prior to the issuance of the 210th building permit, the Developer shall contribute a fair share (2.3%) towards the provision of an eastbound right-turn overlap phase (RTOL) at the intersection of Imperial Avenue/Ocotillo Drive.
70. Prior to the issuance of the 155th building permit, the Developer shall contribute a fair share (4.3%) towards signaling the intersection of La Brucherie Avenue/McCabe Road and providing a dedicated left-turn lane at each approach.
71. Prior to the issuance of the 425th building permit, the Developer shall contribute a fair share (36.6%) towards the cost of widening Wake Avenue to two-lane arterial standards between La Brucherie Avenue and the future extension of Imperial Avenue.

72. Prior to the issuance of the 425th building permit, the Developer shall contribute a fair share (12.4%) towards the construction of Imperial Avenue between Interstate-8 and Wake Avenue.
73. Major thoroughfares within the project site such as La Brucherie Avenue and Danenberg Drive shall provide a shared use pathway consisting of a minimum of 10-feet. The shared use pathways shall include drought tolerant landscaping.

ATTACHMENT B

FINDINGS

LOTUS RANCH TENTATIVE SUBDIVISION MAP NO. 16-01

FINDINGS

1. That the proposed map is consistent with the City of El Centro General Plan.

Lotus Ranch Tentative Subdivision Map No. 16-01 was reviewed for consistency with the adopted, General Plan by all City Departments. Comments from City Departments were incorporated and included as conditions of approval, further identified in Attachment A.

2. That the design or improvements of the proposed subdivision are consistent with the City of El Centro General Plan.

Conditions of approval have been incorporated to ensure the Lotus Ranch Tentative Subdivision Map No. 16-01 was designed in accordance with the goals and policies of the General Plan as follows:

“Policy 1.3- Ensure that new residential development is compatible with surrounding existing residential development.” The proposed Lotus Ranch Subdivision will be consistent with the aesthetics and character of the adjacent, Farmer Estates Subdivision.

“Policy 2.1- Continue to direct and control growth in the City and sphere of influence through the application of the City’s Urban Development Program.” The proposed housing subdivision is located within Tier 1 of the City’s Urban Development Program. New development within this area is adjacent to the City Limits and can be served by gravity sewer lines to existing trunk sewers and water lines are also in close proximity. Given the proximity to the City Limits, City services are in close proximity to the new development.

3. That the site is physically suitable for the proposed density of development.

The Lotus Ranch Subdivision is situated adjacent to the City Limits within 213 acres of land just south of Interstate 8. The site is suitable to accommodate the proposed residential development and has been reviewed to ensure consistency with the City’s General Plan and Zoning Ordinance density requirements.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Environmental Impact Report 12-06 was prepared in compliance with the California Environmental Quality Act. The report found that all significant environmental impacts could be mitigated through mitigation measures. Thus, the project or improvements associated with the project will not cause substantial environmental damage or injure fish or wildlife or their habitat.

5. That the design of the subdivision or type of improvement are not likely to cause serious public health problems.

The Lotus Ranch Subdivision includes sidewalks and a public park to encourage an active lifestyle and will not cause serious public health problems.

6. That the design of the subdivision or 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 Lotus Ranch Subdivision will not conflict with easements, acquired by the public at large. To the contrary, land is being acquired from the developer for a regional sewer lift station.

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)§
CITY OF EL CENTRO)

I, L. Diane Caldwell, City Clerk of the City of El Centro, California do hereby certify that the foregoing is a true and correct copy of Resolution No. 16-69, which was duly and regularly adopted at a regular meeting of the City Council of the City of El Centro held on September 6, 2016, by the following vote:

YES:	Silva, Cardenas, Viegas-Walker, Garcia
NOES:	None
ABSENT:	None
ABSTAINED:	Jackson

(SEAL)



L. Diane Caldwell, CMC
CITY CLERK

**PLANNING COMMISSION RESOLUTION NO. 25 -
RECOMMENDING APPROVAL OF THE
1st TWELVE MONTH TIME EXTENSION FOR
THE LOTUS RANCH TENTATIVE SUBDIVISION MAP**

WHEREAS, the Lotus Ranch Tentative Subdivision Map was approved by the City Council on September 6, 2016, per Resolution No. 16-69; and

WHEREAS, the Lotus Ranch Tentative Subdivision Map proposes the division of 213 acres of land to create 547 single-family lots, a 10.8-acre park, and 16.5 acres of retention basin, on property generally located south of I-8 between La Brucherie Avenue and the Lotus Canal; and

WHEREAS, the Lotus Ranch Tentative Subdivision is scheduled to expire on August 5, 2025; and

WHEREAS, the applicant, Rigid Electric, Inc., submitted an application for a time extension for the Lotus Ranch Tentative Subdivision Map on April 23, 2025, and said request was considered by the Planning Commission on May 13, 2025; and

WHEREAS, a public hearing was held on the twelve-month time extension request for the Lotus Ranch Tentative Subdivision at a regular Planning Commission meeting on May 13, 2025, in the City Council Chambers, 1275 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 request, nor were any objections filed with the Commission; and

WHEREAS, the proposed map remains consistent with applicable general and specific plans; and

WHEREAS, the design or improvements of the proposed subdivision remain consistent with applicable general and specific plans; and

WHEREAS, the site remains physically suitable for the type of development; and

WHEREAS, the site remains physically suitable for the proposed density of development; and

WHEREAS, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

WHEREAS, the design of the subdivision or the type of improvements are not likely to cause serious public health problems; and

WHEREAS, the design of the subdivision or 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; and

WHEREAS, Environmental Impact Report No. 12-06 was previously prepared and considered for the proposal pursuant to the California Environmental Quality Act (CEQA) Guidelines of 1970, as amended; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council approval of the first twelve-month time extension, to August 5, 2026, for the Lotus Ranch Tentative Subdivision Map, subject to compliance with City Council Resolution No. 16-69.

PASSED AND ADOPTED on May 13, 2025 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Jorge Perez,
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: 4.

Meeting: 5/13/2025 5:30 PM
Category: Resolution
PUBLIC HEARINGS

**PUBLIC HEARING TO CONSIDER APPROVAL OF TENTATIVE PARCEL MAP 24-02 FOR
288 EAST AURORA DRIVE**

Project #: TPM 24-02	Location: 280 E. Aurora Dr.
Applicant: Emilio Torres Duran	Project Type: Tentative Parcel Map
Staff Planner: Sara Silva, Assistant Planner	Proposed Use: Development consistent with the ML-Light Manufacturing Zone

PROJECT SUMMARY

The applicant, Emilio Torres Duran, is requesting approval of Tentative Parcel Map (TPM) 24-02 for the property located at 280 E. Aurora Dr. (APN 054-041-058). Refer to Exhibit A for the project location map. The project involves subdividing a 4.61-acre parcel to create two parcels: Parcel 1 measuring 4.36 acres and Parcel 2 measuring 0.24 acres.

If approved, TPM 24-02 would allow the applicant to record a parcel map and legally subdivide the property. A copy of the proposed tentative parcel map is included as Exhibit B. The purpose of the subdivision is to facilitate separate property sales. Neither the current property owner nor the proposed owner of Parcel 2 has plans for development or a change of use at this time.

Staff Recommendation: Approve Tentative Parcel Map 24-02.

SITE INFORMATION

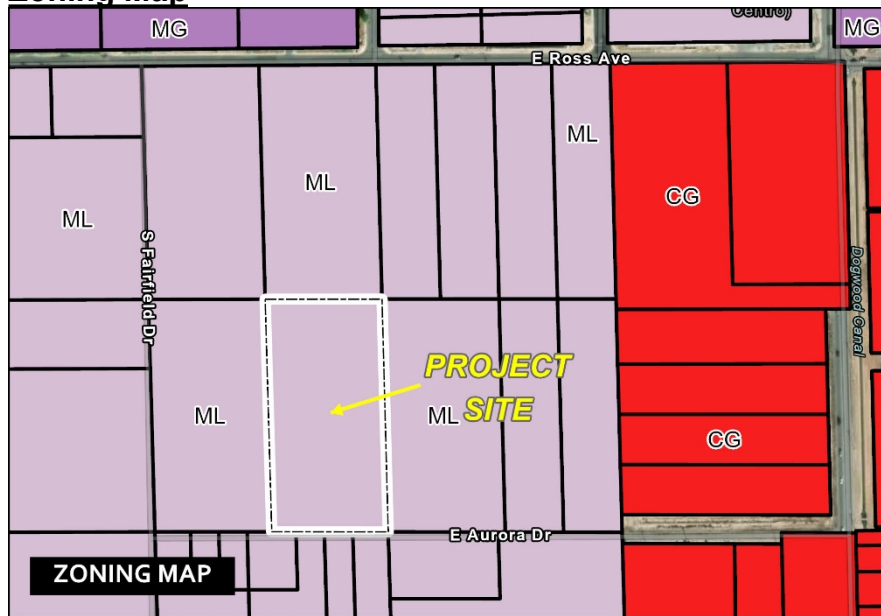
The site is currently used as a heavy equipment storage yard that is not open to the public. No new development or change of use is proposed at this time that would require site improvements to meet City standards. The proposed resolution includes conditions for any future development.

Site Area	Building Area	Current Zoning	General Plan
4.61-acres	N/A	ML- Light Manufacturing	Light Industrial

LAND USE REVIEW

The ML (Light Manufacturing) zone allows for light industrial uses including fabrication, manufacturing, assembly, or processing of refined materials. The surrounding properties are similarly zoned ML and used for industrial activities. Because there is no change in use, the proposed subdivision will not affect land use compatibility. Any future development will require site plan review for compliance with the General Plan and surrounding uses.

Zoning Map



Land Use Map

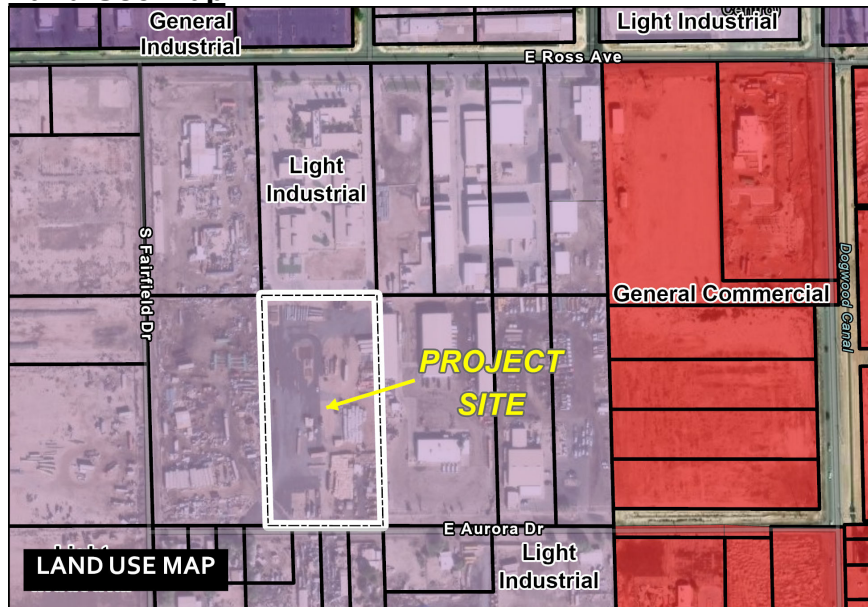


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current use
Subject Property	Light Industrial	Light Manufacturing	Heavy equipment yard
North	Light Industrial	Light Manufacturing	ICOE Valley Academy
East	Light Industrial	Light Manufacturing	Toyota Industrial Equipment
South	Light Industrial	Light Manufacturing	Heavy equipment yard
West	Light Industrial	Light Manufacturing	Construction equipment yard

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 C

Utilities - The site has access to existing water, sewer, and storm drain mains along E. Aurora Dr. Connection to City utilities will require an Encroachment Permit with utility plans reviewed by the Public Works – Engineering Division. Capacity fees will be assessed at the time of building permit issuance.

Transportation and Circulation - Both parcels will have access from Aurora Drive. Any new driveway approaches must meet City and ADA standards. Future development will be required to install off-site improvements such as curbs, gutters, and sidewalks prior to the first certificate of occupancy.

Aesthetics - Future projects on either parcel will be reviewed for compliance with the City's design standards.

Building and Safety - Any future development will require plan submittal for code compliance review.

Neighborhood Compatibility - The existing and future uses are compatible with surrounding properties. The subdivision will not alter existing use patterns in the area.

PUBLIC NOTICING & ENVIRONMENTAL REVIEW

PUBLIC NOTICING

The public hearing was scheduled for May 13, 2025. A Public hearing notice was published in the *Imperial Valley Press* and mailed to all property owners within 300 feet of the project site on May 2, 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 designations and regulations 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 Light Industrial land use designation of the General Plan.

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

At this time, there is no project proposed at the site. Future plans for development will be consistent to the ML- Light Manufacturing zoning standards and light industrial plan land use designation.

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

The subdivision would result in the creation of two parcels each encompassing 4.36-acres

and 0.24-acres. The site is physically suitable as the right of way has been acquired and the parcels have access to utility services. Both 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 two parcels: Parcel 1 of 4.36-acres and Parcel 2 of 0.24-acres. The overall size of the parcel is suitable for 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 development 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 includes road and utility easements that would not interfere with future development.

NEXT STEPS

If approved, the applicant must submit a Parcel Map and supporting documents to the Engineering Division for final review and recordation.

RECOMMENDATION & OPTIONS

OPTIONS

The following options are available to the Planning Commission as it relates to Tentative Parcel Map 24-02:

1. Motion to approve Tentative Parcel Map 24-02 subject to the adoption of the required findings for the proposal; or
2. Motion to deny Tentative Parcel Map 24-02 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 D**) approving Tentative Parcel Map 24-02 subject to the adoption of the required findings for the proposal.

ATTACHMENTS:

1. Exhibit A- Project Location Map
2. Exhibit B- TPM
3. Exhibit C-Comments
4. Exhibit D- Resolution TPM 24-02



Tentative Parcel Map 24-02
280 E. Aurora Dr.

Project
Location Map



TENTATIVE PARCEL MAP 24-02

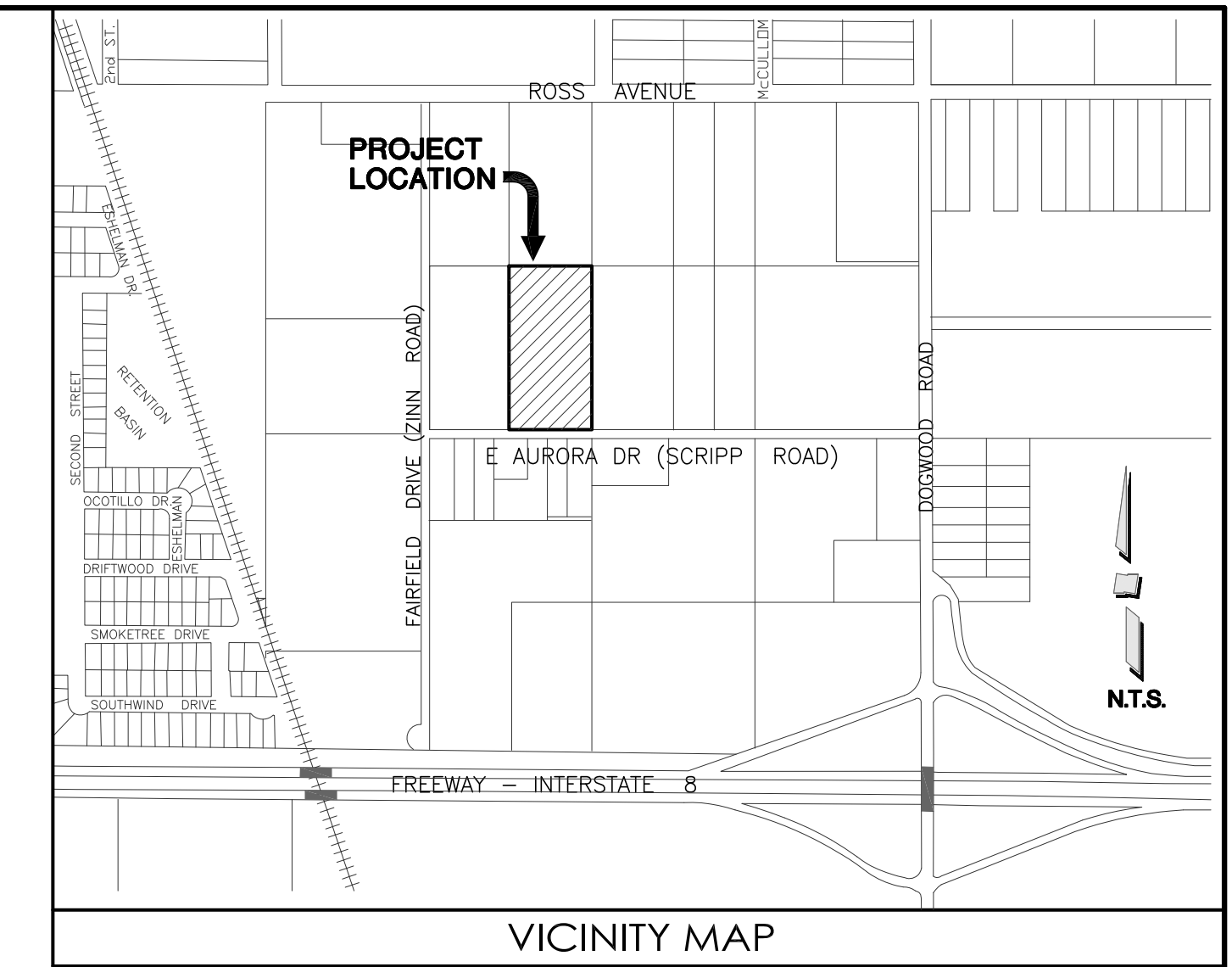
BEING A SUBDIVISION OF PARCEL 4 OF PM 10-97
IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SCALE: 1" = 30'

PARCEL "3" OF PM 4-59
054 - 041 - 009
LAND USE: LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF TRACT 102, TOWNSHIP 16 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 4 OF PARCEL MAP NO. 054-041-07-01 ON FILE IN BOOK 10, PAGE 97 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



WATER / SEWER NOTES:

WATER SUPPLY:
EXISTING CITY WATER SYSTEM (ON E. AURORA DR.).

SEWER:
EXISTING CITY SEWER IS IN AURORA DRIVE ± 300' EAST OF PARCEL 4.

NO SEWER SYSTEM BE PROVIDED AT THIS TIME FOR THIS PARCELS 1 & 2. THIS PARCEL MAP IS FOR SELL PARCELS ONLY.

THE LAND OWNERS SHOULD BE APPLY FOR A CITY SEWER SERVICE IN A SEPARATE PERMIT FOR THIS NEW PARCELS 1 & 2.

APPLICANT:

EFRAIN ALBERTO S. ESPINOZA
PH. (760) 272 3281
280 E AURORA DR
EL CENTRO, CA. 92243

EASEMENT DESCRIPTIONS:

- 1 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
PURPOSE: FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES.
RECORDING DATE: SEPTEMBER 8, 1939
RECORDING No.: IN BOOK 532, PAGE 584 OF OFFICIAL RECORDS
AFFECTS: AFFECTS ALL THIS PROPERTY
- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND.
RECORDING DATE: OCTOBER 19, 1964.
RECORDING No.: IN BOOK 1193, PAGE 1154 OF OFFICIAL RECORDS
AFFECTS: THE CENTERLINE 1 FOOT WEST OF THE EAST PROPERTY LINE
- 3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
MAP OF: PARCEL MAP No. 054-041-07-01
PURPOSE: CITY ROAD RIGHT OF WAY PURPOSES
AFFECTS: PARCEL A OF PM 10-97 AS SHOWN ON MAP

FLOOD CERTIFICATION:

FIRM C.P.N 06025C1725 C
THIS PROPERTY IS DESIGNATED AS:
ZONE: X
AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARCEL 2 OF PM 10-97
054 - 041 - 056
LAND USE: LIGHT INDUSTRIAL
S 89°56'55" W 329.53'

PARCEL 4 OF PM 10-97
054 - 041 - 058

PARCEL 1
190,108 s.f.
4.36 Acres

PARCEL 3 OF PM 10-97
054 - 041 - 057
LAND USE: LIGHT INDUSTRIAL

PROPERTY OWNER

EFRAIN ALBERTO S. ESPINOZA
280 E AURORA DR
EL CENTRO, CA. 92243

BLDG SETBACK LINES:

- FRONT: 0 FEET (NO REQUIREMENTS)
- REAR:
ABUTTING A NONRESIDENTIAL ZONE: 0 FEET
ABUTTING A RESIDENTIAL ZONE: 50 FEET
- SIDE:
EXTERIOR SIDE: 0 FEET
ABUTTING A NONRESIDENTIAL ZONE: 0 FEET
ABUTTING A RESIDENTIAL ZONE: 50 FEET

SITE ADDRESS:

280 E AURORA DR
EL CENTRO, CA. 92243

A.P.N.

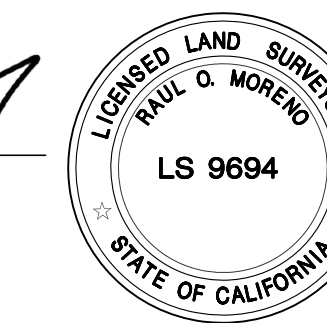
054-041-058

LAND SURVEYOR:

PROPERTY SURVEY AND TOPOGRAPHY PROVIDED BY:
RAUL O. MORENO
P.L.S. NO. 9694
BJ ENGINEERING AND SURVEYING, INC.
341 WEST CROWN COURT, SUITE 100
IMPERIAL, CA 92251
PH: (760) 353-3552

(Signature)
RAUL O. MORENO
P.L.S. NO. 9694

04/07/2025
DATE



NEW PARCELS	ACREAGE	ZONE		LAND USE	
		EXISTING	PROPOSED	EXISTING	PROPOSED
PARCEL 1	190,108 S.F. = 4.36 ACRES	LM (LIGHT MANUFACTURING)	LM (LIGHT MANUFACTURING)	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
PARCEL 2	10,882 S.F. = 0.24 ACRES	LM (LIGHT MANUFACTURING)	LM (LIGHT MANUFACTURING)	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
TOTAL = 200,992 S.F. = 4.61 ACRES					

BENCHMARK:

DESIGNATION: D 613 ELEVATION = -44.92
PID: DB0688

1.05 MILES EAST ALONG THE HOLTON INTER-URBAN RAILWAY FROM THE SOUTHERN PACIFIC STATION AT EL CENTRO, IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE RAILROAD AND DOGWOOD ROAD, IN THE TOP AND 1.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF A 30-INCH PIPE CULVERT, 33 FEET WEST OF THE CENTER LINE OF THE ROAD AND 14.2 FEET NORTH OF THE NORTH RAIL AND ABOUT LEVEL WITH THE TRACK, IN T155 R14E SEC.33

WORK ELEVATION = 100 - 44.92 = 55.08

SITE BENCHMARK:

335 FEET MORE OR LESS FROM SOUTHEAST CORNER OF PARCEL 4 OF PM 10-97 TO TOP OF EXISTING CURB AND GUTTER AT THE SOUTH SIDE OF THE WEST END OF EAST AURORA DRIVE
ELEVATION = 61.74

LEGEND:

- PROPERTY LINE
- - - - - PROPOSED SUBDIVISION LINE
- RIGHT OF WAY LINE
- - - - - EXISTING WATERLINE
- - - - - EXISTING TELEPHONE LINE (OVERHEAD)
- - - - - EXISTING CHAIN LINK FENCE
- - - - - EXISTING TELEPHONE POLE
- - - - - EXISTING FIRE HYDRANT
- - - - - EXISTING WATER METER
- - - - - EXISTING AC PAVEMENT
- - - - - EXISTING CONTOUR LINE

BJ ENGINEERING & SURVEYING, INC.
Phone (760) 353-3552 341 WEST CROWN COURT
Fax (760) 353-3751 IMPERIAL, CA 92251

280 E AURORA DR, EL CENTRO, CA. 92243
054-041-058

TENTATIVE PARCEL MAP 24-02

IN THE CITY OF EL CENTRO, CA. DATE: 04/07/2025 BY: A.V./JH
CLIENT: EDWIN C. MEALEY JOB NO.: 23-008

SHEET **1** OF **1**

CITY OF EL CENTRO
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

INTER-OFFICE REVIEW MEMORANDUM

DOCUMENT REVIEW TYPE:

SPR

CUP

TPM

PM

Review Date: April 25, 2025

TO: Sara Silva, Assistant Planner

FROM: Felix De Leon Jr., Principal Engineer

SUBJECT: Tentative Parcel Map No. 24-02

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 to be evaluated per Resolution No. 07-100, applicant shall provide all floor dimension and occupancy type for assessment of capacity fees. If building is not being proposed, applicant shall provide reason as to why the water is requested, capacity fees would be assessed accordingly to Resolution No. 07-100
2. Should project create or replace at 5,000 SF (or greater) of impervious area or project disturb 10,000 SF or greater, whichever occurs first, project is required to obtain a grading permit. 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 \(cityofelcentro.org\)](http://cityofelcentro.org)
 - b. <https://cityofelcentro.org/publicworks/forms-specifications/>
3. Per ADA requirements, an ADA accessible pathway shall be provided to any proposed development from Public Right of Way.
4. 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.
5. 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.
6. 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.
7. El Centro Fire Department shall provide approval for fire lane ingress/egress prior to issuance of Building or Grading Permit.
8. Any proposed trash receptacle or 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
9. On-Site Utility plans shall be provided for City of El Centro review along with the Grading Permit.

10. Applicant shall provide applicable Covenants Conditions and Restriction (CC&Rs) for any shared access and utilities.
11. 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.
12. Proposed entrance shall be submitted to the City of El Centro under an encroachment permit for installation. Entrance on city right of way must be maintained to the satisfaction of the City of El Centro.

Respectfully,



04/25/25

Felix De Leon Jr., PE
Principal Engineer

Date

PLANNING COMMISSION RESOLUTION NO. 25-__
APPROVING TENTATIVE PARCEL MAP NO. 24-02

WHEREAS, a public hearing was held on Tentative Parcel Map No. 24-02, at a regular Planning Commission meeting on May 13, 2025 held at City Council Chambers, 1275 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 May 2, 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. 24-02, 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. 24-02, included hereto as “Attachment A” and dated April 07, 2025, being the division of a 4.61-acre parcels of land in order to create two (2) parcels at 280 E. Aurora Drive (APN 054-041-058), 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 two (2) parcels as follows: Parcel 1 measuring 4.36-acres and Parcel 2 measuring 0.24-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. 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

7. 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.
8. 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

9. 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 E. Aurora Dr. in compliance with ADA access standards and City Standards.
10. 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 May 13, 2025 by the following vote:

ROLL CALL Ayes:
Noes:
Absent:
Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Jorge A. Perez, Chairperson

ATTEST:

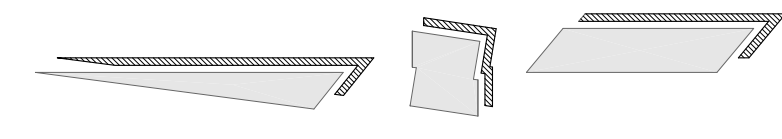
APPROVED AS TO FORM:

By _____
Angel Hernandez, AICP
Secretary-Director

By _____
Elizabeth L. Martyn
City Attorney

TENTATIVE PARCEL MAP 24-02

BEING A SUBDIVISION OF PARCEL 4 OF PM 10-97
IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

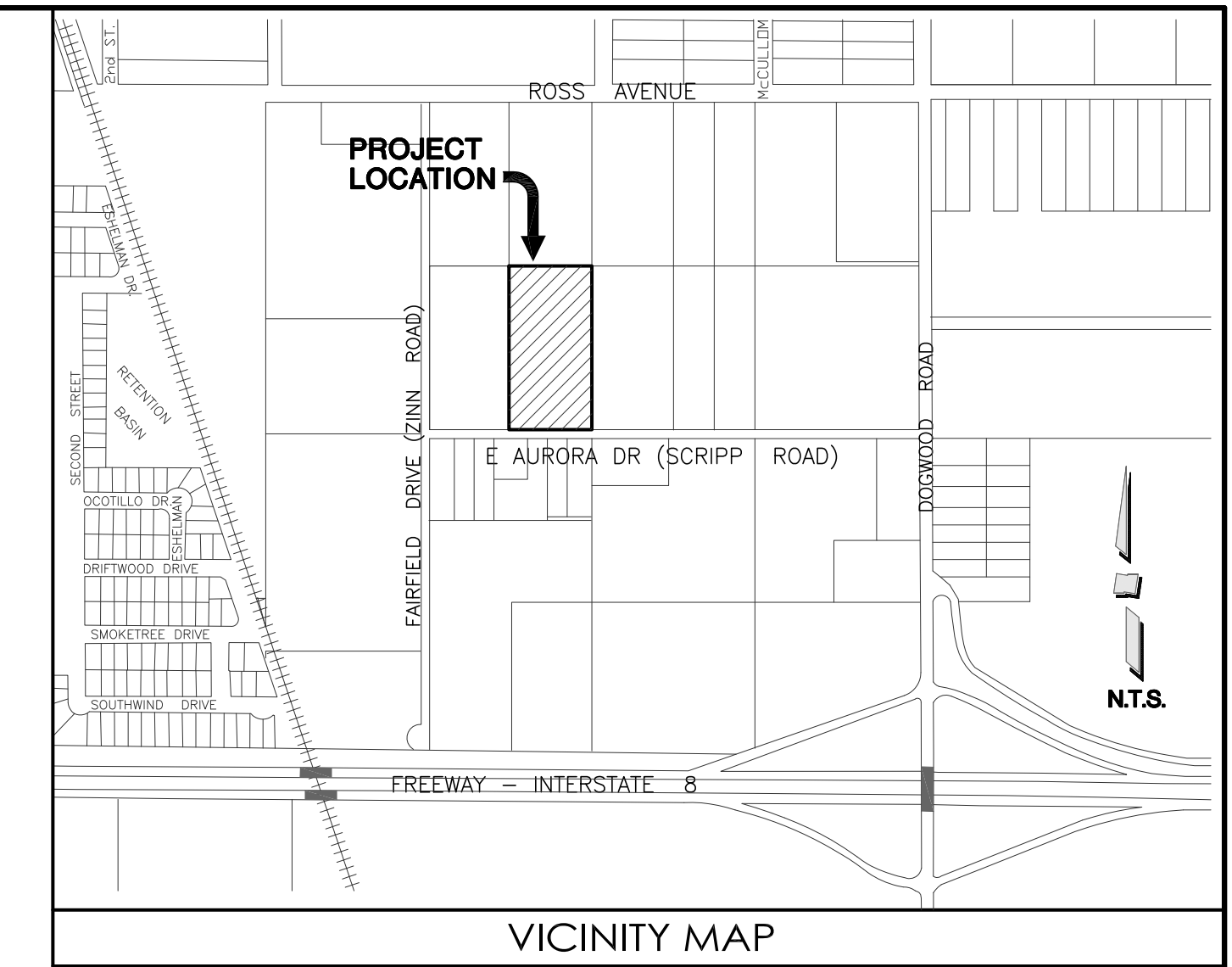


SCALE: 1" = 30'

PARCEL "3" OF PM 4-59
054 - 041 - 009
LAND USE: LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF TRACT 102, TOWNSHIP 16 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 4 OF PARCEL MAP NO. 054-041-07-01 ON FILE IN BOOK 10, PAGE 97 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



WATER / SEWER NOTES:

WATER SUPPLY:
EXISTING CITY WATER SYSTEM (ON E. AURORA DR.).

SEWER:
EXISTING CITY SEWER IS IN AURORA DRIVE ± 300' EAST OF PARCEL 4.

NO SEWER SYSTEM BE PROVIDED AT THIS TIME FOR THIS PARCELS 1 & 2. THIS PARCEL MAP IS FOR SELL PARCELS ONLY.

THE LAND OWNERS SHOULD BE APPLY FOR A CITY SEWER SERVICE IN A SEPARATE PERMIT FOR THIS NEW PARCELS 1 & 2.

APPLICANT:

EFRAIN ALBERTO S. ESPINOZA
PH. (760) 272 3281
280 E AURORA DR
EL CENTRO, CA. 92243

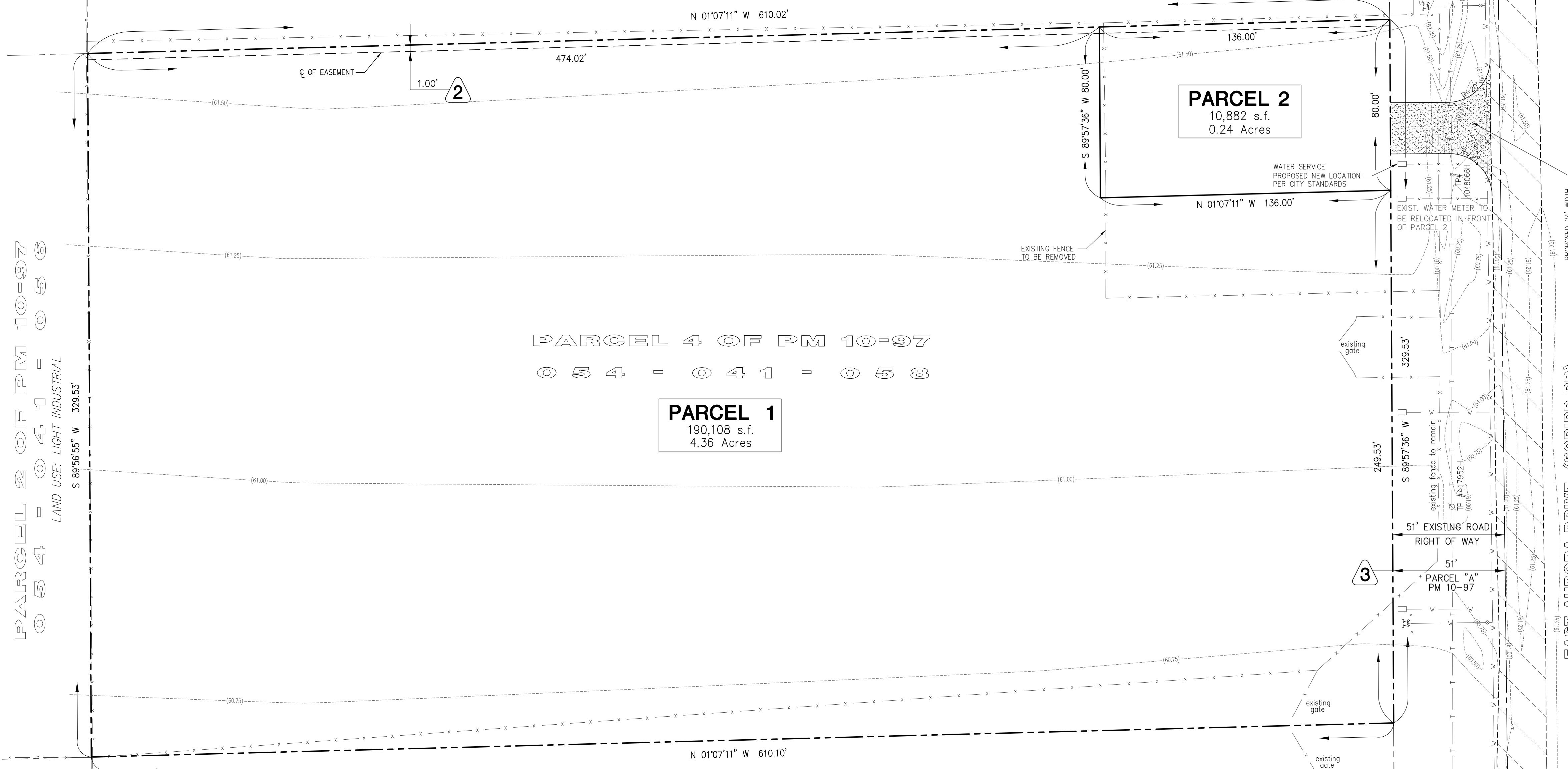
EASEMENT DESCRIPTIONS:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
PURPOSE: FOR IRRIGATION, WASTE OR DRAINAGE CANALS, OR POWER OR TELEPHONE LINES.
RECORDING DATE: SEPTEMBER 8, 1939
RECORDING No.: IN BOOK 532, PAGE 584 OF OFFICIAL RECORDS
AFFECTS: AFFECTS ALL THIS PROPERTY
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND.
RECORDING DATE: OCTOBER 19, 1964.
RECORDING No.: IN BOOK 1193, PAGE 1154 OF OFFICIAL RECORDS
AFFECTS: THE CENTERLINE 1 FOOT WEST OF THE EAST PROPERTY LINE
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
MAP OF: PARCEL MAP No. 054-041-07-01
PURPOSE: CITY ROAD RIGHT OF WAY PURPOSES
AFFECTS: PARCEL A OF PM 10-97 AS SHOWN ON MAP

FLOOD CERTIFICATION:

FIRM C.P.N 06025C1725 C
THIS PROPERTY IS DESIGNATED AS:
ZONE: X
AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARCEL 2 OF PM 10-97
054 - 041 - 056
LAND USE: LIGHT INDUSTRIAL



PARCEL 4 OF PM 10-97
054 - 041 - 058

PARCEL 1
190,108 s.f.
4.36 Acres

PARCEL 2
10,882 s.f.
0.24 Acres

PROPERTY OWNER

EFRAIN ALBERTO S. ESPINOZA
280 E AURORA DR
EL CENTRO, CA. 92243

BLDG SETBACK LINES:

- FRONT: 0 FEET (NO REQUIREMENTS)
- REAR:
ABUTTING A NONRESIDENTIAL ZONE: 0 FEET
ABUTTING A RESIDENTIAL ZONE: 50 FEET
- SIDE:
EXTERIOR SIDE: 0 FEET
ABUTTING A NONRESIDENTIAL ZONE: 0 FEET
ABUTTING A RESIDENTIAL ZONE: 50 FEET

SITE ADDRESS:

280 E AURORA DR
EL CENTRO, CA. 92243

A.P.N.

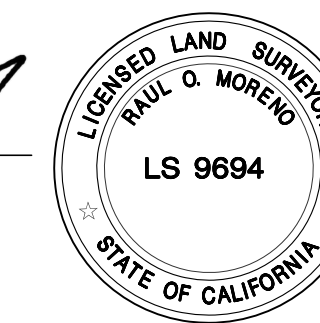
054-041-058

LAND SURVEYOR:

PROPERTY SURVEY AND TOPOGRAPHY PROVIDED BY:
RAUL O. MORENO
P.L.S. NO. 9694
BJ ENGINEERING AND SURVEYING, INC.
341 WEST CROWN COURT, SUITE 100
IMPERIAL, CA 92251
PH: (760) 353-3552

RAUL O. MORENO
P.L.S. NO. 9694

04/07/2025
DATE



BENCHMARK:

DESIGNATION: D 613 ELEVATION = -44.92
PID: DB0688
1.05 MILES EAST ALONG THE HOLTON INTER-URBAN RAILWAY FROM THE SOUTHERN PACIFIC STATION AT EL CENTRO, IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE RAILROAD AND DOGWOOD ROAD, IN THE TOP AND 1.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF A 30-INCH PIPE CULVERT, 33 FEET WEST OF THE CENTER LINE OF THE ROAD AND 14.2 FEET NORTH OF THE NORTH RAIL AND ABOUT LEVEL WITH THE TRACK, IN T15S R14E SEC.33

WORK ELEVATION = 100 - 44.92 = 55.08

SITE BENCHMARK:

335 FEET MORE OR LESS FROM SOUTHEAST CORNER OF PARCEL 4 OF PM 10-97 TO TOP OF EXISTING CURB AND GUTTER AT THE SOUTH SIDE OF THE WEST END OF EAST AURORA DRIVE
ELEVATION = 61.74

LEGEND:

- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- RIGHT OF WAY LINE
- EXISTING WATERLINE
- EXISTING TELEPHONE LINE (OVERHEAD)
- EXISTING CHAIN LINK FENCE
- EXISTING TELEPHONE POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING AC PAVEMENT
- EXISTING CONTOUR LINE

NEW PARCELS	ACREAGE	ZONE		LAND USE	
		EXISTING	PROPOSED	EXISTING	PROPOSED
PARCEL 1	190,108 S.F. = 4.36 ACRES	LM (LIGHT MANUFACTURING)	LM (LIGHT MANUFACTURING)	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
PARCEL 2	10,882 S.F. = 0.24 ACRES	LM (LIGHT MANUFACTURING)	LM (LIGHT MANUFACTURING)	LIGHT INDUSTRIAL	LIGHT INDUSTRIAL
TOTAL = 200,992 S.F. = 4.61 ACRES					

BJ ENGINEERING & SURVEYING, INC.
Phone (760) 353-3552 341 WEST CROWN COURT
Fax (760) 353-3751 IMPERIAL, CA 92251

280 E AURORA DR, EL CENTRO, CA. 92243
054-041-058
TENTATIVE PARCEL MAP 24-02
IN THE CITY OF EL CENTRO, CA. DATE: 04/07/2025 BY: A.V./JH
CLIENT: EDWIN C. MEALEY JOB NO.: 23-008



PLANNING COMMISSION

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

SCHEDULED

Item: 5.

Meeting: 5/13/2025 5:30 PM
Category: Action Item
PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER APPROVAL OF CONDITIONAL USE PERMIT 25-02 FOR IMPERIAL VALLEY PHARMACY

Project #: CUP 25-02	Location: 1487 Ocotillo Drive
Applicant: Imperial Valley Pharmacy	Project Type: Conditional Use Permit
Staff Planner: Sara Silva, Assistant Planner	Proposed Use: Retail Pharmacy

PROJECT SUMMARY

The applicant, Imperial Valley Pharmacy, has submitted a request for a Conditional Use Permit (CUP) to operate a retail pharmacy. The site is located at 1487 Ocotillo Drive (APN 053-670-003) and includes a 1,036-square-foot suite within a building partially occupied by a 7-Eleven convenience store. The suite is currently vacant and was previously used as office space. No additions or alterations to the building are proposed. The site plan is provided as **Exhibit A**.

STAFF RECOMMENDATION: APPROVE CONDITIONAL USE PERMIT 25-02

SITE INFORMATION

As mentioned, the project is located at 1487 Ocotillo Drive and will occupy a 1,036-square-foot suite within the existing building. Refer to **Exhibit B** for the Project Location Map. The site is located within a CT- Tourist Commercial zone that requires the use of a pharmacy to obtain a CUP.

The project site includes existing improvements such as a shared parking area, off-site improvements, a landscaping area and a trash enclosure. The resolution being adopted for this project includes conditions that the project must obtain the appropriate permits when altering any portion of the site. A building permit is not required since no physical changes to the building are proposed. However, a Certificate of Occupancy is required before business operations may begin.

Site Area	Building Area	Current Zoning	General Plan
3,421-square-feet	1,036 square-feet	CT- Tourist Commercial	Tourist Commercial

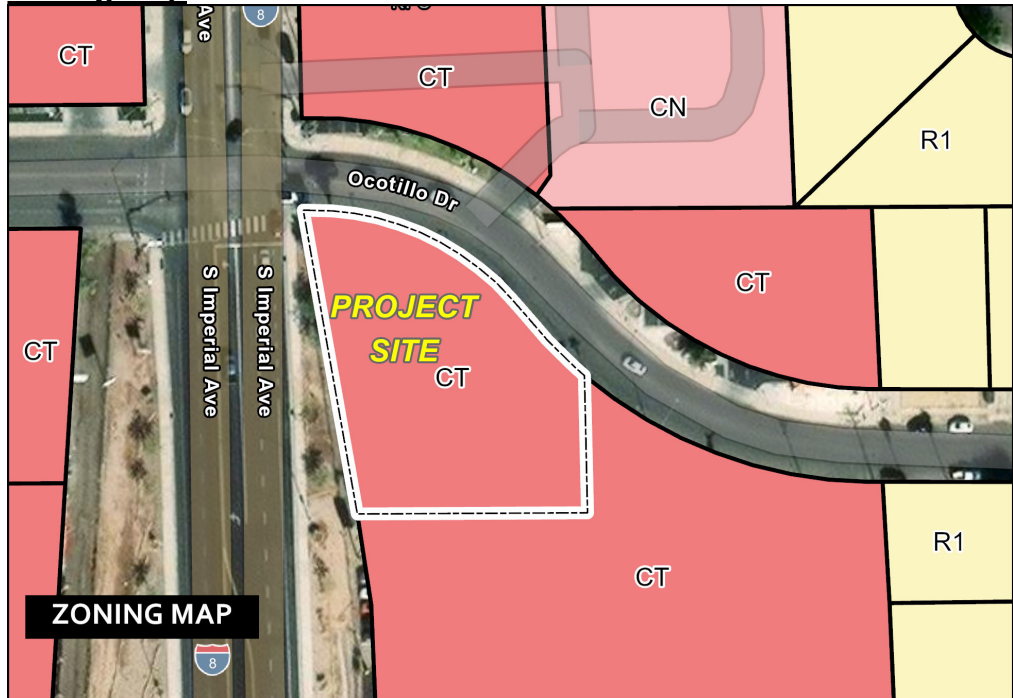


LAND USE REVIEW

LAND USE REVIEW

The subject property is designated as Tourist Commercial under the General Plan and zoned CT- Tourist Commercial, which permits pharmacies with a CUP. The adjacent properties are also zoned under CT.

Zoning Map



General Plan Land Use Map

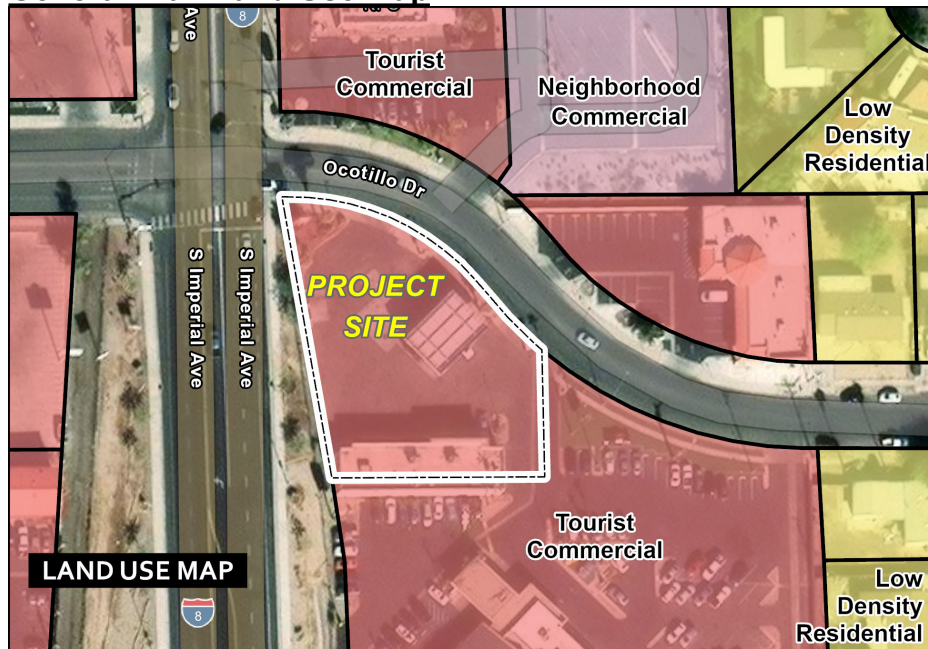


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current use
Subject Property	Tourist Commercial	Tourist Commercial	Vacant
North	Tourist Commercial	Tourist Commercial	KFC restaurant
East	Tourist Commercial	Tourist Commercial	7-Eleven gas station
South	Tourist Commercial	Tourist Commercial	Denny's
West	N/A	N/A	S. Imperial Avenue

ANALYSIS

Site plans were distributed to City staff to recommend conditions of approval for the project. Comments have been included as **Exhibit C- Staff Comments**

Utilities - The site has existing connections to water and sewer services via existing underground services on Ocotillo Drive. The applicant is conditioned to pay any water and sewer fees to the City prior to the connection of services. It is also required to submit a letter from CR&R approving of the shared trash enclosure prior to the issuance of the Certificate of Occupancy.

Transportation and Circulation - The main entrance to the site is via Ocotillo Drive. The site has access through three (3) driveways to the north and northeast of the property. A minimum of 3 parking spaces is required, given that there is 1,036-square-feet of retail area. The site includes eleven (11) parking spaces that accommodate the retail pharmacy and the 7-Eleven convenience store parking requirements.

Aesthetics - The proposed project complies with the City's design standards as it is not proposing an alteration to the building's facade. The site is required to receive maintenance from the owner to the parking lot, landscaped areas and building.

Building and Safety - The project does not require a Building Permit. The site is required

to obtain a Certificate of Occupancy prior to operating the business. Any future modifications or alterations must submit plans for code compliance review.

Neighborhood Compatibility - The proposed project is compatible with the surrounding Tourist Commercial zone and Tourist Commercial land use.

PUBLIC NOTICING & ENVIRONMENTAL REVIEW

PUBLIC NOTICING

This project requires a public hearing before the Planning Commission. The public hearing has been scheduled for May 13, 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 May 2, 2025.

ENVIRONMENTAL REVIEW

The proposed change of use of an existing structure to a pharmacy qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) per Section 15303 - "New Construction or Conversion of Small Structures". 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 designations and regulations 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 subject property and proposed project are consistent with the general plan designation of tourist commercial. Pharmacies are a conditionally permitted use in the CT- Tourist Commercial zone per Section 29-61 of the City Code.

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 operation of a pharmacy would not be detrimental to the existing uses or permitted uses in the CT- Zone. The use will not be detrimental to the surrounding land use. Due to the activities associated with a pharmacy, no negative impacts to existing or planned uses in the area are anticipated.

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

The suite for the proposed project measures 1,036-square-feet 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.

Access to the project site will be via Ocotillo Drive, a fully developed road capable to serving the traffic generated at the project site.

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 health, safety, and welfare of the community have been

included in the Planning Commission Resolution attached as Exhibit D.

NEXT STEPS

Following the Planning Commission's approval of the project's conditions, the next steps involve scheduling an inspection with the Building and Safety Division in order to obtain the Certificate of Occupancy. The applicant shall also submit an application for the Business License with the City.

RECOMMENDATION & OPTIONS

OPTIONS

The following options are available to the Planning Commission as it relates to Conditional Use Permit 25-02:

1. Motion to approve Conditional Use Permit 25-02 subject to the adoption of the required findings for the proposal; or
2. Motion to deny Conditional Use Permit 25-02 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 D) to approve Conditional Use Permit 25-02 subject to the adoption of the required findings for the proposal.

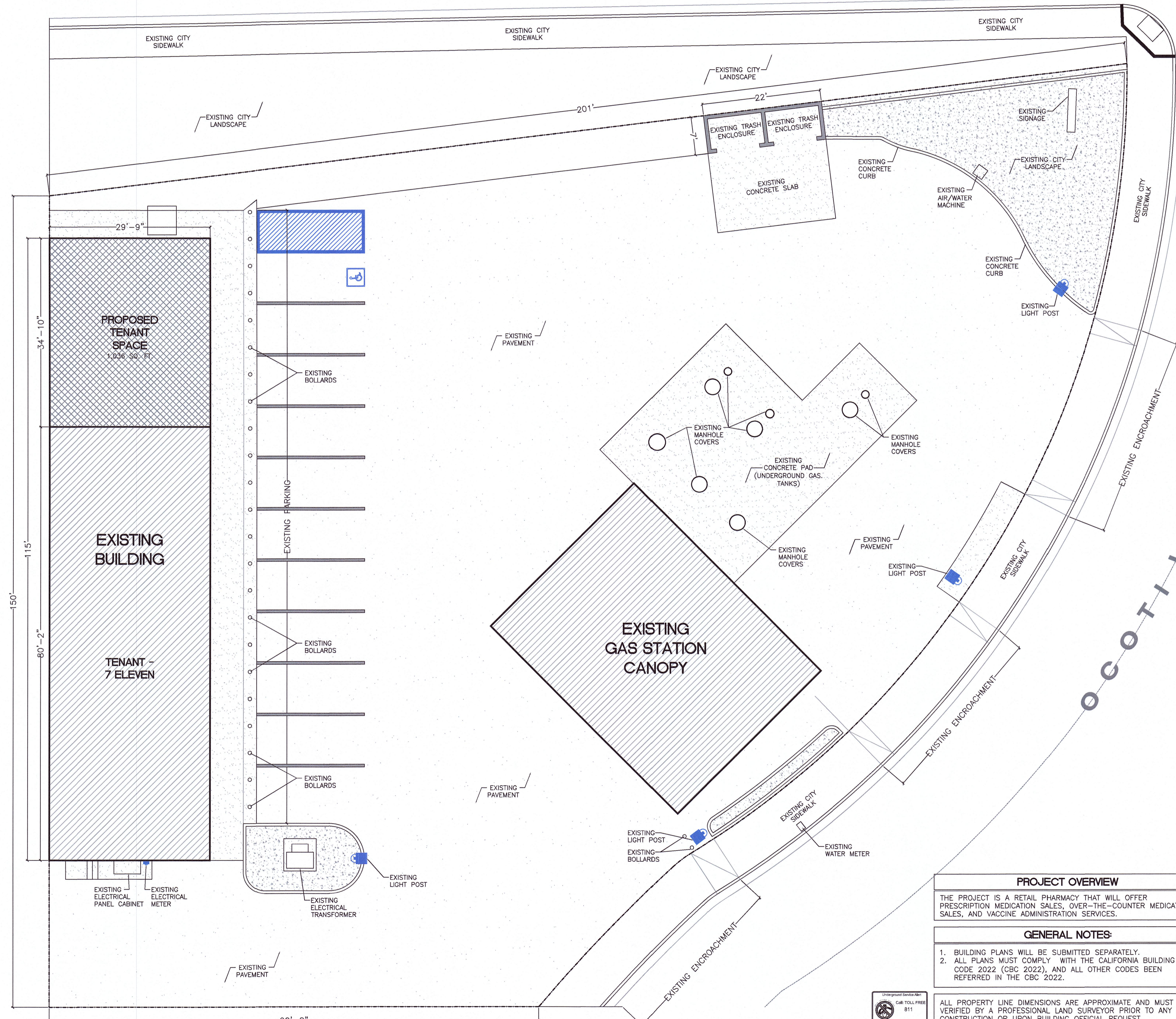
ATTACHMENTS:

1. Exhibit A- Site Plan
2. Exhibit B- Project Location Map
3. Exhibit C- Staff Comments
4. Exhibit D - PC Resolution

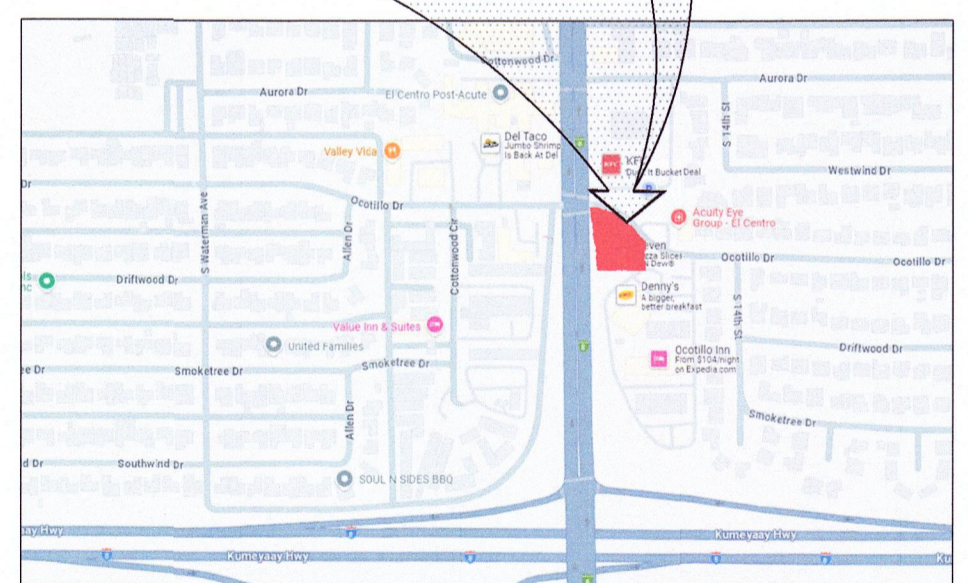
IMPERIAL VALLEY PHARMACY

1487 OCOTILLO DR., EL CENTRO CA 92231

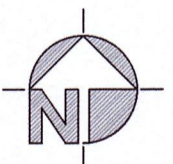
IMPERIAL AVE.



SITE ADDRESS:
1487 OCOTILLO DR.,
EL CENTRO CA 92243



VICINITY MAP
N. T. S.



PROJECT OVERVIEW
THE PROJECT IS A RETAIL PHARMACY THAT WILL OFFER PRESCRIPTION MEDICATION SALES, OVER-THE-COUNTER MEDICATION SALES, AND VACCINE ADMINISTRATION SERVICES.

GENERAL NOTES:
1. BUILDING PLANS WILL BE SUBMITTED SEPARATELY.
2. ALL PLANS MUST COMPLY WITH THE CALIFORNIA BUILDING CODE 2022 (CBC 2022), AND ALL OTHER CODES BEEN REFERRED IN THE CBC 2022.

ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO ANY CONSTRUCTION OR UPON BUILDING OFFICIAL REQUEST.

AREA TABULATION
PROPERTY SIZE: 26,021 SQ. FT.
EXISTING BUILDING AREA: 3,421 SQ. FT.
PROPOSED TENANT SPACE: 1,036 SQ. FT.

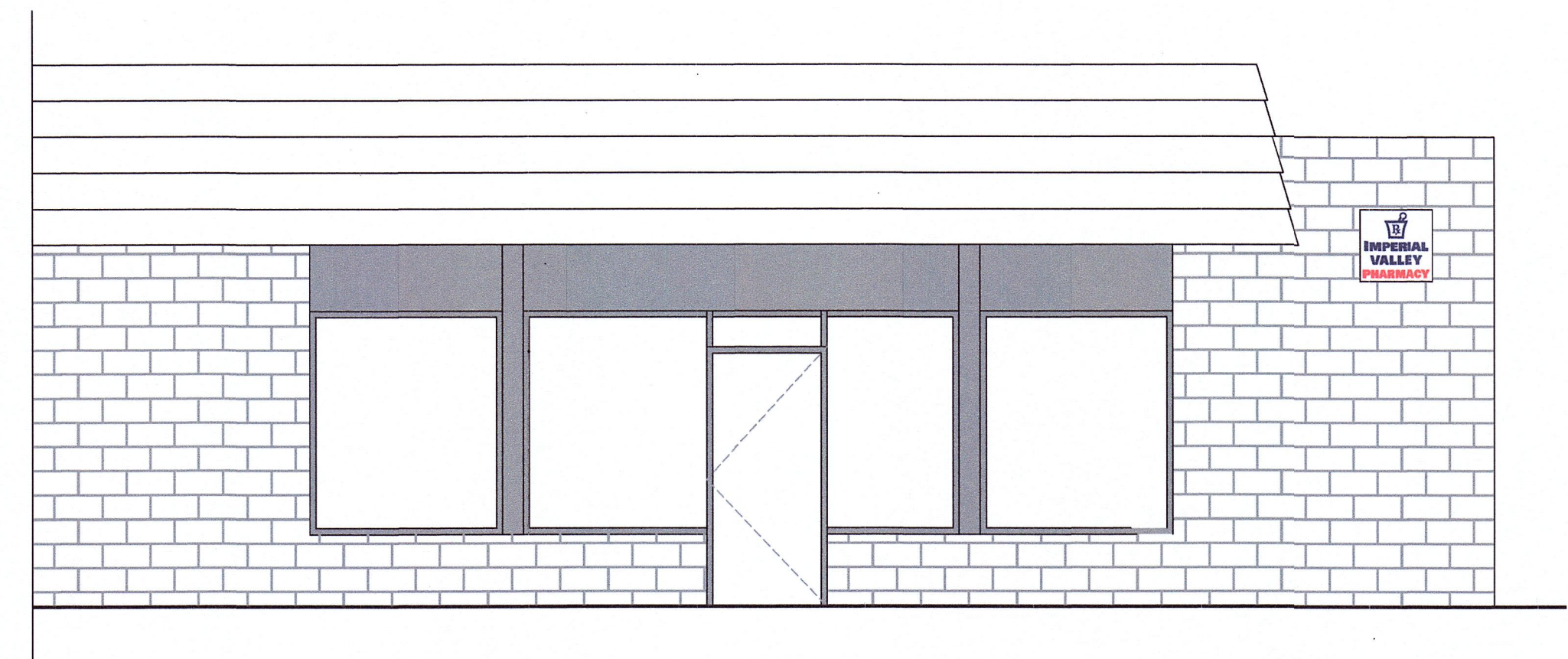
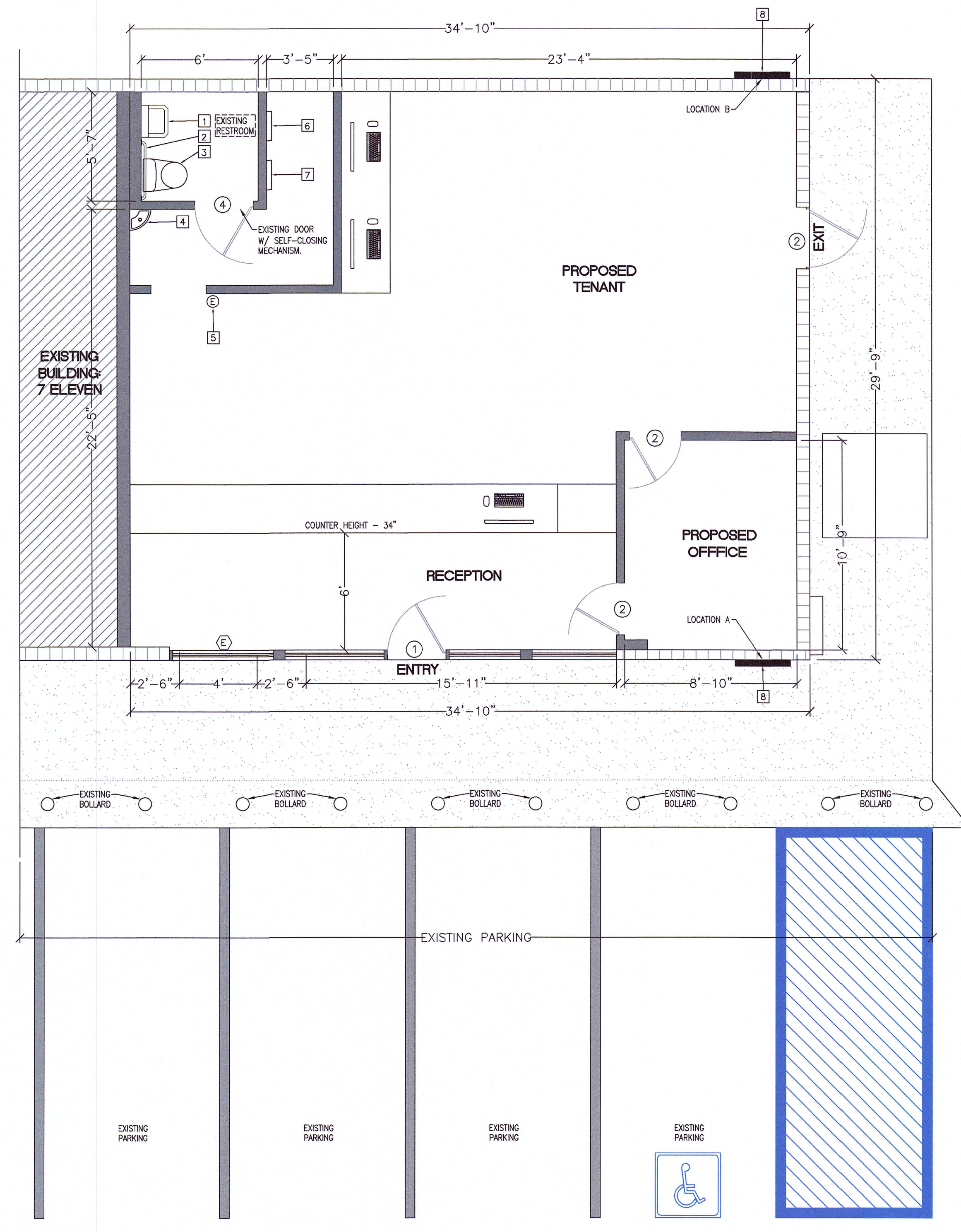
ZONING
THE CITY OF EL CENTRO'S CT (TOURIST COMMERCIAL) ZONING DESIGNATION IS INTENDED TO FACILITATE THE DEVELOPMENT OF ESTABLISHMENTS THAT CATER TO TOURISTS AND TRAVELERS. THIS INCLUDES ACCOMMODATIONS LIKE MOTELS AND RESORT HOTELS, AS WELL AS RELATED TOURIST-ORIENTED COMMERCIAL USES AND LIMITED RETAIL BUSINESSES. IN CERTAIN CASES, MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS MAY ALSO BE PERMITTED WITHIN THIS ZONE THROUGH A CONDITIONAL USE PERMIT. THE CT ZONE IS DESIGNED TO IMPLEMENT THE TOURIST COMMERCIAL LAND USE DESIGNATION AS OUTLINED IN THE CITY'S GENERAL PLAN.

LEGEND
EXISTING LANDSCAPE
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT

SITE DATA
PROPERTY OWNER: IMPERIAL VALLEY PHARMACY DANIEL ABRU
PROPERTY ADDRESS: 1487 OCOTILLO DR., EL CENTRO CA 92243
ZONING: CT - TOURIST COMMERCIAL
APN: 053-670-002
OCCUPANCY: BUSINESS GROUP B
TYPE OF CONSTRUCTION: V-B
EXISTING USE: PHARMACY
PROPOSED USE: PHARMACY

DRAWING INDEX
PG.1 S1 SITE PLAN
PG.2 A1 FLOOR PLAN

No.	REVISIONS:
1	
2	
3	
BP#	
CADSFALLES	
1101 RAINBOW AVE. CALEXICO, CA 92231 (951) 760-2222 WWW.CADSFALLES.COM	
Phone No. 760 222 7916 Phone No. 760 560 7943 BUS. LIC. CD00001	
IMPERIAL VALLEY PHARMACY	
SITE PLAN	
DATE:	43.2025
BY: RCU	JOB#:
CLIENT:	IMPERIAL VALLEY PHARMACY
LOCATION:	1487 OCOTILLO DR., EL CENTRO CA 92243
IMPERIAL VALLEY PHARMACY	
SHEET	
S1	
1 OF	



LEGENDS AND SYMBOLS

EXISTING CONCRETE BLOCK WALL
 EXISTING CONCRETE BLOCK WALL TO REMAIN

EXISTING INTERIOR WALL
 EXISTING INTERIOR 2"x4" WOOD FRAMED WALL AT 24" O.C.

- GENERAL NOTES**
- EXISTING WINDOWS TO REMAIN.
 - EXISTING EXTERIOR AND INTERIOR DOORS TO REMAIN.
 - EXISTING ELECTRICAL METER AND WIRING TO REMAIN.
 - EXISTING RESTROOMS TO REMAIN.
 - EXISTING PLUMBING TO REMAIN.
 - EXISTING AC UNIT AND DUCTWORK TO REMAIN.

- EQUIPMENT LIST**
- EXISTING WALL MOUNTED SINK.
 - EXISTING GRAB BAR.
 - EXISTING WATER CLOSET.
 - EXISTING CORNER WALL MOUNTED HAND SINK.
 - FIRE EXTINGUISHER
 - EXISTING TELECOMMUNICATION PANEL.
 - EXISTING ELECTRICAL SUB-PANEL.
 - NEW CABINET SIGN.

WINDOW SCHEDULE

SYM	SIZE(WxH)	DESCRIPTION	COLOR / REMARKS
E		EXISTING WINDOWS TO REMAIN	

'EXISTING' DOOR SCHEDULE

ID	QTY	SIZE(WxH)	THICKNESS	DR. MAT'L	FRAME MAT'L	RATING	FINISH	REMARKS
1	1	3680	2"	GLASS/ALUM.	ALUM.	N/A	CLEAR	STOREFRONT WDW SYSTEM, W/ SWEEPS HEADER HEIGHT AT 7'-2 1/2"
2	1	3680	2"	ALUM.	ALUM.	N/A	CLEAR	EXIT DOOR W/ PANIC HARDWARE (ALARMED)
3	2	3280	1 3/8"	HOLLOW CORE	H.C.	N/A	SEMI-GLOSS ENAM.(WHT.)	INTERIOR DOOR
4	1	3680	1 3/8"	HOLLOW CORE	H.C.	N/A	SEMI-GLOSS ENAM.(WHT.)	RESTROOM SIGNAGE - UNISEX (by, G.C.)

HARDWARE (restroom door)
 Hinges, US260 by Pre-Hung Door Supplier
 1 primary and 3/3200 x 2 3/8" BS x US260 Falcon
 (lever-type handles mounted at 30" - 44" o.c.)
 1 wall stop 4275 x US260 Bolt-in
 1 closer P120B-SB/SNB (closer shall take at least
 3 seconds to travel from 70° to 21° from the open)
 1 sign (men / women, w/ handicapped symbol)
 1 12" H. Kick plate

HARDWARE (entrance door)
 Double actuating recessed hinges
 Full type handles (8" long X 4" deep)
 2 cylinder 985 x 989 x US260 Falcon
 Bol. of hole, by Store Front Supplier
 1 plastic sign 444 1/2p - THESE DOORS TO REMAIN UNLOCKED
 DURING BUSINESS HOURS

EXIT PASSAGE AND EXIT DOOR NOTES:
 1. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE
 HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS DESIGNED
 TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP
 THE OPENING HARDWARE WITHOUT REQUIRING THE ABILITY
 TO GRASP THE OPENING HARDWARE.
 2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT
 USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

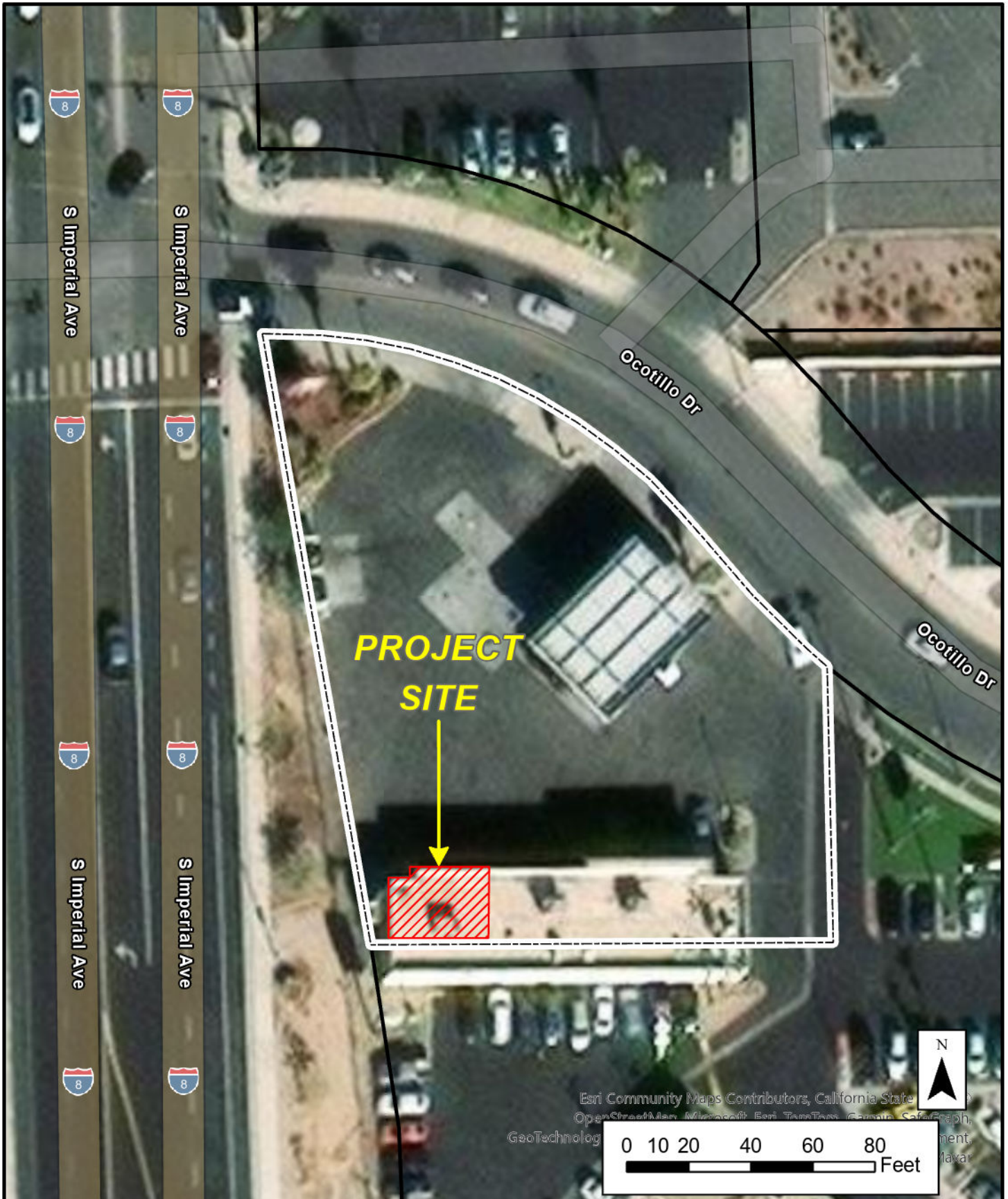
3. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS
 OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN
 ONE FOOT-CANDLE AT FLOOR LEVEL.

4. ALL DOORS SHALL HAVE HARDWARE WHICH COMPLIES W/
 STATE & NATIONAL ADA REQUIREMENTS.

5. ALL HARDWARE AND HINGES TO BE BRUSH ALUMINUM.

THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2
 POUNDS FOR EXTERIOR DOOR AND 5 POUNDS FOR INTERIOR DOOR.
 WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES
 TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR
 FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM
 EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED
 15 POUNDS.

THE LOWER 10" OF ALL DOOR, AS FOLLOWS:
 a) TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE
 OPENED BY A WHEELCHAIR FOOTREST
 WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
 b) NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL
 ON THE PUSH SIDE OF THE DOOR.
 REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT
 MORE THAN 1/2 INCH (1/2-INCH IF DISABLED ACCESS IS REQUIRED)
 BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIST
 DOOR SECTION 1003.3.1.6



**Conditional Use Permit 25-02
Retail Pharmacy
1487 Ocotillo Drive**

**Project
Location Map**



**City of El Centro
Interoffice Memorandum**

**Department of
Building and Safety**

To: Sara Silva, Associate Planner
From: Frank Soto, Building Official
Date: 5/2/2025
Subject: Conditional Use Permit 25-02
Proposal: Retail Pharmacy
Location: 1487 Ocotillo Dr.

The Department of Building and Safety has the following comments;

1. No additions or alterations to the structure, including the plumbing, mechanical, and electrical systems, shall be done without first submitting construction documents for plan review and obtaining all required permits
2. An accessible route of travel from the parking space to the primary entrance of the business shall be provided.
3. All areas of the combined spaces shall be accessible to persons with disabilities. may be required.
4. A certificate of occupancy shall be required before opening.
5. The list above is not all inclusive, and additional requirements may apply

Respectfully,

Frank Soto

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: May 5, 2025

TO: Sara Silva , Assistant Planner

FROM: Isai Higuera, Engineering Technician

SUBJECT: Conditional Use Permit 25-02 – Retail Pharmacy at 1487 Ocotillo Dr.

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, driveway approaches, 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 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. Should a change in occupancy be performed, additional capacity fees will be assessed.
2. Any severely broken, lifted, or tripping hazard portions of sidewalk, driveways, and/or curb & gutter fronting the proposed project shall be removed and replaced.
3. Should any work be done on city right of way, encroachment permit will be required.
4. Per ADA requirements, an ADA accessible pathway shall be provided to the Proposed Development from the Public Right of Way.
5. 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 an encroachment permit application
6. 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
7. Provide trash purveyor (CR&R) approval letter for trash enclosure.

Respectfully,



 Isai Higuera
 Engineering Technician

05/05/2025

 Date

PLANNING COMMISSION RESOLUTION NO. 25-__
FOR CONDITIONAL USE PERMIT NO. 25-02

WHEREAS, a public hearing was held on the petition for Conditional Use Permit No. 25-02 at a regular Planning Commission meeting held on May 13, 2025 in the City Council Chambers at 1275 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 objections were filed with the Commission, and no members of the public spoke in opposition; 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 May 2, 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 25-02, 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 15303 (New Construction or Conversion of Small Structures) 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. 25-02, to allow the operation of a retail pharmacy located at 1487 Ocotillo Drive on property with APN 053-670-003.

GENERAL CONDITIONS

1. The project consists of the operation of a retail pharmacy in a 1,036 sq. ft. suite within a building partially occupied by a 7-Eleven convenience store.
2. The property is zoned CT-Tourist Commercial. The CT-Zone requires the use of pharmacies to obtain a conditional use permit.
3. Prior to the issuance of a Certificate of Occupancy, a site inspection shall be conducted to verify compliance with the conditions of approval. All conditions shall be met prior to an issuance of the Final Certificate of Occupancy.
4. A business license shall be obtained from the Finance Department prior to commencing business operations.
5. The project site shall be maintained in a good, clean, orderly manner, free of any debris, refuse, or discarded materials.
6. The project shall comply with all applicable Federal, State and local codes, ordinances and resolutions.

BUILDING DESIGN AND DEVELOPMENT

7. The project site shall require a Building Permit for any addition or alterations to the structure.
8. An accessible route of travel shall be provided from the parking space to the primary entrance of the business.

ONSITE VEHICLE AND PEDESTRIAN CIRCULATION

9. Parking shall be provided at a minimum ratio of one (1) parking space per 300 square feet of gross floor area of retail space. A minimum of three (3) parking spaces shall be provided at the project site given the 1,036-square-foot retail space. Any increase of the floor area or addition of new uses shall be assessed for additional parking.
10. Parking area shall be maintained in accordance with Section 29-134 of the City Code. Parking stalls shall be striped accordingly and be maintained in good condition.

LANDSCAPING AND SCREENING

11. 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.

12. A letter from CR&R Environmental Services approving the size and location of trash enclosure shall be required prior to the issuance of the Certificate of Occupancy.

UTILITY IMPROVEMENTS

13. Applicant shall pay applicable water and sewer fees to the City prior to the connection of utilities.
14. 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 for work within the project site. Installation and maintenance of onsite utilities shall be performed by a contractor licensed in the State of California to perform such work.
15. Any water, sewer and stormwater off-site utility work or connections shall be reviewed and approved by the Engineering Division through an Encroachment Permit prior to its construction.

OFFSITE VEHICLE AND PEDESTRIAN IMPROVEMENTS

16. Any off-site improvements shall be submitted for review with an Encroachment Permit. Improvement plans 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 as may be required.
17. All sidewalks and ADA ramps provided must comply with ADA accessibility and City standards.
18. Per ADA requirements, an ADA-compliant accessible path shall be provided from the public right-of-way to the building's main entrance.

SIGNAGE

19. The location, quantity, size and design of all signage shall comply with Chapter 22.1 "Signs" of the El Centro City Code.
20. 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.

PASSED AND ADOPTED on May 13, 2025 by the following vote:

ROLL CALL Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Jorge A. Perez, 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: 6.
Meeting: 5/13/2025 5:30 PM
Category: Presentation
NEW BUSINESS

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 and exhibits for LAFCo to record annexations.

Mobile Food Facility Ordinance – Draft ordinance is scheduled for public hearing before the Planning Commission on May 13, 2025. Tentatively scheduled for City Council approval on June 17, 2025

Downtown Community Engagement – Community survey planned for release on May 13, 2025 to June 3, 2025. Downtown townhall scheduled for June 10, 2025.

Personnel Update – Myra Soto hired as Code Enforcement Officer I

ATTACHMENTS:

1. 5-7-2025 Planning and Zoning Report

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. Planner sent an email for an update 3/19/25.	LLA/LM	Paused	Lot Merger at 1560 Pepper Drive	20-000001
Andrea Montañó Angel Hernandez	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. Staff followed up with applicant on 3/27/2025.	CEQA TSM COZ GPA	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montañó Angel Hernandez	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 GPA COZ CUP TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montañó Angel Hernandez	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Staff reviewing Traffic Report. Tentatively scheduled for May 20, 2025 City Council Meeting.	CEQA GPA	In Progress	Change of zone from R1 to R3 and environmental review.	22-000006
Angel Hernandez	Countryside South Subdivision Map Amendment	Staff meeting with the applicant in April 2025.	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montañó Angel Hernandez	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2028. Staff reviewing documents to finalize Annexation.	TSM	In Progress	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. Staff sent e-mail to applicant requesting documents for Annexation Map Review on 3/13/2025.	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 3/19/25 applicant contacted staff that they are waiting on a document to be completed.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montañó Angel Hernandez	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The surveying consultants are reviewing the Lot Merger and Right of Way acquisition 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 title report. On 3/10/25 Planner sent an email requesting an update.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montañó Angel Hernandez	COZ 23-01, TSM 23-01, SP 23-01 Gale Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. In addition, the applicant is pending selection of the environmental consultant to begin necessary environmental review.	CEQA Specific Plan COZ TSM	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
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 2/12/25 applicant sent an email that they are obtaining signatures to record documents.	LLA/LM	In Progress	Merge two properties into one.	24-000006

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
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. On 3/19/25, staff has emailed the applicant for a final update to be due by 4/30/25.	SPR	Paused	Proposing a new 25-unit apartment complex.	24-000033
Andrea Montañó Angel Hernandez	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	An incomplete application 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 April 3, 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.	TPM has been approved for signature 03/17/25. Project expected to go to Planning Commission on 05/13/25.	TPM	In Progress	Subdivide to sell parcel	24-000040
Andrea Montañó Angel Hernandez	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	Correction letter sent to applicant on 4/11/2025.	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. Staff sent out Letter of Inactivity to applicant 03/24/25.	SPR	Paused	56 Apartment Complex	24-000044
Andrea Montañó Angel Hernandez	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 development with 131,000 square feet of building space plus 2 fast food pads totaling 7,500 square feet.	24-000053
Andrea Montañó Angel Hernandez	LLA/LM 24-04 BJ Engineering & Surveying_Separate 1690 W. Euclid and 436 W. Euclid	Applicant is scheduling appointment for recordation as of 5/2/2025.	LLA/LM	Paused	Lot line adjustment of parcels.	24-000054
Andrea Montañó Angel Hernandez	TUP 24-19 Stiizy_Community Events_3009 S. Dogwood Ave.	Approval pending repairing existing landscaping at the site.	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 Montañó Angel Hernandez	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 to be resubmitted.	SPR	Paused	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Andrea Montañó Angel Hernandez	TPM 24-03_M.A.G Investments_410 E. State Street	TPM sent for department comments. Tentatively scheduled for 6/10/2025 PC Public Hearing.	TPM	Paused	Subdivide existing vacant parcel into two parcels.	24-000078
Andrea Montañó	TUP 25-04 Prosper Wireless_free phones_603 W. Euclid	Application is incomplete due to lack of payment.	TUP	Not start...	2' by 6' tent, one person giving free government phones from 2pm-7pm	25-000005
Sara Silva	SPR 25-03 Luis Avalos_New Doors_633 State Ave.	Staff send determination letter on May 5, 2025.	SPR	Done	Tentative improvements to vacant side of the building.	25-000008
Sara Silva	SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.	Staff has sent out Letter of Incompleteness 03/24/25.	SPR	Paused	Storage Yard	25-000009
Sara Silva	SPR 25-05 David Monigold_Inventory Parking Lot_699 Thomas Lane	Staff mailed Determination Letter on April 17, 2025.	SPR	Done	Proposed inventory parking lot for dealership, private employee access only.	25-000011
Andrea Montañó Angel Hernandez	SPR 25-06 QE Design_49 Condo Development_Waterman & Ford Dr.	Determination letter e-mailed and sent via USPS on 4/22/2025.	SPR	Done	Proposed Condo Development with 49 units.	25-000012
Angel Hernandez	SPR 25-07 Duggins Construction_New Medical Office_3073 N. Imperial Ave.	Approval letter sent on 5/1/2025.	SPR	Done	New 5,425 sq. ft. medical office with parking lot and site improvements	25-000013
Sara Silva	LLA 25-01 Lot Merger_3716 S. Dogwood Ave.	Staff sent Letter of Incompleteness to applicant on 4/22/25.	LLA/LM	Paused	Merging two parcels together 054-360-056 and 054-360-057	25-000014

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Angel Hernandez	ZVL 25-01 Verification Letter for 200 Wake Ave.	Letter sent on 4/4/2025.	ZVL	Done	Zoning Verification Letter for dialysis clinic.	25-000015
Sara Silva	TUP 25-07 K & K Chilis and Root Beer_1360 N. Imperial Ave.	Staff is waiting for updated application as of 4/1/25. 4/23/25 called applicant for update and left a voicemail.	TUP	Paused	Applicant wants to sell hot dogs and sodas, Monday-Sunday from 6PM to 11PM	25-000016
Angel Hernandez	ZVL 25-02 Verification Letter for 1550 N. Imperial Ave.	Letter sent on 4/4/2025.	ZVL	Done	Zoning verification letter for Medical Office in El Centro	25-000017
Sara Silva	TUP 25-08 Christ Community Church_Fireworks Stand_3451 S. Dogwood Rd.	Staff sent Determination letter on April 18, 2025.	TUP	Done	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000018
Sara Silva	TUP 25-09 Victory Outreach_Fireworks Stand_1745 S. Imperial Ave.	Staff sent Determination letter on April 18, 2025.	TUP	Done	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000019
Sara Silva	TUP 25-10 KIWANIS CLUB_FIREWORKS STAND_351 WAKE AVE.	Staff sent Determination letter on April 18, 2025.	TUP	Done	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000020
Sara Silva	TUP 25-11 Youth for Christ_Fireworks Stand_750 N. Imperial Ave.	Staff sent Determination letter on April 18, 2025.	TUP	Done	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000021
Sara Silva	TUP 25-12 E.C. First Assembly of God_Fireworks Stand_2150 Waterman Ave.	Staff sent Determination letter on April 18, 2025.	TUP	Done	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000022
Angel Hernandez	CUP 25-01 Ventura Transfer Company_Freight Yard_605 N 3rd St.	Site plan correction letter sent to applicant on 4/16/2025. Request for CEQA cost/scope sent on 5/1/2025.	CUP	Paused	Expansion of freight yard.	25-000023
Sara Silva	SPR 25-08 ARVA Architectural & Planning_New Duplex_1015 W. Commercial Ave.	Staff sent out memo for interdepartmental comments on 4/30/25.	SPR	In Progress	New duplex apartment, 800 square feet each.	25-000024
Sara Silva	CUP 25-02 Imperial Valley Pharmacy_Retail Pharmacy_1487 Ocotillo Dr.	Staff is preparing staff report for the Planning Commission meeting. Project is scheduled for public hearing on 5/13/25.	CUP	In Progress	Retail pharmacy. sales of prescription medications and sales of over-the-counter medications and administration of vaccinations.	25-000025
Sara Silva	LLA 25-02 In-N-Out Burgers_Lot Merger_2390 S. 4th St.	Staff is preparing review letter.	LLA/LM	Paused	Merge lot to upgrade existing parking lot, new improvements for the expansion of existing drive-thru lane.	25-000026
Sara Silva	SPR 25-09 I.V. RECYCLING & PROCESSING LLC_RECYCLING CENTER_370 COMMERCIAL AVE.	Staff is reviewing application. Application is pending payment .	SPR	Paused	The proposed project is a recycling center that will serve as a collection point for various recycling materials. The facility will also operate as California redemption valve (CRV) collection site.	25-000027
Sara Silva	SPR 25-10 In-N-Out Burgers_Parking Lot Improvements_2390 S. 4th St.	Staff is reviewing application	SPR	In Progress	Minor parking lot repair on existing parking lot, new improvements for the expansion of existing drive-thru lane, new landscaping, new site lighting, and upgrade existing site lighting head only to LED.	25-000028
Sara Silva	AR 25-01 Peter Tran_Enclosing Garage_308 Tangerine Dr.	Staff is reviewing application	Administrative Review	Not started	The proposed project includes enclosing the existing two-car garage to convert it into a dining area and food storage space.	25-000029
Angel Hernandez	Lotus Ranch TSM Extension 2025	Public hearing before the Planning Commission scheduled for 5/13/2025.	TSM	In Progress	Lotus Ranch TSM Extension 2025- 609 residential homes	25-000030