

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, JUNE 10, 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: 1 669 900 6833
Meeting ID: 881 2346 1709 Passcode: 195382

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

NOTICE TO THE PUBLIC

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

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

CALL TO ORDER:

ROLL CALL

CONSENT AGENDA

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

1. Approval of May 13, 2025, Planning Commission Meeting Minutes

PUBLIC HEARINGS

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

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to table any action on the Mobile Vending Ordinance until comments from a future public meeting have been incorporated. Once revisions are made, staff will schedule and properly notice a public hearing before the Planning Commission.

3. **Public hearing to consider approval of Tentative Parcel Map 24-03 for 410 E. State Street**

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Resolution No. 25-__ to approve Tentative Parcel Map No. 24-03 subject to the adoption of the required findings for the proposal.

4. **Public hearing to consider issuing a recommendation to the City Council regarding Negative Declaration 22-04, Change of Zone 22-05, and General Plan Amendment 22-**

05, for the Vasquez Apartment Project at 1402 Pico Avenue.

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Planning Commission Resolution No. 25-__ recommending approval of Negative Declaration No. 22-04.

Motion to adopt Planning Commission Resolution No. 25-__, recommending approval of Change of Zone 22-05

Motion to adopt Planning Commission Resolution No. 25-__, recommending approval of General Plan Amendment 22-05.

NEW BUSINESS

5. Discussion and any necessary action regarding a finding of consistency with the City's General Plan for the Imperial County Office of Education, Imperial Valley Center for Exceptional Children - West Campus

Presentation: Angel Hernandez, Community Development Director

Recommendation:

Motion to adopt Planning Commission Resolution No. 25-__ finding that the acquisition of the subject property by the Imperial County Office of Education for the Imperial Valley Center for Exceptional Children – West Campus is consistent with the City of El Centro General Plan.

NON-ACTION INFORMATION ITEMS

6. Community Development Department Report

PUBLIC COMMENTS

ADJOURNMENT

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

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



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

Item: 1.
Meeting: 6/10/2025 5:30 PM
Category: Action Item
CONSENT AGENDA

APPROVAL OF MAY 13, 2025, PLANNING COMMISSION MEETING MINUTES
BACKGROUND & PROJECT DESCRIPTION

ATTACHMENTS:

1. 5.13.2025 Minutes

MINUTES OF THE PLANNING COMMISSION
TUESDAY, MAY 13, 2025

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 City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Jorge A. Perez presided over the meeting.

ROLL CALL

PRESENT:

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

CITY STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Principal Engineer, Felix De Leon Jr.
Council Member, Claudia Camarena
Mayor Pro-Term, John Ellett
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 March 11, 2025 Planning Commission Meeting Minutes

Vice-Chairperson Bertussi moved to approve, seconded by Commissioner Alvarez.
Voting Yes: Commissioner Alvarez, Chairperson Perez, Vice-Chairperson Bertussi,
Commissioner Popejoy, Commissioner Chan
Voting No: None
Abstaining: None

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.

Director Hernandez requested that the Planning Commission continue the public hearing to the next regular Planning Commission meeting to allow more input from other agencies on the topic.

Commissioner Popejoy moved to Table, seconded by Chairperson Perez.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias
Voting No: None
Abstaining: None

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

Community Development Director, Angel Hernandez, presented the request for a 12-month extension for the Lotus Ranch tentative subdivision map. The project remains consistent with the City's General Plan, and the design of the subdivision aligns with the City's policies to protect and enhance existing residential areas. The applicant is in the process of preparing the final maps for unit A1 of the project. The Planning Commission inquired regarding the timeframe of the project and housing details.

Commissioner Lopez moved to Approve, seconded by Commissioner Urias.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias
Voting No: None
Abstaining: None

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.

Assistant Planner, Sara A. Silva, commenced her presentation on the Tentative Parcel Map 24-02 located at 288 East Aurora Drive. The applicant is proposing the division of a 4.61-acre property into two parcels, with the aim of facilitating the sale of separate properties. The Planning Commission had questions regarding the lot sizes in that area. Ms. Silva, responded that the zoning code does not have a minimum lot size requirement, but they do consider factors such as driveway width.

Commissioner Lopez moved to Approve, seconded by Commissioner Urias.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner

Urias
Voting No: None
Abstaining: None

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.

Assistant Planner, Sara A. Silva, presented Conditional Use Permit 25-02 for the Imperial Valley Pharmacy, located at 1487 Ocotillo Drive. The pharmacy is situated in a suite within a building that also houses a 7-11 convenience store. The site is 1,036 square feet building suite and has existing connections to water and sewer services. The plans were distributed to city staff for conditions of approval, and the site already has existing improvements such as a shared parking lot, landscaping, and would need to contact CR&R to discuss the trash enclosure. The Planning Commission had questions regarding hazardous waste and narcotic safety. The applicant via zoom answered these concerns for the Planning Commission.

Vice-Chairperson Bertussi moved to approve, seconded by Commissioner Lopez.
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez, Vice-Chairperson Bertussi, Commissioner Popejoy, Commissioner Chan, Commissioner Urias
Voting No: None
Abstaining: None

NEW BUSINESS

6. Community Development Department Report

No questions were asked about the Community Development Monthly report.

NON-ACTION INFORMATION ITEMS

Community Development Director, Angel Hernandez, informed the Planning Commission about City of El Centro staff's public engagement efforts in the downtown area, including a survey and a meeting that will take place on June 10th. Mr. Hernandez also announced that Assistant Planner, Sara A. Silva, would be leaving the city. Lastly, Vice-Chairperson Ashley Bertussi shared her experience attending the

California League of Cities Planning Commission Academy and encouraged others to attend next year's event in Anaheim.

PUBLIC COMMENTS

No public comments obtained.

ADJOURNMENT

The meeting was adjourned at 6:47 P.M.



PLANNING COMMISSION

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

Item: 2.

Meeting: 6/10/2025 5:30 PM
Category: Resolution
PUBLIC HEARINGS

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

RECOMMENDATION & OPTIONS

At its May 21, 2025 meeting, the Community Enhancement Task Force directed staff to host a public meeting with existing and prospective mobile vendors to review the draft ordinance and gather feedback on potential revisions.

Staff is requesting that the Planning Commission continue to table any action on the Mobile Vending Ordinance until comments from the upcoming public meeting have been incorporated. Once revisions are made, staff will schedule and properly notice a public hearing before the Planning Commission.

ATTACHMENTS:

None



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

Item: 3.
Meeting: 6/10/2025 5:30 PM
PUBLIC HEARING

**PUBLIC HEARING TO CONSIDER APPROVAL OF TENTATIVE PARCEL
MAP 24-03 FOR**

Project #: Tentative Parcel Map 24-03	Location: APN 053-153-003, 410 E. State Street
Applicant: M.A.G. Investments, LLC	Project Type: Minor Subdivision
Staff Planner: Angel Hernandez, Community Development Director	Proposed Use: No use or project proposed at this time.

PROJECT SUMMARY

The applicant and property owner, M.A.G. Investments, LLC, is requesting approval of Tentative Parcel Map (TPM) No. 24-03 for the 0.688-acre property located at 410 East State Street (APN 053-153-003). The project proposes subdividing the parcel into two lots consisting of Parcel 1 measuring 0.344 acres and Parcel 2 measuring 0.344 acres

Approval of TPM 24-03 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 A. The purpose of the subdivision is to facilitate the separate sale of the parcels. No development is proposed at this time.

STAFF RECOMMENDATION: Approve Tentative Parcel Map No. 24.03

SITE INFORMATION

The site is located in the northwestern portion of the City on a vacant parcel extending from Main Street to State Street, approximately 100 feet west of McCullom Street.

Site Area	Building Area	Current Zoning	General Plan
0.644 acres	N/A	CG-General Commercial	General Commercial

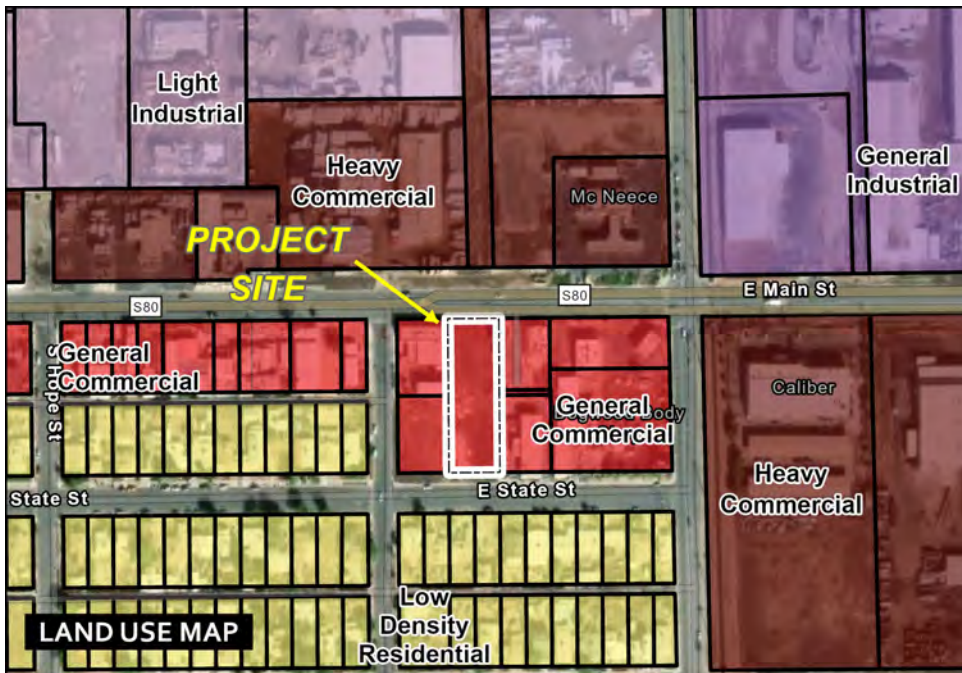
Project Location Map



LAND USE REVIEW

The site is zoned CG (General Commercial) and designated as General Commercial on the City's General Plan Land Use Map. The CG Zone permits general business, light service, and retail uses, including planned shopping districts, hotels, and public assembly spaces. No zoning or General Plan amendments are proposed.

General Plan Land Use



Zoning Map

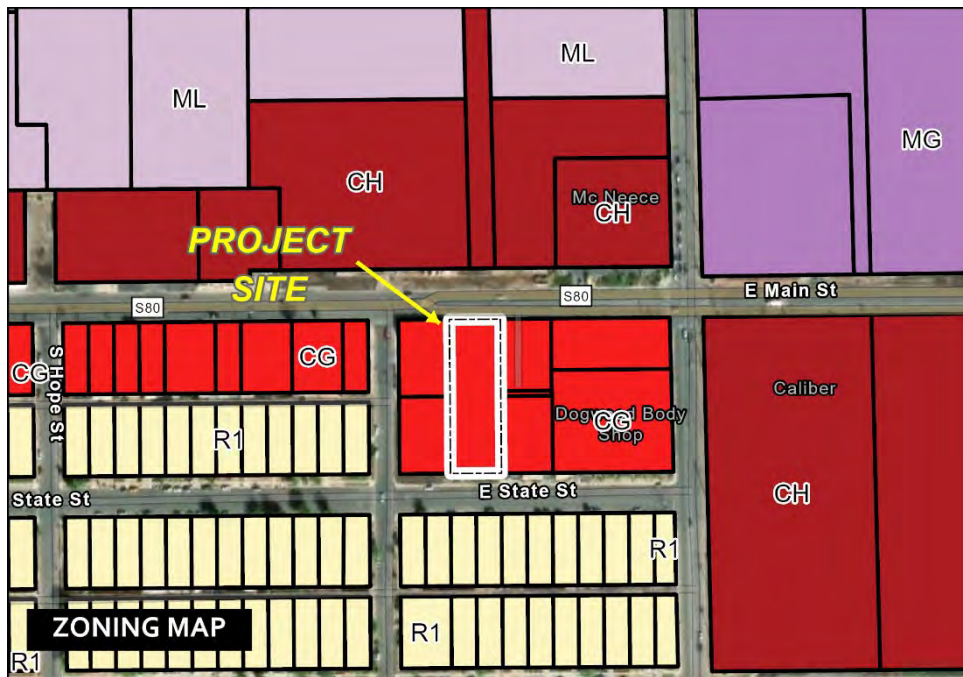


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	General Commercial	CG-General Commercial	Vacant
North	Heavy Commercial and Right-of-way	CH-Heavy Commercial	Vacant lot, agriculture packaging supplier, and Main Street
East	General Commercial	CG-General Commercial	Restaurant and automotive repair shop
South	Low Density Residential	R1-Zoning	Single family residential
West	General Commercial	CG-General Commercial	Vacant lot and semi-truck repair shop

ANALYSIS

The tentative parcel map has been reviewed by Planning and Engineering staff for compliance with the Subdivision Map Act and the El Centro Municipal Code. Staff comments are attached hereto as Exhibit B.

Utilities - The site has access to existing water and sewer infrastructure. An 8-inch water line is located along State Street, and a 6-inch water line runs through the center of the parcel from east to west. An 8-inch sewer line also runs through the center of the parcel. Due to the location of these utility lines serving both proposed parcels, staff recommends a condition requiring the recordation of an easement or a covenant, conditions, and restrictions (CC&Rs) document to preserve shared access and use of the utilities. Encroachment Permits will be required for future utility connections, and capacity fees will be assessed at the time of building permit issuance.

Transportation and Circulation - Parcel 1 would have vehicular access from Main Street, while Parcel 2 would have access from State Street. Any new driveway approaches must comply with City and ADA standards. Curb, gutter, and sidewalk improvements are present along both the Main Street and State Street frontages.

Aesthetics - Any future development on the site will be reviewed for compliance with the City's design standards, specifically those applicable to the General Commercial (CG) zoning district.

Building and Safety - Future development will require building plan submittal and review for compliance with applicable building codes and regulations.

Neighborhood Compatibility - The proposed subdivision and any future development are compatible with surrounding land uses and zoning. The site abuts similarly zoned parcels, and development to the south—across East State Street—consists of single-family residential uses. Commercial development in the CG Zone is generally compatible with surrounding uses when subject to applicable development standards. Any potentially incompatible uses would likely be subject to a Conditional Use Permit and further review by staff and the Planning Commission.

PUBLIC NOTICING ENVIRONMENTAL REVIEW

PUBLIC NOTICING

The public hearing is scheduled for June 10, 2025 before the Planning Commission. 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 30, 2025. As of the date of the preparation of this staff report no comments were submitted to the Community Development Department.

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

In determining the advisability of approving the tentative parcel map, the Planning Commission shall consider the findings found in Section 24-28 of the El Centro City Code used for approving the tentative parcel map. Below are the findings with staff's recommended language in support of the findings:

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

The existing zoning and the proposed parcel configuration are consistent with the General Commercial land use designation identified in the City's General Plan.

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

Although no development is currently proposed, any future improvements will be required to comply with the CG – General Commercial zoning standards and the General Commercial land use designation in the General Plan.

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

The subdivision would create two parcels, each measuring 0.344 acres. Parcels to the east and west are developed and of similar size. The site is suitable for development, as public right-of-way has been established and infrastructure improvements (street and utility) are in place. Both resulting parcels will meet the minimum development standards for the zoning designation.

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

The site is flat and free of physical constraints that would limit development at the density allowed under the CG – General Commercial Zone. Surrounding parcels are similarly sized and developed to comparable densities.

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 qualifies as infill development within an urbanized area. There are no nearby bodies of water or environmentally sensitive habitats. Therefore, the project is not expected to result in significant environmental impacts.

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

The design and conditions associated with the tentative parcel map will not result in any adverse public health impacts.

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.

Prior to recordation of the parcel map, all necessary easements, covenants, conditions, and restrictions (CC&Rs) will be recorded to ensure proper access and shared use of existing sewer and water services located on the parcel.

NEXT STEPS

If approved by the Planning Commission, the applicant would be required to submit a parcel map to the Public Works Department – Engineering Division. Additional documents or declaration including updated preliminary title reports, subdivision guarantees, and easement or CCR documents would also have to be submitted for review and possible recordation. The applicant would have 24-months from the date of Planning Commission approval

OPTIONS & RECOMMENDATION

OPTIONS

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

1. Motion to approve resolution approving Tentative Parcel Map 24-03, subject to the findings and conditions included thereto;
2. Motion to approve resolution denying Tentative Parcel Map 24-03, subject to findings required to deny the proposal;
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 Resolution No. 25-__ (Attachment C) to approving Tentative Parcel Map No. 24-03 subject to the adoption of the required findings for the proposal

ATTACHMENTS:

Exhibit A – Tentative Parcel Map No. 24-03

Exhibit B – Staff Comments

Exhibit C - Resolution

BENCH MARK:
THE BENCHMARK USED HEREON IS THE COUNTY OF IMPERIAL BENCHMARK
TD-6137 AT THE INTERSECTION OF DOGWOOD ROAD AND THE RAILROAD
CROSSING, BEING A BRASS STANDARD BENCHMARK DISK SET ON A CONCRETE
MONUMENT, IN THE TOPO 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 CENTERLINE OF THE ROAD AND 14.2 FEET NORTH OF THE NORTH REAL
AND ABOUT LEVEL WITH THE TRACK.

ELEVATION = 955.08' (NAVD 88 +1000')

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS N01°01'00"W ALONG THE EAST
LINE OF TRACT 96 1/2, TOWNSHIP 16 SOUTH, RANGE 14 EAST, ACCORDING TO
MAP ON FILE IN BOOK 3, PAGE 24 OF OFFICIAL MAPS AND RECORD OF SURVEY
MAP ON FILE IN BOOK 10, PAGE 68 OF RECORD OF SURVEY MAPS, WHICH IS

GENERAL NOTES:
1. **TOTAL PROPOSED HEAVY COMMERCIAL LOTS: 2**

2. **TOTAL PARCEL BOUNDARY:** ±0.688 ACRES
PARCEL 1: 0.344 ACRES
PARCEL 2: 0.344 ACRES

3. **SCHOOL:** EL CENTRO UNIFIED SCHOOL DISTRICT

4. **SEWER:** CITY OF EL CENTRO
2255 NORTH La BRUCHERIE, EL CENTRO, CA. 92243
PHONE: 760-337-4562

5. **WATER:** CITY OF EL CENTRO
1101 WEST DANENBERG DRIVE, EL CENTRO, CA. 92243
PHONE: 760-337-4575

6. **ELECTRIC:** IMPERIAL IRRIGATION DISTRICT
1284 MAIN STREET, EL CENTRO, CA. 92243
PHONE: 760-339-9225

7. **GAS:** SOUTHERN CALIFORNIA GAS COMPANY
970 NORTH 4TH STREET, EL CENTRO, CA. 92243
PHONE: 760-352-5812

8. **TELEPHONE:** SBC PACIFIC BELL
PHONE: 1-800-750-2355

9. **CABLE:** SPECTRUM CABLE
313 N. 8th STREET, EL CENTRO, CA. 92243
PHONE: 877-842-2493

10. **FIRE DISTRICT:** EL CENTRO FIRE DEPARTMENT:
1910 N. WATERMAN AVE, EL CENTRO, CA.
PHONE: 760-337-4530

12. **TITLE COMPANY:** ORANGE COAST TITLE COMPANY
2151 E. CONVENTION CENTER WAY, SUITE 102
ONTARIO, CA. 91764
ORDER NO.: 140-2399837-09

FLOOD ZONE:
ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
COMMUNITY NAME: CITY OF EL CENTRO, CALIFORNIA
COMMUNITY NUMBER: 060670
FIRM PANEL NUMBER: 06025C1725C
EFFECTIVE DATE: SEPTEMBER 26, 2008
FLOOD ZONE INFORMATION OBTAINED FROM FEMA WEBSITE.

TITLE DATA NOTE:
AS TO THE TITLE MATTER SHOWN AND NOTED HEREIN, DYNAMIC CONSULTING
ENGINEERS AND DAVID BELTRAN, PLS, HAVE RELIED SOLELY UPON INFORMATION
PROVIDED BY ORANGE COAST TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO.
140-2399837-09 DATED APRIL 8, 2024 AND AS MAY BE SUPPLEMENTED, OTHER
CONDITIONS AFFECTING TITLE SUCH AS TRUST DEEDS, TAXES, ETC. ARE CONTAINED IN
SAID PRELIMINARY TITLE REPORT AND INCORPORATED HEREIN BY REFERENCE.
DYNAMIC CONSULTING ENGINEERS AND DAVID BELTRAN, PLS, MAKE NO STATEMENT AS
TO THE ACCURACY AND COMPLETENESS OF THE SUBJECT PRELIMINARY TITLE REPORT.

UNDERGROUND UTILITY NOTE:
IF UNDERGROUND PUBLIC AND/OR PRIVATE UTILITIES, OTHER STRUCTURE OR ZONE
AND SETBACK DATA ARE SHOWN HEREIN, IT IS FOR INFORMATION ONLY, HAVING BEEN
OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED
WITH THIS COMPANY, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR
THOROUGHNESS OF SAID INFORMATION.

EXISTING NOTES
① EX. CURB AND GUTTER
② EX. SIDEWALK
③ EX. POWER POLE (ELECTRICAL)
④ EX. FENCE (CHAINLINK)
⑤ EX. SIGN
⑥ EX. UTILITY (LIGHT) POLE
⑦ EX. GUY WIRE
⑧ EX. TREE/PALM
⑨ EX. CATCH BASIN
⑩ EX. DRIVEWAY
⑪ EX. FIRE HYDRANT

OWNER INFORMATION:
M.A.G. INVESTMENTS LLC
350 W. BRIGHTON AVENUE
EL CENTRO, CA. 92243

APPLICANT INFORMATION:
M.A.G. INVESTMENT, LLC
410 EAST STATE STREET
EL CENTRO, CA. 92243

ENGINEER/SURVEYOR:
DYNAMIC CONSULTING ENGINEERS, INC.
2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B
IMPERIAL, CA. 92251
760-545-0162

ASSESSOR'S PARCEL NO.:
053-153-003

CURRENT ZONING INFORMATION:
EXISTING: CG (GENERAL COMMERCIAL)

PROPOSED ZONING INFORMATION:
PROPOSED: CG (GENERAL COMMERCIAL)

TENTATIVE PARCEL MAP NO. 24-03

PORTION OF TRACT 96 1/2, TOWNSHIP 15 AND 16 SOUTH, RANGE 14 EAST, SAN BERNARDINO
MERIDIAN, IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

ABBREVIATIONS

C&G	CURB AND GUTTER
D/Y	DRIVE WAY
ECLP	ELECTRICAL LIGHT POLE
FH	FIRE HYDRANT
GUT	GUTTER
INV	INVERT
ECPP	ELECTRICAL POWER POLE
PROP.	PROPOSED
S/W	SIDEWALK
UTBX	UTILITY BOX
WTMT	WATER METER



LEGAL DESCRIPTION:
BEING A PORTION OF TRACT 96 1/2, TOWNSHIP 15 AND 16 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF MAIN STREET 100 FEET EAST FROM ITS POINT OF INTERSECTION WITH THE EAST LINE OF MCCULLOM STREET, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO MARY KELLEHER, RECORDED JANUARY 9, 1947 IN BOOK 671, PAGE 97 OF OFFICIAL RECORDS, AS DOCUMENT NO. 13; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID KELLEHER PARCEL AND ITS SOUTHERLY PROLONGATION, 300 FEET TO THE NORTH LINE OF STATE STREET AS DESCRIBED IN DEED TO HOWARD P. MEYER, RECORDED JUNE 5, 1945 IN BOOK 640, PAGE 478 OF OFFICIAL RECORDS AS DOCUMENT NO. 21; THENCE EASTERLY, ALONG SAID NORTH LINE OF STATE STREET, 100 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE DEED TO ROBERT L. DALKE RECORDED SEPTEMBER 28, 1955 IN BOOK 919, PAGE 485 OF OFFICIAL RECORDS AS DOCUMENT NO. 6; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID DALKE PARCEL, 300 FEET TO THE SOUTH LINE OF MAIN STREET AS DESCRIBED IN SAID DEED TO HOWARD P. MEYER; THENCE WESTERLY, ALONG SAID SOUTH LINE OF MAIN STREET, 100 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBERS(S): 053-153-003

RECORDED EASEMENTS:
PRELIMINARY TITLE REPORT OF REFERENCE: ORANGE COAST TITLE COMPANY,
ORDER No. 140-2399837-09 DATED APRIL 8, 2024.

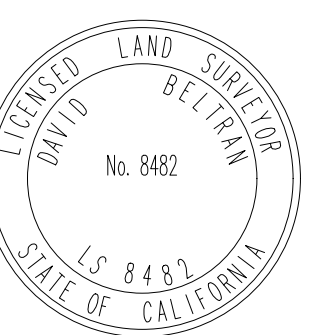
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT (NONE SHOWN, OF DEEDS) FOR DITCHES AND CANALS AND INCIDENTAL PURPOSES.
IN FAVOR OF: IMPERIAL WATER COMPANY NO. 1
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
- AN EASEMENT FOR PURPOSES HERE STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 603, PAGE 245 OF OFFICIAL RECORDS
FOR: POWER LINE AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (SHOWN ON THE MAP; EXACT LOCATION CAN NOT BE PLOTTED)
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 603, PAGE 245 OF OFFICIAL RECORDS
FOR: IRRIGATION WASTE OR DRAINAGE CANALS AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 02/24/1955 AS INSTRUMENT NO. 22 IN BOOK 904, PAGE(S) 174, OF OFFICIAL RECORDS.
FOR: A POWER LINE AND INCIDENTAL PURPOSES
IN FAVOR OF: IMPERIAL IRRIGATION DISTRICT
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (SHOWN ON THE MAP; EXACT LOCATION CAN NOT BE PLOTTED)
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 03/25/1955 AS INSTRUMENT NO. 70 IN BOOK 907, PAGE(S) 51, OF OFFICIAL RECORDS.
FOR: WATER AND SEWER PIPE LINES AND INCIDENTAL PURPOSES
IN FAVOR OF: ROBERT L. DALKE
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (SHOWN ON THE MAP; EXACT LOCATION CAN NOT BE PLOTTED)
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 04/19/1955 AS INSTRUMENT NO. 9 IN BOOK 909, PAGE(S) 114, OF OFFICIAL RECORDS.
FOR: PUBLIC PURPOSES AND INCIDENTAL PURPOSES
IN FAVOR OF: CITY OF EL CENTRO
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.
- ANY EASEMENT OR LESSER RIGHT, FOR THE PURPOSES HEREIN STATED, INCLUDING INCIDENTAL PURPOSES, DISCLOSED BY A SURVEY, INSPECTION, OR INQUIRY
FOR: POLE
AFFECTS: PORTION OF SAID LAND.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MAG INVESTMENTS, LLC, ON OCTOBER 2024.

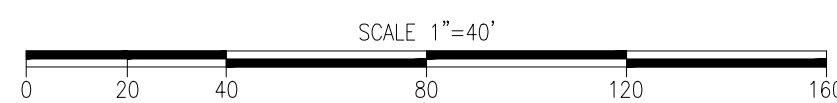
DATED: 04/07/2025

DAVID BELTRAN L.S. 8482
LIC. EXP. DATE: 12/31/2024



LEGEND

	EXIST. CONCRETE		EXIST. FIRE HYDRANT (F.H.)
	FENCE		EXIST. SIGN
	EXIST. ELEVATION		EXIST. WATER LINE
	EASEMENT		EXIST. SANITARY SEWER LINE
	RW_EX		EXIST. VALVE
	PROPOSED PROPERTY LINE		EXIST. SANITARY MANHOLE
	EXISTING PROPERTY LINE		EXIST. TREE, OR PALM



Dynamic CONSULTING ENGINEERS	DATE: 4/07/2025	SHEET NO.
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT 2415 IMPERIAL BUSINESS PARK DRIVE, SUITE B., IMPERIAL CA. 92251 TEL. (760) 545-0162	SCALE: 1"=40' DESIGN: FM CHECKED BY: DB JOB NO. 642624	1 OF 1 SHEETS

City of El Centro
Interoffice Memorandum

**Department of
Building and Safety**

To: Angel Hernandez, Planning Director
From: Frank Soto, Building Official
Date: 5/2/2025
Subject: Tentative Parcel Map 24-03
Proposal: Subdivide an existing parcel into two parcels
Location: 410 E State Street

The Department of Building and Safety has no comment or objections at this time.

Respectfully,

Frank Soto

Frank Soto
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 12, 2025

TO: Angel Hernandez, Community Development Director **FROM:** Felix De Leon Jr., Principal Engineer

SUBJECT: Tentative Parcel Map No. 24-03 410 E State Street (APN 053-153-003)

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/publicworks/forms-specifications/)
 - 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.
13. A sewer pretreatment program may be required dependent on the proposed used and demand. Provide anticipated sewer load to Wastewater department for assessment when applying for a sewer connection either under an encroachment permit or water and sewer connection application.

Respectfully,



Felix De Leon Jr., PE
Principal Engineer

05-12-25

Date

**PLANNING COMMISSION RESOLUTION NO. 25-XX
APPROVING TENTATIVE PARCEL MAP NO. 24-03**

WHEREAS, a public hearing was held on Tentative Parcel Map No. 24-03 at a regular meeting of the Planning Commission on June 10, 2025, in the City Council Chambers, located at 1275 W. Main Street, El Centro, California; and

WHEREAS, notice of the public hearing was published, mailed, and posted in accordance with applicable state laws; and

WHEREAS, the applicant was present at the hearing; and

WHEREAS, no members of the public appeared to oppose the petition, nor were any written objections filed with the Commission; and

WHEREAS, the project qualifies for a Categorical Exemption under Section 15315 of the California Environmental Quality Act (CEQA), “Minor Land Divisions,” and is therefore exempt from further environmental review; and

WHEREAS, a legal notice of the hearing was published on May 30, 2025, in the *Imperial Valley Press*, a newspaper of general circulation. Said notice was also mailed to all property owners within a 300-foot radius of the project site and posted on-site in accordance with state law; and

WHEREAS, the Commission has reviewed and accepts the staff report from the Community Development Department, including its findings, recommendations, and conditions of approval; and

WHEREAS, the Commission adopts the findings required by Government Code Sections 66473.5 and 66474, including that the project is consistent with the City’s General Plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves Tentative Parcel Map No. 24-03, attached hereto as “Attachment A” and dated April 7, 2025, for the division of a 0.68-acre parcel into two (2) parcels located at 410 E. State Street (APN 053-153-003), subject to compliance with all applicable requirements in Chapters 24 and 29 of the City Code and the following conditions:

1. Unless otherwise noted, all conditions shall be satisfied prior to recordation of the Parcel Map.

2. Pursuant to Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of El Centro, its officers, agents, and employees from any claim or action brought to challenge the Planning Commission's approval of this map, provided the claim is filed within the time limits established under Section 66499.37. The City shall promptly notify the applicant of any such claim and cooperate fully in its defense.
3. The project shall comply with all applicable federal, state, and local laws, ordinances, and regulations.
4. The approved Tentative Parcel Map shall allow the creation of two (2) parcels: Parcel 1 (0.344 acres) and Parcel 2 (0.344 acres).
5. Prior to recordation, the applicant shall submit the Parcel Map and supporting documents to the Engineering Division for review and approval. The Parcel Map shall be prepared by a California Licensed Land Surveyor or Registered Civil Engineer authorized by the State.
6. The Tentative Parcel Map shall expire twenty-four (24) months from the date of conditional approval unless extended pursuant to the Subdivision Ordinance or applicable state legislation.
7. Prior to recordation, the applicant shall provide and record Covenants, Conditions, and Restrictions (CC&Rs), easement documents, or other instruments to ensure shared access and utilities within the site.
8. All onsite water, sewer, and storm drain systems shall be privately maintained. Future tie-ins or repairs shall require a Building Permit and must be performed by a licensed contractor.
9. Water and sewer capacity fees shall be assessed prior to issuance of a Building Permit, based on the rates in effect at that time.
10. Prior to the issuance of any Building Permit, backflow prevention devices and installation details shall be submitted to and approved by the Public Works Department.
11. Prior to issuance of a Building Permit for either parcel, the applicant shall obtain an Encroachment Permit for all required offsite improvements. Improvement plans shall be prepared by a licensed Civil Engineer and shall identify right-of-way lines, proposed improvements, elevations, benchmarks, and construction specifications as required.

PASSED AND ADOPTED at a regular meeting of the Planning Commission on the 10th day of June, 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: 4.

Meeting: 6/10/2025 5:30 PM
PUBLIC HEARINGS

**PUBLIC HEARING TO CONSIDER ISSUING A RECOMMENDATION TO THE CITY COUNCIL
REGARDING NEGATIVE DECLARATION 22-04, CHANGE OF ZONE 22-05, AND
GENERAL PLAN AMENDMENT 22-05, FOR THE VASQUEZ APARTMENT PROJECT AT
1402 PICO AVENUE.**

Project: Vasquez Apartments	Location: 1274 Pico Avenue (APN 044-261-010)
Applicant: Calipatria Rentals LLC	Project Type: Change of Zone, General Plan Amendment
Staff Planner: Angel Hernandez, Community Development Director	Proposed Use: Multi-family Residential

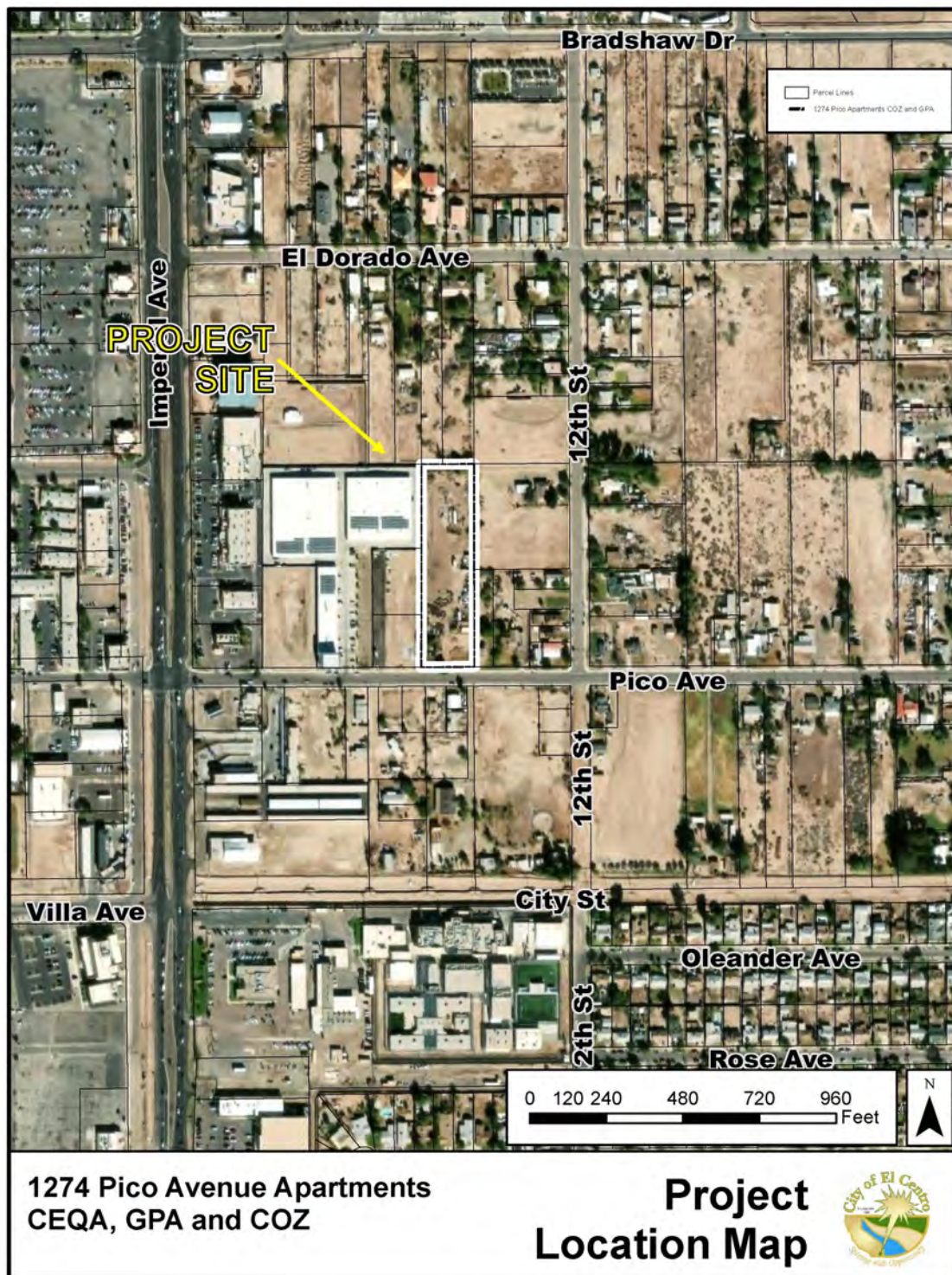
PROJECT SUMMARY

Calipatria Rentals, LLC, owner of a 2.38-acre property at 1274 Pico Avenue, is requesting a Change of Zone and General Plan Amendment to allow for the development of a 56-unit apartment project. The proposed development consists of two two-story buildings, each containing 28 units, along with a 108-space parking area, landscaping, and stormwater improvements (refer to Exhibit A-Site Plan). The current zoning and General Plan Land Use Designations—R1 (Single-Family Residential) and Low Density Residential—do not permit the proposed development. Therefore, a zone change to R3 (Multiple Family Residential) and an amendment to the General Plan Land Use Designation to High-Medium Density Residential are required.

The project is subject to the California Environmental Quality Act (CEQA). An Initial Study was prepared, resulting in the preparation of a Negative Declaration in compliance with CEQA and the CEQA Guidelines. The project was presented to the Planning Commission on August 29, 2023, at which time the Commission issued a recommendation to approve the project entitlements. However, at the City Council public hearing on December 5, 2023, the item was tabled to allow for additional information on traffic impacts and emergency vehicle access.

In December 2024, a revised site plan was submitted showing two driveways to address emergency access concerns. Additionally, a traffic impact assessment completed in March 2025 concluded that the project would not result in significant impacts to surrounding roadway segments or intersections. Staff is now resubmitting the project to the Planning Commission for consideration, incorporating the revised site plan, traffic study, and updated Initial Study/Negative Declaration (attached as Exhibit B), along with a recommendation to the City Council.

**STAFF RECOMMENDATION: RECOMMEND APPROVAL OF NEGATIVE
DECLARATION, CHANGE OF ZONE, GENERAL PLAN AMENDMENT**



SITE INFORMATION

The project site comprises 2.38 acres in the northern portion of the City, located at 1274 Pico Avenue (APN 044-261-010; see Exhibit A – Project Location Map). The property is currently vacant and used for outdoor storage of inoperable vehicles and other materials. There are no structures or buildings on the site.

Site Area	Building Area	Current Zoning	General Plan
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2.38 Acres	54,204 square feet among two apartment buildings	R1-Single Family	Low Density Residential
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Exhibit A - Project Location Map



Exhibit B.1 - Photo of project site, viewing north



***Exhibit B.2 Valley Premier Storage self-storage facility to the west &
Exhibit B.3 Low Density Residential to the south***

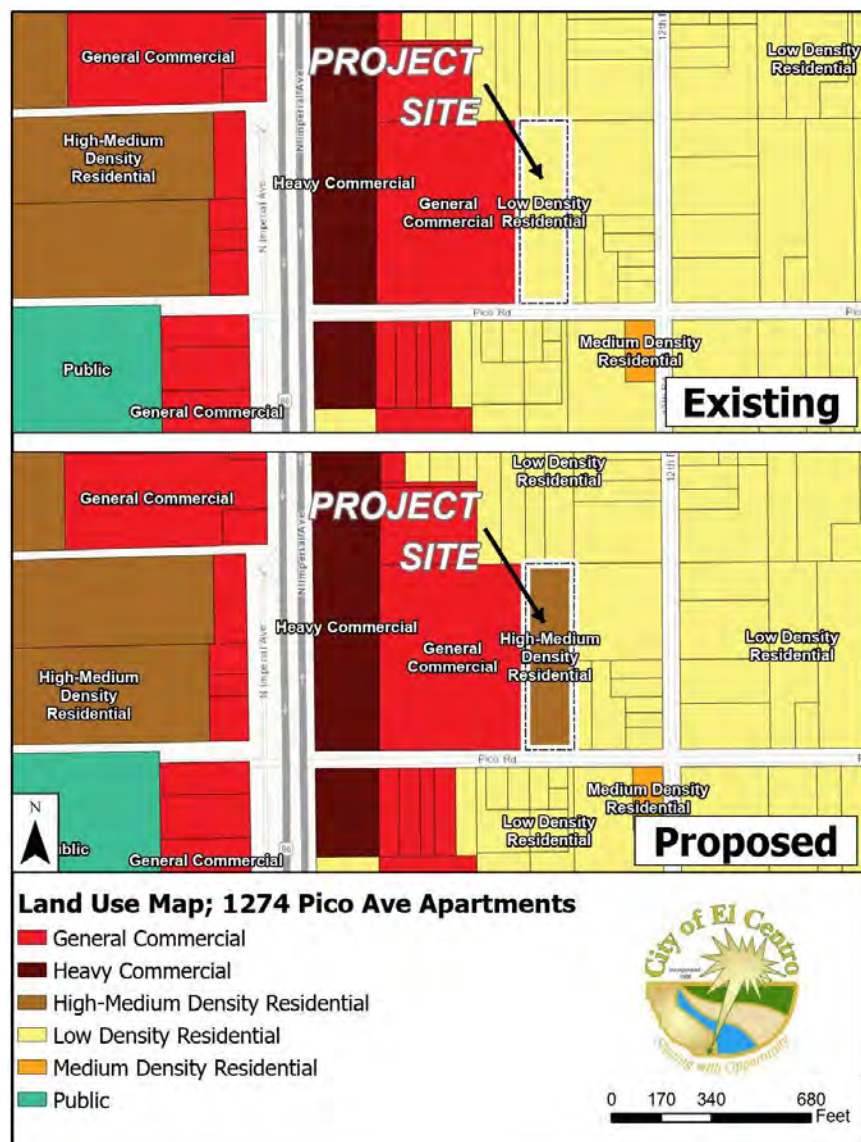
LAND USE REVIEW

The project site is currently zoned R1 (Single-Family Residential) and designated as Low Density Residential on the General Plan Land Use Map. If approved, the project would result in amendments to both the Zoning Map and the General Plan Land Use Map, as shown below. The properties abutting the site to the west are zoned for commercial use. The proposed project would serve as a buffer between the commercial uses to the west and the single-family residential uses to the east.

Additionally, parking for the project will be located on the west side of the site, creating a setback between the apartment buildings and any future commercial development on the adjacent vacant lot. A similar land use and development pattern exists on the west side of Imperial Avenue, where R3-zoned parcels provide a transition between Commercial zones along Imperial Avenue and Low Density Residential uses further west along Pico Avenue.

Pico Avenue provides direct access between 8th Street and properties west of Imperial Avenue, offering convenient connectivity to the City's vehicle circulation system for traffic generated by the future residential development.

General Plan Land Use (Existing/Proposed)



Zoning Map (Existing/Proposed)

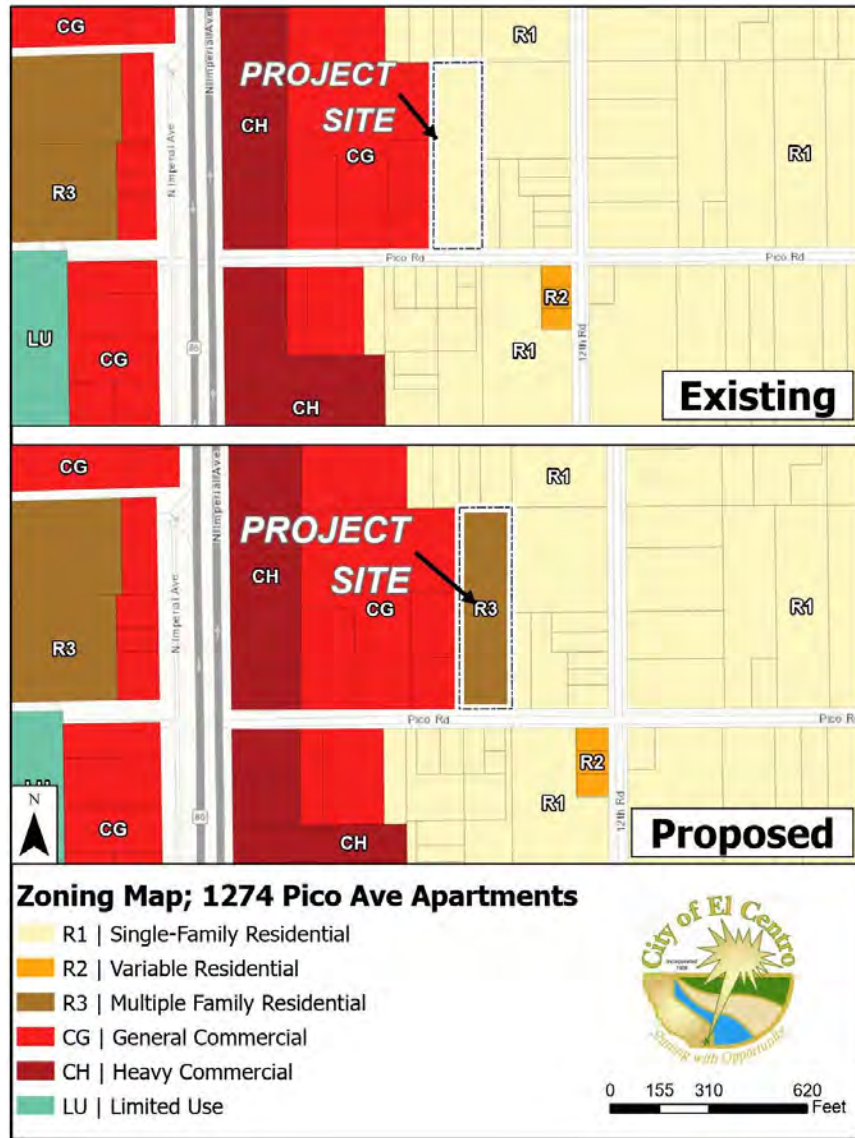


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Low Density Residential	R1-Single Family	Vacant land
North	Low Density Residential	R1-Single Family	Vacant land/Low density residential
East	Low Density Residential	R1-Single Family	Vacant land/Low density residential
South	Low Density Residential	R1-Single Family	Vacant land
West	General Commercial	General Commercial	Vacant land self-storage facility

ANALYSIS

The project would re-zone the property to R3 (Multiple Family Residential) from R1 (Single-Family Residential). The site is vacant and the Applicant intends to develop an apartment complex at the project site, for a total of fifty-six (56) dwelling units. Section 29-54 of the El Centro Municipal Code limits the maximum density in the R3 zone to twenty-five (25) dwelling units per acre, resulting in a maximum of sixty dwelling units that can be constructed on the property.

PUBLIC NOTICING & ENVIRONMENTAL REVIEW

PUBLIC NOTICING

A public hearing notice was distributed to property owners 300-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 proposed Change of Zone (22-05) and General Plan Amendment (22-05) are subject to the California Environmental Quality Act (CEQA). The Environmental Assessment Committee (EAC) reviewed the Initial Study on June 15, 2023 and determined that a Mitigated Negative Declaration would be appropriate for compliance with CEQA. The Mitigated Negative Declaration was circulated for a period of 30-days, beginning on June 23, 2023 through July 24, 2023. During the public review process, letters were received from the Imperial Irrigation District (IID). Table 1- Commenting Agencies outlines a summary of the comments received. The comments provided will be incorporated as project conditions for any future projects at the site.

FINDINGS

In determining the advisability of issuing a recommendation for Change of Zone 22-05, the Planning Commission shall consider the findings found in Section 24-328 of the El Centro City Code used for approving zone changes. Below are the findings with staff's recommended language in support of the findings:

1. The proposed zone change is in conformity with the City's General Plan, and other development policies of the City.

The proposed project is in conformity with the City's General Plan, specifically, the following goals and policies:

Land Use Goal 1- Policy 1.1: "Provide for a variety of housing opportunities at a range of densities, housing types, and affordability levels to meet the needs of the community and implement the Housing Element.

The project will result in a re-zone land to R3 allowing for the development of 56-unit multi-family dwelling units to add to the range and variety of housing types. density, and affordability to meet the needs of the community.

Land Use Goal 1- Policy 1.4 Encourage developers to provide infill housing options in or near existing commercial centers and on or near commercial corridors to facilitate

transition to a neighborhood-serving mix of uses that support walkability, alternative transportation options, and a reduction in vehicle miles traveled.

The project site is within a 15-minute walk of a variety of destinations that meet the daily needs of future residents, such as schools, medical offices, city parks, and grocery stores.

Land Use Goal 3- Policy 3.1 Encourage infill development within the City limits before expanding new development into the City's SOI to the extent feasible to make efficient use of land and existing facilities and services and preserve open space and agricultural land.

The project site is vacant and is located within the City limits and will result in infill development and will not impact agricultural areas surrounding the City. The site has access to existing water and sewer services. Access to the project site will be by way of existing roadways. This would result in little expansion or extension of existing City infrastructure.

2. Proposed zone change is appropriate for the affected project site with consideration given to access, size of parcel, relationship to similar or related land uses, and other considerations deemed relevant.

The zone change is appropriate for the affected subject site as the property is located within a residential area and abuts Pico Avenue. Furthermore, the R3 zoning will provide an appropriate buffer for R1 zoned parcels to the east, from the CG and CH zones parcels to the west. Pico Avenue has direct access between 8th Street and properties west of Imperial Avenue, and will allow for convenient access to the City's vehicle circulation system by traffic generated by the future residential development at the site.

3. Proposed zone change is proper at this time and not likely detrimental to the adjacent properties or residents.

The proposed zone change will not be detrimental to the adjacent properties. Vacant land immediately abuts the project site. The project would comply with City development standards such as lighting regulations, noise regulations, and block walls to provide adequate buffers adjacent properties.

NEXT STEPS

If the Planning Commission issues a recommendation in favor of the project, staff will commence with preparing the project for consideration before the City Council. A second public hearing notice would be published and distributed to surrounding properties advertising the City Council Public Hearing.

RECOMMENDATION & OPTIONS

OPTIONS

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

1. Motion to recommend approval of the Negative Declaration, Change of Zone 22-05 & General Plan Amendment 22-05, subject to the adoption of the required findings;

2. Motion to disapprove Negative Declaration 22-04, Change of Zone 22-05 & General Plan Amendment 22-05, with the adoption of the required findings against the proposal; or
3. Motion to continue the hearing for further study.

RECOMMENDATION

It is staff's recommendation that the Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the change of zone to R3 (Multiple Family Residential) is compatible with the General Plan once the General Plan Amendment is approved and adjacent uses and zones, it is staff's recommendation that the change of zone and general plan amendment be recommended for approval by taking the following action:

1. Motion to adopt Planning Commission Resolution No. 25-___ (Exhibit C) recommending approval of Negative Declaration No. 22-04.
2. Motion to adopt Planning Commission Resolution No. 25-___ (Exhibit D), recommending approval of Change of Zone 22-05
3. Motion to adopt Planning Commission Resolution No. 25-___ (Exhibit E), recommending approval of General Plan Amendment 22-05.

ATTACHMENTS:

1. Exhibit A – Site Plan
2. Exhibit B – Negative Declaration for Vasquez Apartments
3. Exhibit C – Resolution for Negative Declaration
4. Exhibit D – Resolution for Change of Zone 22-05
5. Exhibit E – Resolution for General Plan Amendment 22-05



Final Negative Declaration and Initial Study

Vasquez Apartments
Calipatria Rentals LLC
1274 Pico Avenue
El Centro, CA
APN 044-261-010
State Clearinghouse No. 2023060637

Prepared By:

Andrea Montano, Associate Planner
Angel Hernandez, Community Development Director
City of El Centro
Community Development Department
Planning & Zoning Division
1275 W. Main Street
El Centro, CA 92243

JUNE 2025

City of El Centro
Final Negative Declaration for
Vasquez Apartments (GPA 22-05 and COZ 22-05)

JUNE 2025 UPDATE

During the public review period staff received comments from the Imperial Irrigation District (IID) that electrical capacity is limited in the Project Area. During the electrical service connection phase, the IID will formally review the project which may require a circuit study. Upgrades, including but not limited to new, relocations, modification or reconstruction, to infrastructure may be needed. If this is the case it will also require appropriately deeded rights-of-way and easements.

Furthermore, during the public hearing before the City Council on November 7, 2023, the City Council directed staff to further analyses the traffic impacts and public safety impacts of the project. This resulted in a Traffic Impact Analysis (TIA) to be conducted in accordance to the City of El Centro Traffic Study Guidelines. The results of the TIA were used to update the Transportation and Traffic section of the Initial Study/MND. Revisions to the site plan were also completed to provide a secondary driveway access from Pico Avenue on to the property and improve the interior vehicular circulation.

Since the aforementioned changes and information are not a substantial revision in the Negative Declaration previously circulated for public comment, per section 15073.5 of the California Environmental Quality Act Guidelines, it was determined that the recirculation of the Negative Declaration is not required.

Comment Letter(s):

Imperial Irrigation District



IID

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July 18, 2023

Ms. Andrea Montañño
Associate Planner
Community Development Department
City of El Centro
1275 W. Main Street
El Centro, CA 92243

SUBJECT: Vazquez Apartments Project in El Centro, CA; Draft MND

Dear Ms. Montañño:

On June 23, 2023, the Imperial Irrigation District received from the City of El Centro Community Development Department, the Notice of Availability of a Draft Mitigated Negative Declaration for the Vazquez Apartments Project. The project proposes the construction of 56 residential units on a 2.39-acre parcel located at 1274 Pico Avenue in El Centro, CA (APN 044-261-01).

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

1. For electrical service to the proposed communication tower, the applicant should be advised to contact Ignacio Romo, IID project development service planner, at (760) 482-3426 or e-mail Mr. Romo at IGRomo@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved project drawings including electrical plans, electrical panel sizes and panel locations, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any

IMPERIAL IRRIGATION DISTRICT • P.O. BOX 937 • IMPERIAL, CA 92251

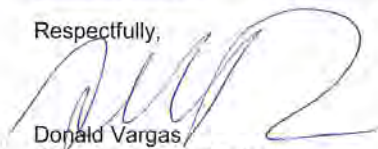
Andrea Montañó
July 18, 2023
Page 2

other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.

5. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Sergio Quiroz – Interim General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Optrns., Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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1.0 INTRODUCTION

1.1 Introduction and Regulatory Guidance

This document is an Initial Study (IS) with supporting environmental studies, which provides justification for a Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) for the Vasquez Apartments Project (proposed project).

The IS/MND is a public document to be used by the City of El Centro (City), acting as the CEQA lead agency, to determine whether the project may have a significant effect on the environment pursuant to CEQA. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment that cannot be mitigated, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR), use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand (Public Resources Code Sections [PRC] 21080[d] and 21082.2[d]).

If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment with mitigation, an MND shall be prepared with a written statement describing the reasons why the proposed project, which is not exempt from CEQA, would not have a significant effect on the environment and therefore why it does not require the preparation of an EIR (CEQA Guidelines Section 15371).

According to CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

- 1) The IS shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- 2) The initial study identifies potentially significant effects, but:
 - a) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed MND and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

This IS/MND has been prepared in accordance with CEQA, PRC Section 21000 et seq., and the CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq.

1.2 Lead Agency

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers.” Therefore, based on the criteria described above, the lead agency for the proposed project is the City of El Centro.

1.3 Purpose and Document Organization

The purpose of this IS/MND is to evaluate the potential environmental impacts of the proposed Vasquez Apartments Project. Mitigation measures have also been established that reduce or eliminate any identified significant and/or potentially significant impacts. This document is presented in the following format:

1.0 Introduction

This section provides an introduction and describes the purpose and organization of this document.

2.0 Project Description

This section provides a detailed description of the proposed project and the environmental setting, and lists the various agency approvals required.

3.0 Environmental Checklist

This section describes the environmental setting for each of the environmental subject areas, as appropriate; evaluates a range of impacts classified as “no impact,” “less than significant impact,” “less than significant impact with mitigation incorporated,” or “potentially significant impact” in response to the environmental checklist; provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level; and provides a determination of project impacts.

4.0 Document Preparers and References

This section identifies staff and consultants responsible for preparation of this document. It also lists the resources used in the preparation of this document.

Appendices

The appendices to this report include various technical reports, database records, and modeling printouts that were prepared during the course of the Initial Study.

2.0 PROJECT DESCRIPTION

2.1 Project Characteristics

1. Project Title

Vasquez Apartments

2. Lead Agency Name and Address

City of El Centro
1275 W. Main Street
El Centro, California 92243

3. Contact Person

Angel Hernandez, AICP, Community Development Director
Phone Number: 760.337.4545
Email: angel_hernandez@cityofelcentro.org

4. Project Location and Size

The project site is located in the northern portion of the City of El Centro (City) in south-central Imperial County, California. The site encompasses 2.38 acres and 300 linear feet west of the northwest corner of Pico Avenue and 12th Street in El Centro, CA with a physical address of 1274 Pico Avenue and Assessor's Parcel Number: 044-261-010 (Refer to Figure 1-Location Map). Regional access to the project vicinity is provided via State Route 86 (Imperial Avenue) which is located approximately 700 feet to the west.

5. Project Sponsor's Name and Address

Carlos Vasquez
Calipatria Rentals, LLC
P.O. Box 54
Imperial, CA 92251

6. Existing and Proposed General Plan Land Use Designation

Low Density Residential (existing)
High-Medium Density Residential (proposed) (Refer to Figure 2)

7. Existing and Proposed Zoning

R1- Single Family Residential Zone (existing)
R3 – Multiple-Family Residential Zone (proposed), (Refer to Figure 3)

2.2 Project Description

Existing Setting and Surrounding Land Uses

Regional Setting

The City of El Centro is located in south-central Imperial County. The City is bordered to the north by the City of Imperial and the communities of Heber and Calexico to the south/southeast. The international United States/Mexico border is located approximately 10 miles to the south. Additionally, expansive lands actively utilized for agricultural production surround the City. Regional access to the project site is provided via Interstate 8 to northbound S. 4th Street and N. Imperial Avenue or via SR-111 to westbound Evan Hewes Hwy/Main Street.

Local Setting

The project site lies within an urbanized area of the City, within a transitional area of what is known as the El Dorado Colonia Area. Land uses to west typically consist of retail and professional office development along Imperial Avenue/SR-86. Generally west of the site development consist of low-density residential situated on parcels ranging in size from 0.2 acres to as large as 2.5 acres. The project site has been previously disturbed and, in its current state, contains discarded vehicles, balding materials, and overgrown vegetation. No structures are

present on the property. The topography of the project site and surrounding vicinity is relatively flat with on-site elevations below sea level. The project site has been previously graded and does not include slopes greater than 25 percent.

Infrastructure improvements fronting the site as well as the El Dorado Colonia area were as part of public infrastructure projects that took place in early 2000s. Improvements included the installation of curb, gutter, sidewalks, street lighting, roadway pavement, water distribution, sanitary sewer collection, and stormwater facilities.

Surrounding Land Uses

Surrounding land uses include a self-storage facility (Valley Premier Storage) and vacant land to the west, and low-density residential to the north and east. South of the site, across from Pico Avenue is also contains low-density residential development. Further to the west is the Prince Professional Plaza containing several medical and professional offices, and a fast food-restaurant. North west of the site is the Legacy MD Medical Group medical office building.

Proposed Project

The project proposes future development of two (2) two-story apartment buildings at the project site for a total of fifty-six (56), residential units. The proposed unit mix consist of forty (40) two-bedroom units and sixteen (16) bedroom units will be three-bedroom units. Additional improvements include a 108-space parking area, landscaping, and stormwater improvements.

Open Space/Recreation

Common open space provided on-site would meet the City's requirement of 150 square feet of common space per residential unit for the proposed R3-Single-Family Residential zone. Such areas would be for use by project residents and would provide opportunities for passive and active outdoor recreation.

Landscaping and Lighting

landscaping would be provided on-site in various locations (i.e., street frontage, retention basins, building entries, and within parking areas). All project landscaping would be consistent with City requirements for coverage and plant types, as well as irrigation systems. The use of reclaimed water for landscape irrigation is not proposed as part of the project.

The project would incorporate lighting, as necessary, for safety and security. There is existing street lighting along Pico Avenue. Additional lighting would be installed along interior driveways for purposes of public safety and circulation. All ancillary features would comply with applicable City design standards and lighting regulations.

Parking

The project would be designed to meet parking requirements as identified in City Zoning Ordinance Section 29-128, with a 15% reduction of the minimum required of parking space under the discretion of the City in the authority under Section 29-298 of the City Code.

Access/Circulation

Main access to the project site would be provided along the southern boundary directly from Pico Avenue. Vehicle access the project will be by way of two, 24-foot wide driveways, and pedestrian access through 4-foot wide sidewalk.

Internal circulation would be provided internal driveways and sidewalks. Drive aisles would be constructed to minimum required widths with provision of adequate turning radii, consistent with City and fire department design requirements to ensure adequate on-site circulation and access for emergency vehicles.

Utilities

Water

Water for the project would be supplied by the City's public water system. The City receives its water supply from the Imperial Irrigation District. The project would connect to existing water lines in Pico Avenue. No upgrades to the existing public water infrastructure system are required or proposed to serve the project as designed.

Sewer

Wastewater treatment for the project would be provided by the City's existing sewer system. The project would connect to existing sewer lines in Pico Avenue. All of the City's wastewater is routed to and treated at the City's Wastewater Treatment Plant located at 2255 North La Brucherie Road, approximately 4,600 feet northwest of the project site. No upgrades to the existing public sewer infrastructure system are required or proposed to serve the project as designed.

Stormwater Facilities

Stormwater from the project site would be routed to an onsite detention basin. On-site stormwater facilities will be design to capture and detain stormwater onsite for most storm events and overflow to the City's storm drain system for higher intensity storms. No upgrades to the City's storm drain system would be required to accommodate stormwater runoff from the subject site with project implementation. Best management practices would be implemented during the construction and operational phases to ensure that stormwater quality leaving the site is maintained and that no adverse effects to off-site properties or downstream water bodies would occur.

Electricity and Natural Gas

Electrical and gas lines are present in the project vicinity along adjacent local roadways. The project would tie into these existing services. An electrical circuit study would need to be conducted to study the electrical capacity in the area prior to the issuance of any building or grading permits.

Sustainability/Energy Saving Measures

The project would be designed to meet the requirements of the 2022 California Green Building Code. Energy-saving measures incorporated into the project design are anticipated to include such features as low-flow fixtures (i.e., faucets, showers, and toilets) in individual residential units. Additionally, a minimum of 25% of parking spaces would be "EV Ready" meaning they will be equipped with level 2 EV charging receptacles.

General Plan Land Use and Zoning

The project as proposed would require a General Plan Amendment to change the existing General Plan land use designation on a portion of the site from Low Density Residential to High-Medium Residential. The project site is currently zoned R1-Single Family. The project proposes to rezone a portion of the property from R1 and R3-Multiple Family Residential. The General Plan Amendment and rezone would allow for the on-site residential uses as proposed.

2.3 Project Construction

Schedule

The project would be constructed in one phase. It is anticipated that the work would be completed in 8- or 10-hour shifts, with a total of five shifts per week (Monday-Friday). Overtime and weekend work may occur as necessary to meet scheduled milestones or accelerate the schedule and would comply with applicable California labor laws as well as local City regulations regulating construction activities.

Operational Characteristics

The project would result in development of multiple-family residential uses on-site. It is anticipated that operational activities would be similar to those typical of such residential uses. Parking shall meet the minimum requirements found in the El Centro City Code or with a variance issued by the City. While the parking spaces allow for two spaces per unit, it is anticipating that some residents or guests will chose to park on Pico Avenue, which it is designed to accommodate and will not result in significant affects to other land uses.

2.4 Anticipated Discretionary Actions and Approvals

Listed below are public agencies, including the City of El Centro, that may have discretionary actions associated with the implementation of the proposed project:

Project entitlements/discretionary actions and approvals required for the project are anticipated to include, but may not be limited to, those identified in [Table 1, Required Approvals and Permits](#).

Table 1: Required Approvals and Permits

Permit/Action Required	Approving Agency	Lead/Trustee/Responsible Agency
Site Plan Review	City	Lead Agency
Mitigated Negative Declaration	City	Lead Agency
General Plan Amendment	City	Lead Agency
Rezone	City	Lead Agency
General Construction Stormwater Permit	Colorado River Regional Water Quality Control Board (RWQCB)	Responsible Agency
National Pollution Discharge Elimination System (NPDES) Permit	Colorado River RWQCB	Responsible Agency
Encroachment Permit	City	Lead Agency
Grading Permit	City	Lead Agency
Building Permit	City	Lead Agency
Permit to Construct	Imperial County Air Pollution District	Responsible Agency

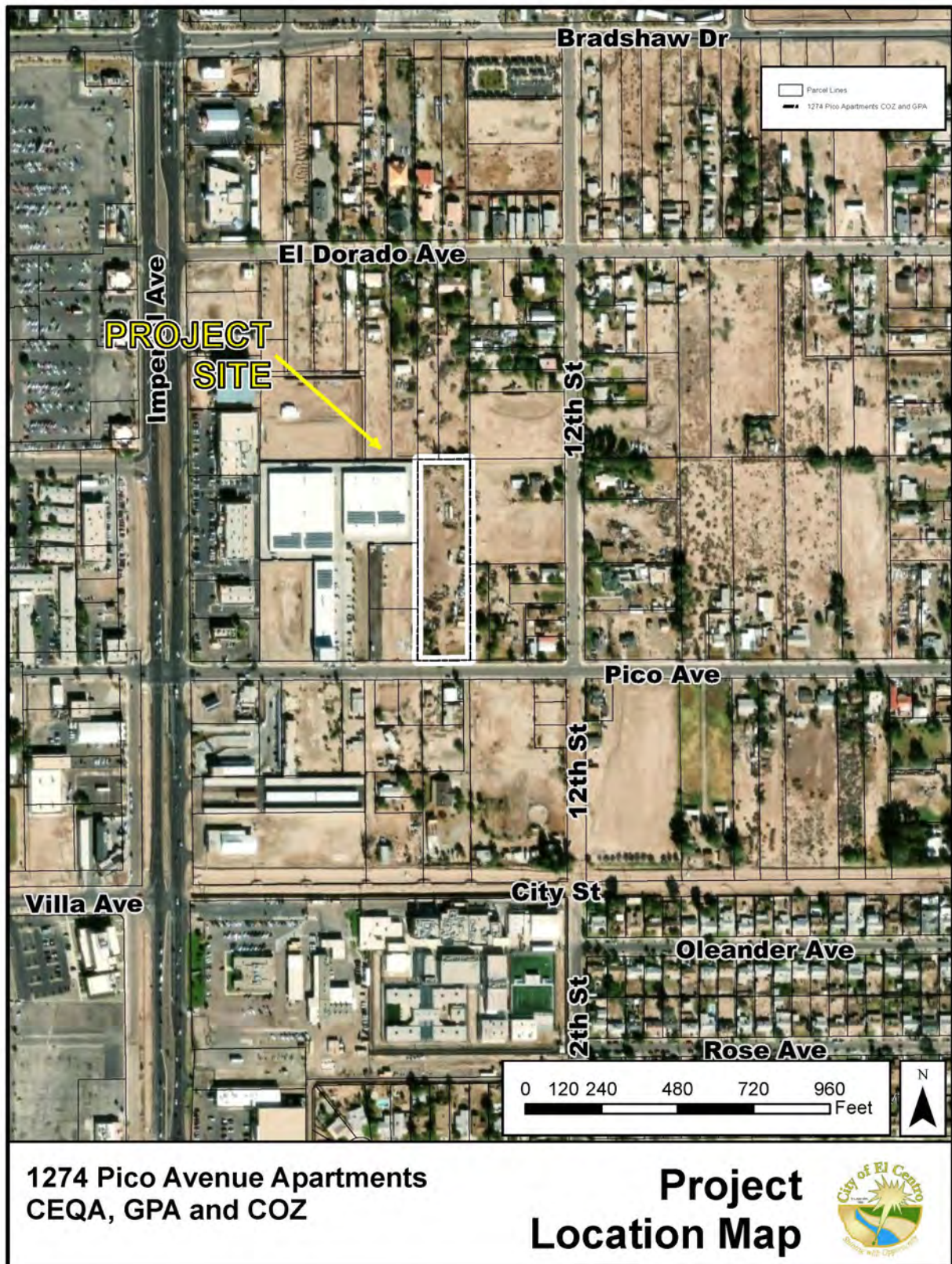


Figure 1-Project Location Map

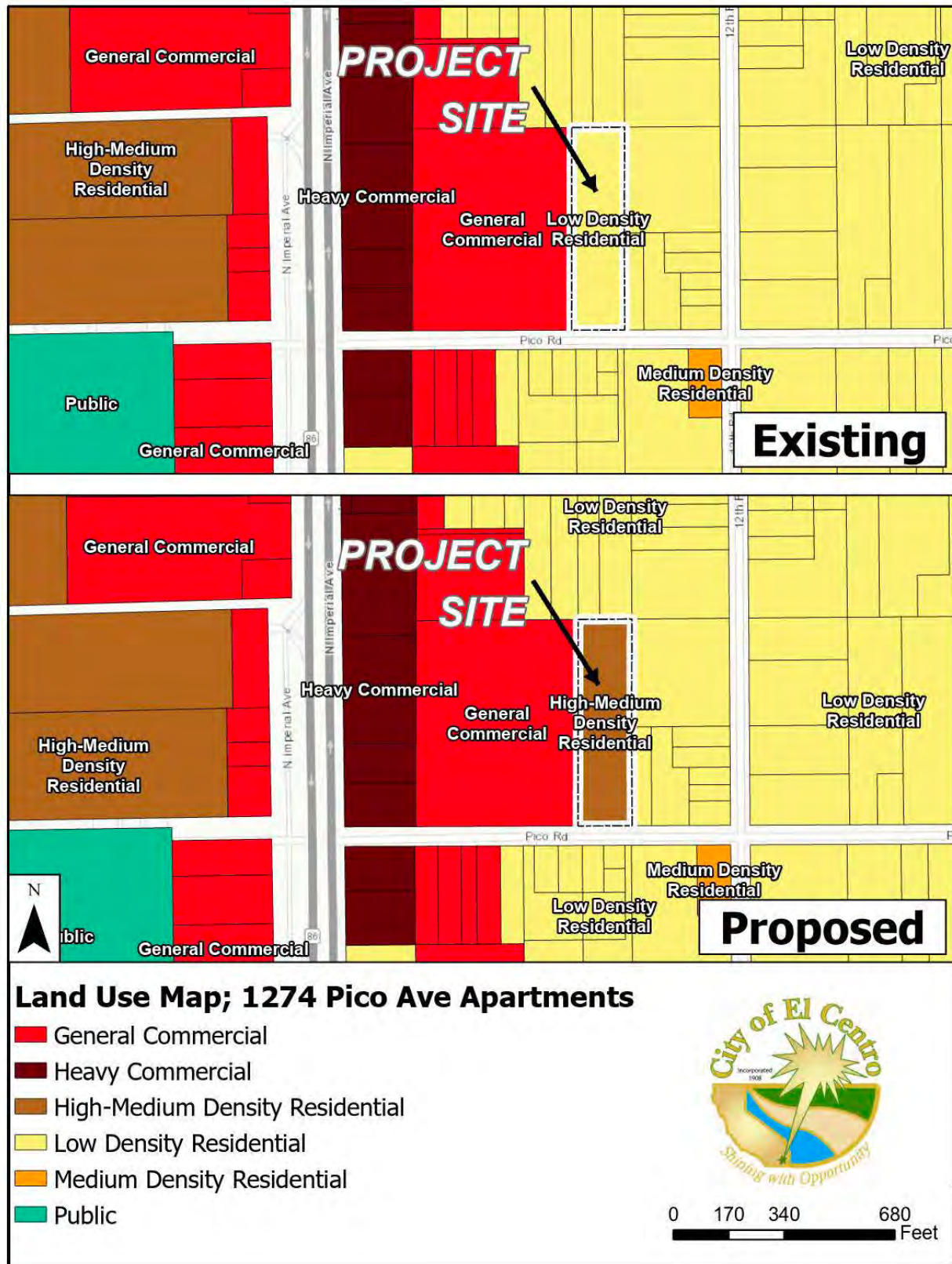


Figure 2-General Plan Land Use Map



Figure 3 - Zoning Map

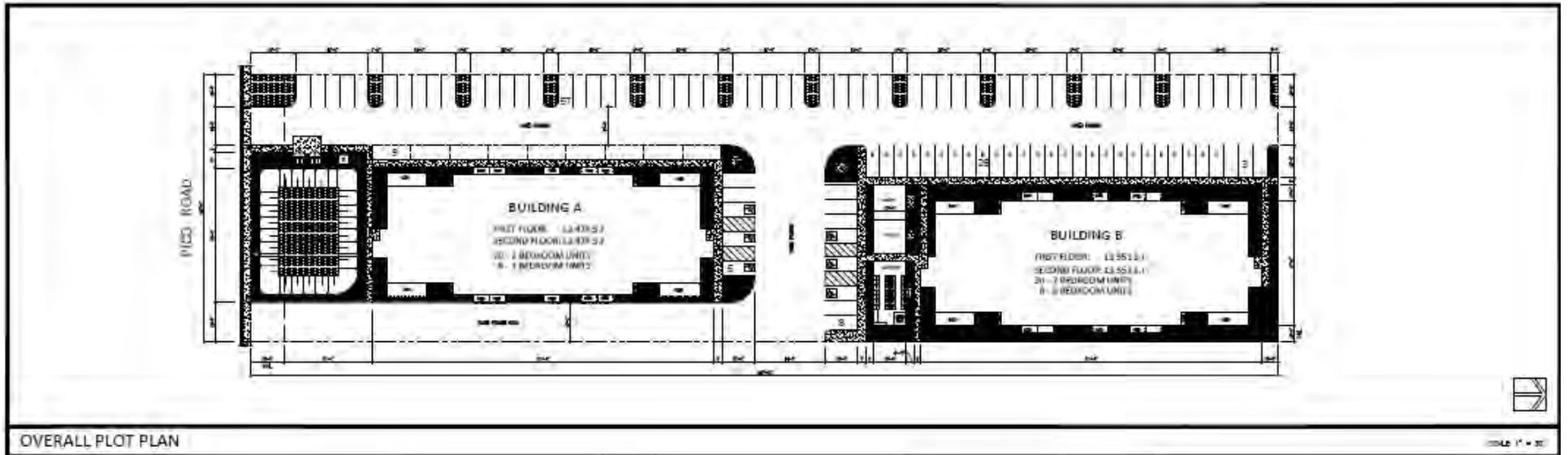


Figure 4 - Site Plan



Project site, view from the south side of Pico Avenue



Project site, viewing northwest

Figure 5 – Site Photos



Figure 6 – Site Photos

3.0 Environmental Checklist

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

3.2 Determination:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document in accordance with applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Angel Hernandez, AICP, Community Development Director

Date

3.3 Evaluation of Environmental Impacts:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project- specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
3. A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
5. “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

3.4 Aesthetics

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
Explanation: (a-b) The project is located in a developed portion of the City of El Centro, which lies on relatively flat topography. Notable scenic vistas are limited to distant views of the Superstition Hills, Mt. Signal and the peninsular mountain ranges to the west. Views of these vistas are obscured by trees and existing development to the west. Given the location of the property in a developed portion of the City, the lack of scenic resources at the vacant project site, and that existing development to west obscures distant views of mountains, it is determine that the project will not have an adverse impact on a scenic vistas or damage scenic resources including but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway as there are none in the vicinity of the project site. (c) The project site is vacant and surrounding properties consist of single-family residential homes, vacant land, a self-storage facility, and medical and professional office plaza further to the west. If granted, the change of zone will allow for the development of two (2) apartment buildings that will contain fifty-six (56) units within an existing residential area. New residential development will adhere to the City Code Section 29-55 Residential Zone Design standards. Because the site is vacant and the surrounding areas also consist of single-story residential uses, the proposed project will not degrade the visual character of the area. d) The project will not create a new source of substantial light or glare that would adversely affect day or nighttime views of the area. New development would comply with light standards found in Section 29-149 of the El Centro City Code.				

3.5 Agriculture & Forestry Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE & FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause, rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined, by the Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Governmental Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
Explanation: (a-b) The project site is designated as Urban and Built Up Land under the 2018 Farmland Mapping and Monitoring Program of the California Resources Agency. Urban and Built-Up Land is defined as built-up land occupied by structures with a building density of at least 1 unit to 1.5 acres. As such, the proposed project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Given that the proposed project site is not zoned for agricultural use, the project will not conflict with any Williamson Act contract.				

- (c) Currently, the land is zoned for single-family residential uses. As such, the project will not conflict with existing zoning for, or cause, rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- (d) The project will not result in the loss of forest land or conversion of forest land to non-forest use as the site is zoned for single family residential land uses and does not consist of forest land.
- (e) The proposed project will not involve other changes in the existing environment which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Pursuant to the Farmland Mapping and Monitoring Program land to the north, east, south and west is designated Urban and Built-Up land. There is no forest land near the project area or within the project area; thus, there will be no impact to forest lands.

3.6 Air Quality

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐
Explanation (a-c) The project will allow for the construction of up to fifty-six (56) dwelling units on a 2.98 acres site. The development would be required to comply with Imperial County Air Pollution Control District rules and regulations and obtain a permit for construction activities including compliance with Regulation VIII, Fugitive Dust Control Measures. Additionally, new residential development is required to pay an operational development fee to mitigate the emissions from new residences including increase vehicle emissions and power generation emissions per ICAPCD Rule 310. The proposed project would not conflict or obstruct implementation of any applicable air quality plan. Furthermore the project site is within a 15-minute walk from bus stops,				

neighborhood market, elementary school, and a major shopping center that includes a grocery store, which reduce the overall use of vehicle transportation for residents daily necessities.

(d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contamination. Sensitive receptor land uses include, schools, child-care centers, playgrounds, hospitals, retirement homes, and single/multi-family residential. The project is located in a transitional area between commercial uses to the west and a single-family residential neighborhood to the east which under normal operations do not produce levels of air contamination that would affect sensitive receptors. Dust and heavy equipment emissions will occur during construction; however, the applicant will be required to comply with ICAPCD Regulation VIII to reduce the impact from construction activities from impacting nearby homes.

(e) The proposed project will allow the development of medium-density residential development. Uses that may generate any objectionable odors are prohibited in all residential areas and no noxious fumes or odors would result from construction or the operation residences.

3.7 Biological Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, Hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
Explanation:				

(a) The Programmatic Environmental Impact Report for the El Centro General Plan Update (2021) assessed the potential impacts to fish and wildlife species within the El Centro city limits and within the sphere of influence. The western burrowing owl is the one species identified in the document with potential to have habitat within portions of the city of El Centro and the surrounding areas. Specifically, the western burrowing owl has adapted to frequently use highly cultivated and disturbed areas such as agricultural lands. Because the project site consists area developed for residential uses, has not been used for agricultural uses since at least 1971, nor are there adjacent areas or property in the vicinity with the potential of habitat, there would be no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

(b-f) The project site consists of vacant land within an urbanized area and devoid of any vegetation, bodies of water or wildlife corridors that could sustain wildlife or lead to the establishment thereof. Thus, the proposed project will not have a substantial adverse effect on any riparian habitat, or a substantially adverse effect on federally protected wetlands, or interfere with the movement of any native resident or migratory fish or wildlife species. Therefore, no impacts to biological resources would result from the proposed project.

3.8 Cultural Resources

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Explanation:

(a-d) The project site is mostly vacant aside from existing dilapidated wooden structures previously used for residential purposes. In the unlikely event of the discovery of human remains during construction, State law (Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California) requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until local authorities are notified and proper notification protocols followed.

3.9 Energy

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy -- Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
Explanation: (a-b) The proposed project involves the development of apartments. During construction there is negligible amounts of energy used to operate machinery necessary to build residential units. As required by State Law, the owner will be required to adhere to the current California Green Code and submit Title 24 Energy Calculations for building design. Title 24 Building Energy Efficiency Standards are designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings.				

3.10 Geology and Soils

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique Geologic feature?	☐	☐	☐	☒
Explanation: (a-f) The project is located in Imperial County, a seismically active area of southern California. Several faults are within the vicinity of the City; however, no faults or faults zones are located within the City limits per fault zone maps provided by the California Department of Conservation. Because the City is located in the seismically active Imperial Valley, the City is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region, especially from earthquakes along the Imperial, Brawley, and Superstition Hills faults. Ground motions are dependent primarily on the earthquake magnitude and distance to the rupture zone. Acceleration magnitudes are also dependent upon attenuation by rock and soil deposits, direction or rupture, and type of fault. Liquefaction generally occurs when granular soil below the water table is subjected to vibratory motions, such as those produced by earthquakes. As a result, ground motions and liquefaction may vary considerably in the same general area. The proposed project will require implementation of project design measures and adherence to the California Building Code. Implementation of these design and building techniques would reduce the impacts to a level that is less than significant. The proposed project site is not located on an unstable geologic unit. The proposed project would not induce geologic or soil instability on or offsite. A geology and soils study shall be prepared with a clear identification of site-specific measure to ensure geotechnical stability and submitted as part of the building permit process.				

3.11 Greenhouse Gas Emissions

Issues:	Potentially Significant Impact	Less Than	Less Than	No Impact
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		Significant with Mitigation Incorporated	Significant Impact	
VIII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
(a,b) Increase greenhouse gas emissions from construction activities, electricity generation and additional vehicle trips will be less than significant. The proposed project would not generate significant greenhouse gas emissions that could significantly impact the environment. The project will also not conflict with any applicable plan, policy or regulation adopted for the purposes of reducing greenhouse gas emissions. This project is characteristic of infill development, being that the project site is within the City limits and may be services with existing infrastructure, and avoids extension of roadways, utilities that lead to greater greenhouse gas emissions. Additionally, the site is located within walking distance of several amenities such as schools, medical offices, shopping, and bus transit that would reduce the need to generate vehicle trips that emit greenhouse gas emissions in the atmosphere. Thus this project will generate a less than significant level of greenhouse gas emissions.				

3.12 Hazards and Hazardous Materials

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials,	☐	☐	☐	☒

substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
Explanation: (a-c) The project will result in the residential development and will not use, transport or dispose hazardous materials. The proposed project is not within one quarter of a mile of a school. (d) The site is not listed as a hazardous waste and substances site list on Geotracker. (e) Imperial County Airport is located approximately 1.5 miles to the northwest of the project site. A Land Use Compatibility Plan has been established for the Imperial County Airport located 1.5 miles to the northwest of the project site. However, the project site is not within the plan area. The project will not result higher buildings than already allowed and will not result in a safety hazard for people living within the project area. (f) The project does not involve a land use or activity that could interfere with emergency-evacuation plans for the area. (g) The project site is located within an urbanized area, far removed from wildland areas.				

3.13 Hydrology and Water Quality

Issues:	Potentially Significant Impact	Less Than	Less Than Significant Impact	No Impact
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		Significant with Mitigation Incorporated		
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
i) Result in a substantial erosion or situation on- or off-site;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
Explanation: (a-b) The proposed amendment and rezoning will adhere to all applicable regulations regarding water discharge and water quality. The project would utilize City water services and would therefore not result in a net deficit of aquifer volume or a lowering of the water table.				

(c,e,f) The City of El Centro reviews qualifying projects for compliance with its stormwater, grading and the City's adopted Jurisdictional Runoff Management Plan to reduce pollutants from entering surface bodies of water and groundwater, creating significant amount of runoff from entering the City's stormwater collection system, or impacting neighboring properties as a result of storm runoff. Implementation of City storm water requirements and regulations will result in a less than significant impact resulting from surface runoff.

(d) The site is not located in a flood hazard area as identified by FEMA.

3.14 Land Use Planning

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
Explanation: (a) The proposed project will not physically divide an established community. The project will result in the construction of new housing on vacant land within a residential neighborhood. (b) The proposed project will change the zone from R1 (Low Density Residential) to R3 (Multiple Family Residential) of 0.5 acres of vacant land for the purposes of constructing two (2) apartment buildings that will house 56 apartment units which are permitted in the R3 zone. Land uses surrounding the property consist of single-family homes and a self-storage facility. Development standards require appropriate measures to protect different land uses, such as the installation of block walls. Concurrently an amendment to the General Plan will also be processed to modify the land use map to be consistent with the new zoning designation.				

3.15 Mineral Resources

XII. MINERAL RESOURCES -- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Explanation: (a,b) The project site is within an urban area and is not identified in the General Plan as having any known mineral resource value or as being located within any mineral resource recovery site.				

3.16 Noise

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Explanation: (a-b) The proposed project will involve construction of two (2) apartment buildings that will house fifty-six (56) apartment units resulting in temporary increase of noise and groundborne vibration levels in the area. Noise levels during the construction may temporary exceed noise levels as established in the Noise Element of the General Plan, however they shall be required to meet noise City requirements for the operation of construction equipment. Noise generated at the project site will be within noise levels for residential areas. (c) The project site is not located within an airport land use plan and as such exposure to residents at the project site from aircraft noise will be less than significant.				

3.17 Population and Housing

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. POPULATION AND HOUSING – Would the project:				
	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
Explanation: (a) The proposed project will result in the construction of fifty-six (56) new dwelling units. Estimates from the US Census, estimates an average household size of 3.27 persons per households. Using this data, it is estimated that that the project will house one hundred and eighty-four (184) persons, resulting a less than significant population growth. (b) The project will construction residential dwellings on vacant land and will not result in the displacement of housing or people.				

3.18 Public Services

XV. PUBLIC SERVICES				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐
Explanation:				

(a) The City of El Centro Fire Department (ECFD) provides service within the City Limits. Additionally, ECFD responds to mutual aids throughout the Imperial Valley and the State when requested through mutual aid agreements with Imperial Valley Fire Departments and the State of California. The ECFD has three (3) stations staffed on a 24-hour basis to serve the public as follows: Station #1 is located at 775 State Street, Station #2 is located at 900 S. Dogwood Avenue, and Station #3 is located at 1910 N. Waterman Avenue. The Fire Department logged an average response time of approximately 4 to 6 minutes for emergency calls and 10 to 15 minutes for non-emergency calls. It is not anticipated that the construction of fifty-six (56) dwelling units will result in substantial adverse physical impacts to fire facilities. The project site is adjacent to El Centro Fire Station #3 and would be served by this station.

The City of El Centro Police Department (ECPD) is the primary law enforcement agency that serves the citizens of the City and land within the City boundaries. The Police Department has a main police station, located at 150 N. 11th Street. The City of El Centro has a total of 54 sworn officers, employs 28 non-sworn personnel and has an average emergency response time of 7-10 minutes. The construction of fifty-six (56) dwelling units will not significantly increase the demand of police protection and will not require the construction of new police facilities.

The project may generate additional demand to schools, parks or other public facilities however it will not significantly increase the demand of public facilities. Furthermore, new development will be subject to development impact fees to mitigate increases for demand of schools, parks, fire protection, police projection, and administrative facilities. This will result in a less than significant impact to public services.

3.19 Recreation

XVI. RECREATION. --				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
Explanation: (a, b) The project will slightly increase the use of existing neighborhood and regional parks or other recreational facilities, however not to a level that would lead to substantial physical deterioration of recreational facilities as the proposed project will not induce a significant increase in the population. Prior to issuance of a building permit, development impact fees for parks will have to be paid to offset increase park and recreational facility use. The proposed project will not induce population growth to a degree large enough that would require the expansion of recreational facilities that would have an adverse effect on the environment.				

3.20 Transportation

XVII. TRANSPORTATION-- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒
Explanation: A local mobility analysis (LMA) was prepared for the project in March 2025. The LMA followed the City's Traffic Study Guidelines that addresses compatibility with circulation plans, vehicle miles travelled (VMT) analysis, and hazardous condition resulting from congestion. The LMA analyzed Pico Avenue intersections with Imperial Avenue (SR-86), the project driveways, and 12th Street and concluded that they shall continue to operate under an acceptable LOS under future project conditions. Furthermore, the project related traffic does not indicate the need for roadway improvements within the project area. (a) The project does not conflict with the City of El Centro Mobility Element or any applicable circulation system policies. The LMA concludes that all study area intersections will operate at LOS C or better under existing and future conditions, including with project traffic. While the project area lacks existing bicycle facilities, the City's Mobility Element identifies planned Class III and Class IV bikeways on Pico Avenue, N. 12th Street, and Imperial Avenue. The project will also install sidewalks along its Pico Avenue frontage, supporting pedestrian circulation. (b) The site is located in an area where Vehicle Miles Traveled (VMT) per capita is within the 50%–85% range of the regional mean, as defined in the City's VMT Screening Map. Based on the City's thresholds, the project is presumed to have a less than significant impact on VMT. (c) The proposed project does not propose any hazardous design features or uses that would be incompatible with the surrounding transit. (d) The proposed project would construct two residential driveways that would and provide adequate interior vehicle circulation for emergency vehicle access.				

3.21 Tribal Cultural Resources

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:	☐	☐	☒	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☐	☒
Explanation: (a) The project site is not listed in the California Register of Historical Resources or in a local register of historical resources. Pursuant to SB18 and AB52, the 14 tribes included in the consult list provided by the Native American Heritage Commission. To date, staff has not received comments from any tribe. In addition, this site has been previously developed with homes. While it is unlikely that there are going to be any resources on site, should any be uncovered during construction, the developer shall stop construction and contact City Staff for additional instruction. Staff will immediately contact all tribes.				

3.22 Utilities and Service Systems

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒
Explanation: (a) The El Centro Wastewater Treatment Plant (WWTP) has the capacity to accommodate 8.0 million gallons of wastewater per day. The treatment plant would be able to treat additional wastewater as it has sufficient capacity. The project site is connected to the City's sewer system. The project would result in the construction of 56 new dwelling units and require paying applicable wastewater capacity fees to offset impacts from the increase wastewater generated. During the public review period staff received comments from the Imperial Irrigation District(IID) that electrical capacity is limited in the Project Area. During the electrical service connection phase the IID will formally review the project which may require a circuit study. Upgrades, including but not limited to new, relocations, modification or reconstruction, to infrastructure may be needed. If this is the case it will also require appropriately deeded rights-of-way and easements.				

(b) The proposed project will not require or result in the construction of water or wastewater treatment facilities. As such, there will no environmental impacts due to the construction of water and wastewater treatment facilities. Both, water and wastewater treatment facilities have the capacity to continue to serve the project.

(c) The project will not require the construction of new storm water facilities. Thus, there will be no impact to storm drain facilities.

(d) The City of El Centro Water Treatment Plant (WTP) is permitted through the State Department of Public Health and has a capacity of 14 million gallons per day and has the available capacity to serve the project site. The City of El Centro receives raw water from the Imperial Irrigation District and treats the raw water for consumption for use by its customers. The City of El Centro has sufficient water supplies available to serve the project from existing entitlements and resources and no new or expanded entitlements are needed to serve the site.

(e) The current solid waste service provider is CR&R Waste Services, who has sufficient landfill capacity to serve the project site. The City of El Centro has renewed its contract with CR&R through 2032. Any future development at the site must comply with all applicable federal, state and local statutes and regulations pertaining to solid waste.

3.23 Wildfire

XX. WILDFIRE. -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Explanation:

(a- d) This location is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones.

3.24 Mandatory Findings of Significance

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. --

Issues:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Explanation:

(a-c) The project will result in the development fifty-six (60) dwelling units within 2.39 acres of vacant and previously disturbed land. The project will result in an increase in traffic generated up to 434 new trips per day, however conditions studies along nearby intersections remain to operate under an acceptable level of service. In addition, the project is located in a VMT efficient area which complies with the City of El Centro adopted Transportation Study Guidelines. Overall, the proposal will not have a significant impact on the environment as project will result in a minimal development on vacant property in a developed area within the City Limits of El Centro. While existing electrical capacity in the area is limited, any proposed improvements are not significant and would be subject to the requirements of the Imperial Irrigation District.

FINDINGS

The environmental analysis of this Initial Study indicates that the proposed project would not have the potential for significant adverse environmental impacts. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines, as based on the results of this environmental assessment:

- The proposed project would not have the potential to degrade the quality of the environment and would not reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The proposed project would not have the potential to achieve short-term goals at the expense of long-term environmental goals.
- The proposed project would not have immitigable environmental impacts, which are individually limited but cumulatively considerable, when considering planned or proposed development in the immediate vicinity of the site. The proposed project would not cumulatively lead to significant adverse impacts that cannot be mitigated to a level of less than significance, when added to proposed, planned, or anticipated development in the area.
- The proposed project would not have environmental impacts, which may have adverse effects on humans, either directly or indirectly.
- The City of El Centro has determined that the proposed project would not have significant adverse impacts on the environment and no additional environmental analysis. The City of El Centro intends to adopt a Negative Declaration for proposed Change of Zone 22-05 and General Plan Amendment 22-05.

4.0 Document Preparers and References

4.1 Document Preparers

City of El Centro

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Andrea Montañó..... Associate Planner

Linscott, Law, & Greenspan, Engineers

John Boarman, P.E. Transportation

Alejandra Alonso Transportation

Jose Nuñez Transportation

4.2 Source References

The following is a list of references used in the preparation of this environmental document. Unless attached herein, copies of all referenced reports, memorandums and letters are on file with the City of El Centro Community Development Department – Planning & Zoning Division. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

California Building Code, based on 2022 IBC

City of El Centro General Plan, adopted June 2021.

City of El Centro General Plan Update – Programmatic Environmental Impact Report, adopted June 2021.

City of El Centro Traffic Study Guidelines, adopted June 2022.

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County of Imperial. GIS Map Data. Retrieved from <new.geoviewer.io> on May 1, 2023.

Imperial County Air Pollution Control District Rules and Regulations, revised October 20, 2012.

Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey of Imperial County, California: Imperial Valley Area .1981.

Linscott, Law, & Greenspan Engineers, Local Mobility Analysis 1274 Pico Avenue El Centro, California, March 17, 2025

City of El Centro Housing Element, adopted March 2022.



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LOCAL MOBILITY ANALYSIS

1274 PICO AVENUE

El Centro, California
March 17, 2025

LLG Ref. 3-25-4026

Prepared by:
Alejandra Alonso
Transportation Engineer II
&
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Transportation Planner II

Under the Supervision of:
John Boarman, P.E.
Principal

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APPENDIX

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LOCAL MOBILITY ANALYSIS

1274 PICO AVENUE

El Centro, California

March 17, 2025

1.0 INTRODUCTION

Linscott, Law & Greenspan, Engineers (LLG) has prepared this Local Mobility Analysis (LMA) to assess the potential impacts to the street system as a result of the proposed 1274 Pico Avenue project (hereafter referred to as the “Project”). The Project proposes to develop 56 multi-family apartments along the north side of Pico Avenue between N. Imperial Avenue and N. 12th Street in the City of El Centro.

Transportation impact analyses within the City of El Centro include two sets of requirements.

- **CEQA Analysis**, consisting of Vehicles Miles Traveled (VMT) analysis.
- **Non-CEQA Local Mobility Analysis** to evaluate the operational effects of a development project on the circulation network.

The transportation analysis presented in this report includes the following:

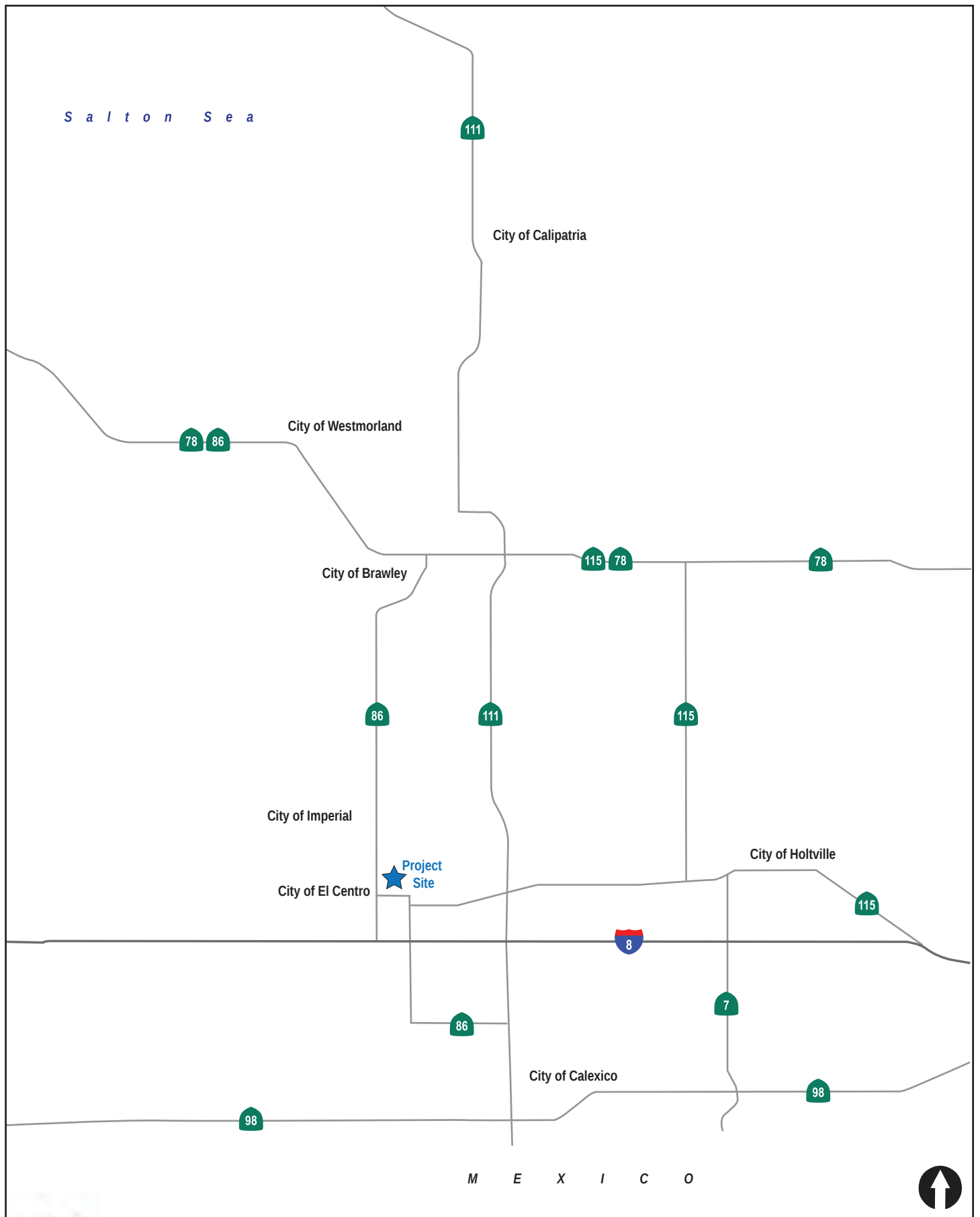
- Project Description
- Existing Conditions
- Study Area Selection and Analysis Methodology
- Substantial Traffic Effects
- Analysis of Existing Conditions
- Trip Generation, Distribution, and Assignment
- Cumulative Traffic
- Analysis of Opening Year Scenarios
- Site Access Discussion
- N. 12th Street Extension
- Active Transportation Review
- VMT Assessment
- Conclusions

2.0 PROJECT DESCRIPTION

The Project site is located at 1274 Pico Avenue in the City of El Centro. The site is bounded by Pico Avenue to the south, residential housing to the east and a storage building to the west. **Figure 2–1** shows the Project vicinity. **Figure 2–2** shows a more detailed Project Area Map.

The Project proposes to construct (2) two story buildings with 56 dwelling units including patio spaces, laundry facilities and an office. Each building will include (20) two-bedroom units and (8) three-bedroom units. The Project will provide 108 parking stalls (82 regular and 26 compact spaces). Access to the site is via one driveway on Pico Avenue.

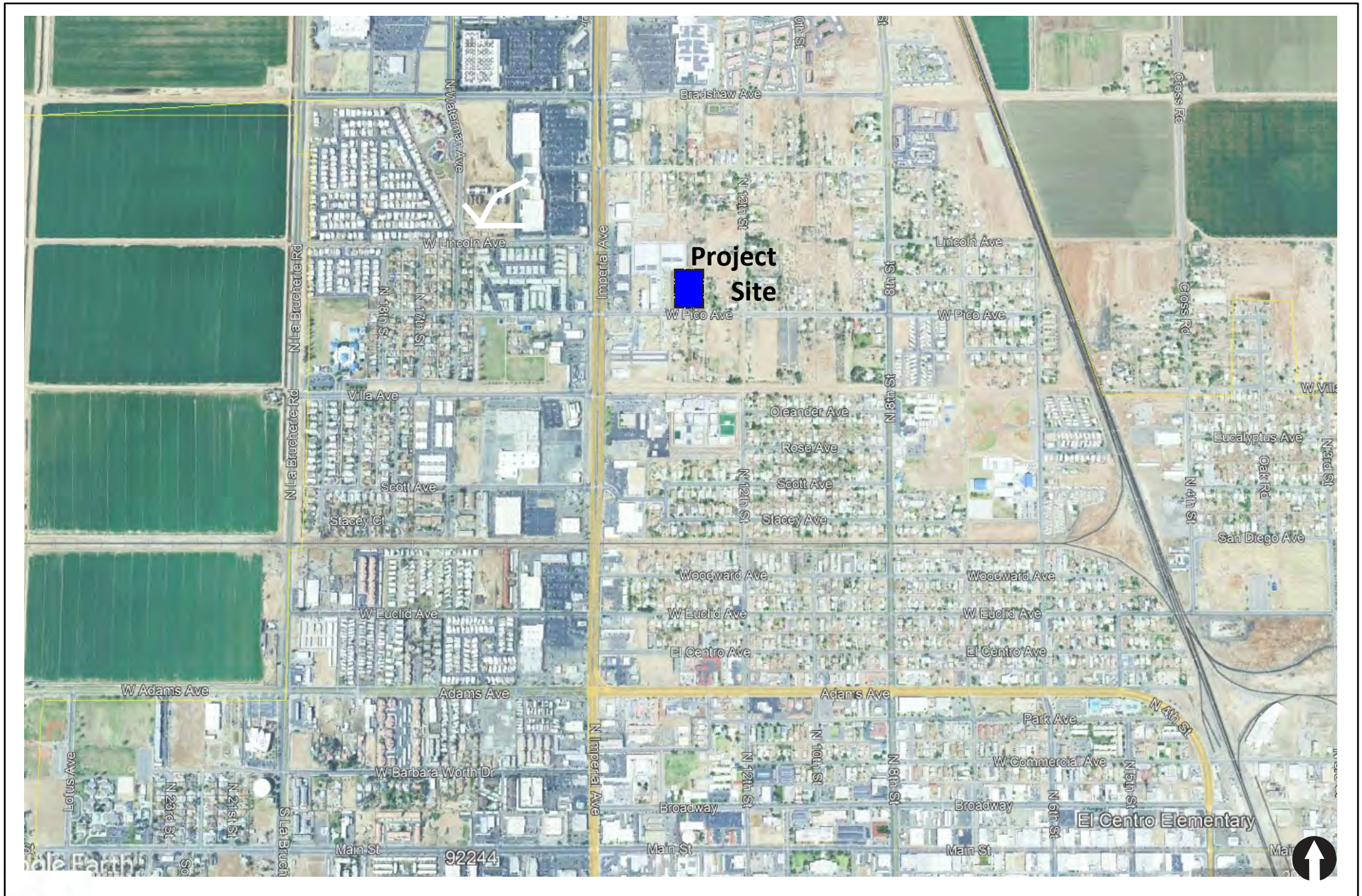
Figure 2–3 shows the Project Site Plan.

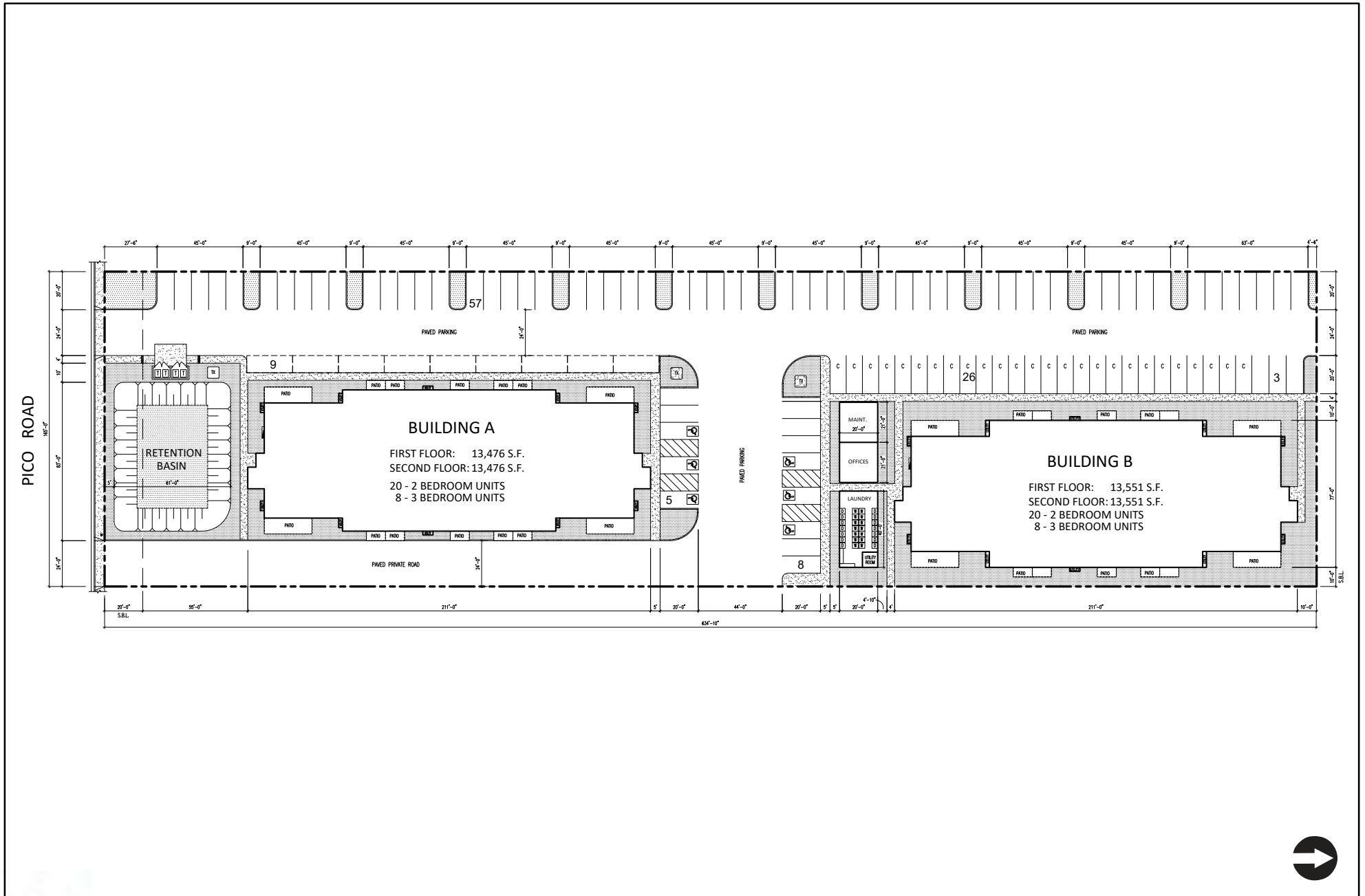


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Figure 2-1

Vicinity Map





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Figure 2-3

Site Plan

3.0 EXISTING CONDITIONS

3.1 Existing Transportation Network

The following is a description of the existing street network in the study area.

N. Imperial Avenue is classified as a six-lane Arterial in the *City of El Centro Mobility Element*. N. Imperial Avenue is currently constructed as a four-lane divided roadway with a raised median within the study area. There are no sidewalks or bicycle lanes provided on either side of the roadway. The speed limit is 45 mph.

Pico Avenue is classified as a two-lane Collector in the *City of El Centro Mobility Element*. Pico Avenue is currently constructed as a two-lane undivided roadway within the study area. There are no bicycle facilities provided on Pico Avenue. Sidewalks and curbside parking are provided on both sides of the roadway. The speed limit is 25 mph.

N. 12th Street is an unclassified roadway in the *City of El Centro Mobility Element*. N. 12th Street is currently constructed as a two-lane undivided roadway within the study area. Bicycle facilities are not provided. Sidewalks and curbside parking are provided along both sides of the roadway. The speed limit is 25 mph.

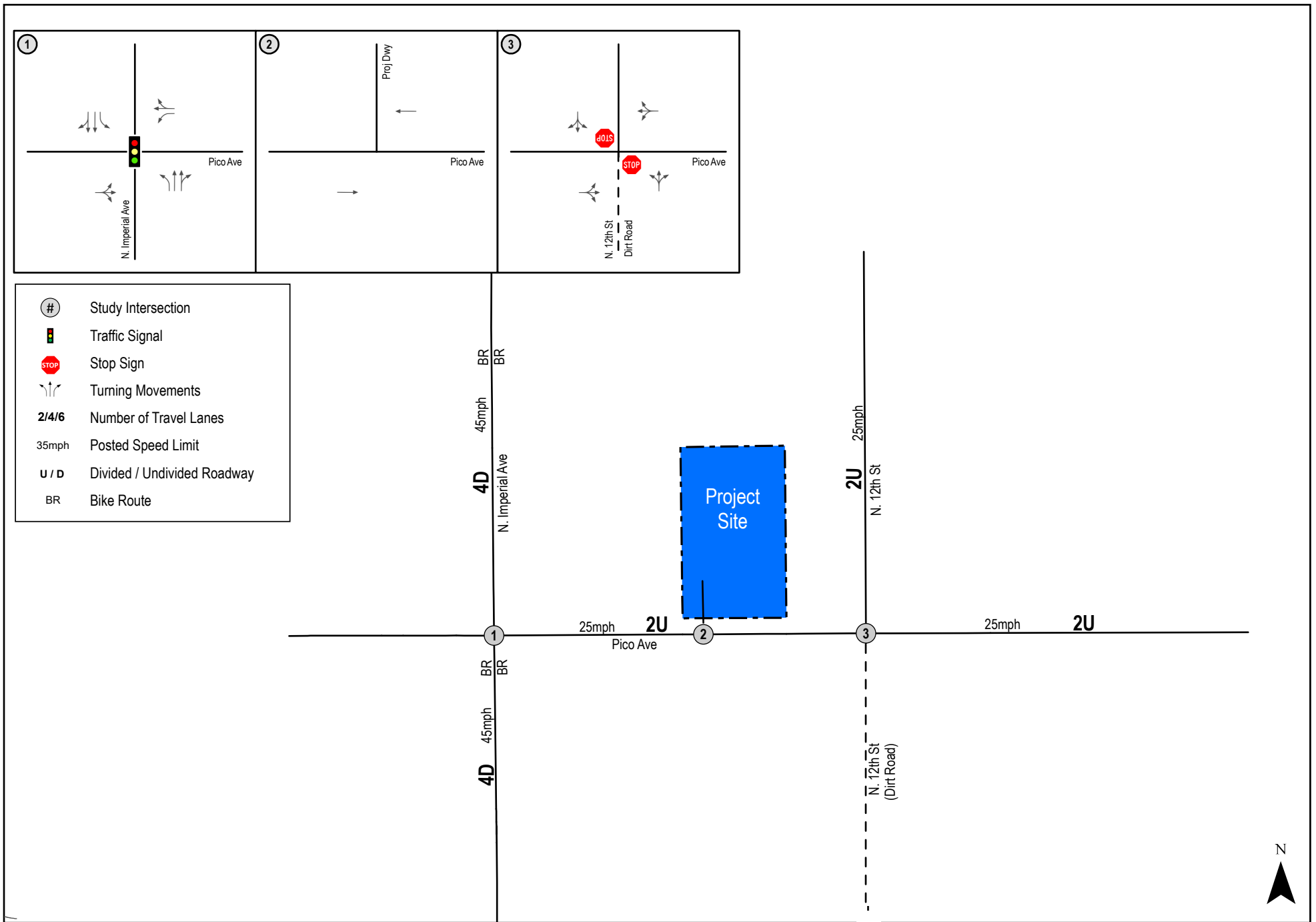
It should be noted that under existing conditions, N. 12th Street is currently an unpaved roadway south of Pico Avenue. This extension of N. 12th Street is planned to be paved and open to traffic prior to Opening Day of the project. Section 11.0 of this report provides more details.

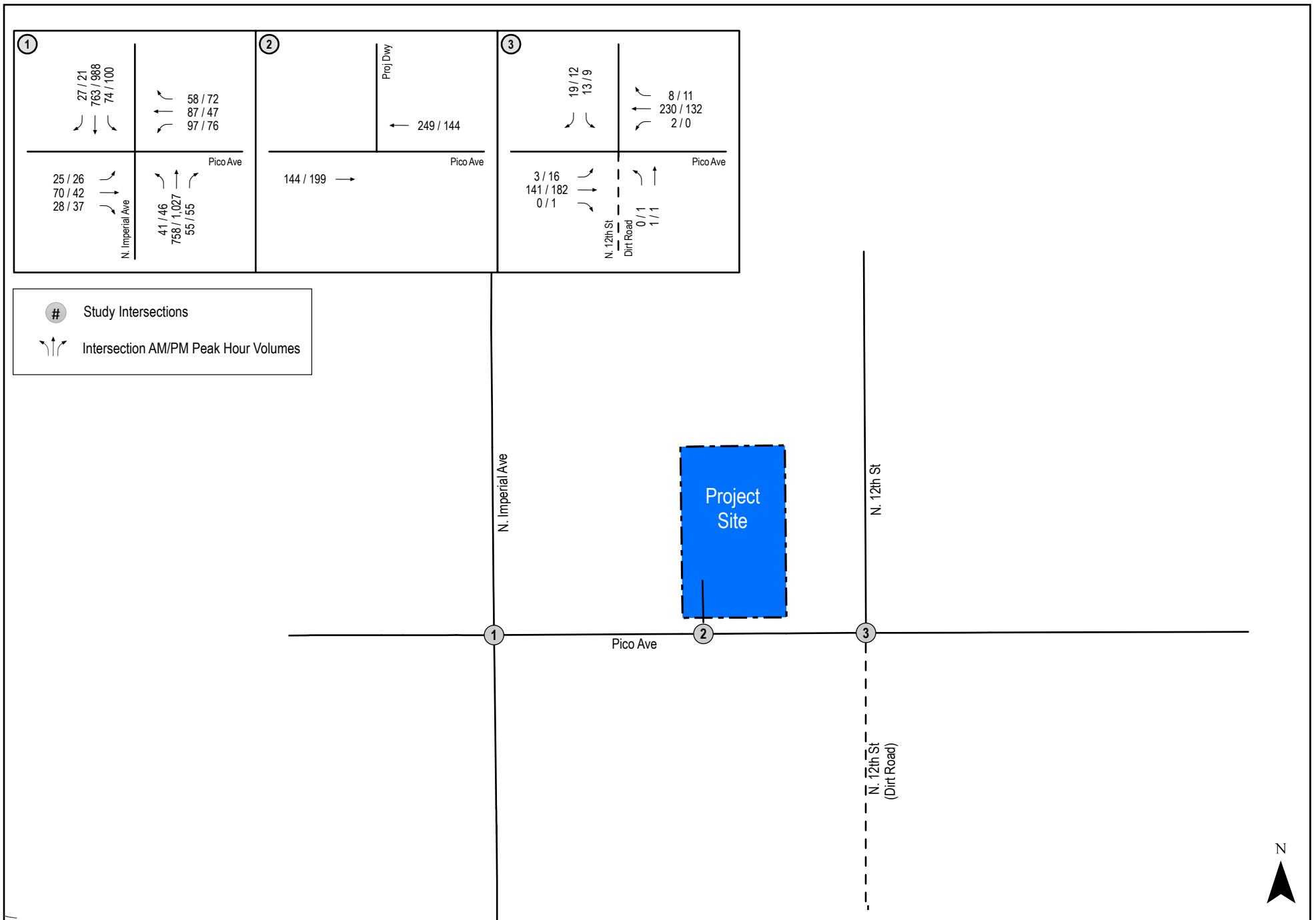
Figure 3–1 shows an existing conditions diagram, including traffic control type and lane configurations.

3.2 Existing Traffic Volumes

Peak hour intersection turning movement counts were conducted on Wednesday, February 19, 2025, while schools in the area were in session.

Figure 3–2 shows the Existing Traffic Volumes. **Appendix A** contains the manual count sheets.





4.0 STUDY AREA SELECTION AND ANALYSIS METHODOLOGY

4.1 Study Area Selection

Effective evaluation of the traffic impacts associated with the proposed Project requires an understanding of the existing transportation system within the Project area.

The study area includes the following intersections and street segments:

INTERSECTIONS

1. N. Imperial Avenue / Pico Avenue
2. Pico Avenue / Project Driveway
3. Pico Avenue / N. 12th Street

4.2 Analysis Methodology

An LMA focuses on automobile delay and Level of Service (LOS). The LOS analysis was conducted to identify Project effects on the roadway operations in the Project study area and to recommend Project improvements to address any deficiencies. The required study scenarios and scope of the LMA varies depending on the type of project and the total number of daily trips the Project is anticipated to generate. Per the City's LMA guidelines, the following scenarios were evaluated:

- Existing
- Opening Year without Project
- Opening Year + Project

LOS is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. LOS provides an index to the operational qualities of a roadway segment or an intersection. LOS designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. LOS designation is reported differently for signalized and unsignalized intersections, as well as for roadway segments.

Appendix B contains the intersection analysis worksheets.

5.0 SUBSTANTIAL TRAFFIC EFFECTS

Project specific traffic effects are those effects for which the addition of Project trips result in an identifiable degradation in LOS on intersections or street segments, triggering the need for specific Project-related improvement strategies.

Table 5–1 shows the criteria for determining whether the Project results in substantial traffic effects on intersections or street segments in the City of El Centro.

TABLE 5–1
THRESHOLD FOR DETERMINING A PROJECT’S SUBSTANTIAL TRAFFIC EFFECT

Facility	Facility Type	Substantial Traffic Effect
Roadway	Segment	Proposed project causes roadway capacity to degrade to LOS D or below. The Proposed Project shall build a roadway segment to its ultimate mobility element classification if not currently constructed as such.
Traffic Signal	Intersection	- Proposed project adds traffic to an intersection that currently operates or is projected to operate at LOS D or below. - Proposed project causes an intersection’s operations to degrade to LOS D or below.
All-Way Stop Control	Intersection	- Proposed project contributes to an intersection that currently operates, or is projected to operate, at LOS D or below. - Proposed project causes the intersection’s operations to LOS D or below during one or more peak hours.
Side-Street Stop Control	Critical Movement	Proposed project contributes to a critical movement of an intersection that currently operates, or is projected to operate, at LOS D or below.

General Note:

- Information obtained from Table 4.2 of the *City of El Centro Transportation Study Guidelines* (dated June 2022).

6.0 ANALYSIS OF EXISTING CONDITIONS

6.1 Peak Hour Intersection Operations

Table 6–1 summarizes the Existing peak hour intersection operations. As shown in *Table 6–1*, all the study area intersections are calculated to currently operate at LOS C or better during both the AM and PM peak hours.

**TABLE 6-1
EXISTING INTERSECTION OPERATIONS**

Intersection	Control Type	Peak Hour	Existing	
			Delay ^a	LOS ^b
1. N. Imperial Avenue / Pico Avenue	Signal	AM PM	29.2 21.9	C C
2. Pico Avenue / Project Driveway	MSSC ^c	AM PM	DNE ^e DNE	— —
3. Pico Avenue / N. 12 th Street	TWSC ^d	AM PM	14.1 12.0	B B

Footnotes:

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. MSSC – Minor Stop Street Controlled intersection. Minor street left turn delay is reported.
- d. TWSC – Two-Way Stop Controlled intersection.
- e. DNE = Does not exist.

SIGNALIZED		UNSIGNALIZED	
DELAY/LOS THRESHOLDS		DELAY/LOS THRESHOLDS	
Delay	LOS	Delay	LOS
0.0 ≤ 10.0	A	0.0 ≤ 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 55.0	D	25.1 to 35.0	D
55.1 to 80.0	E	35.1 to 50.0	E
≥ 80.1	F	≥ 50.1	F

7.0 TRIP GENERATION/DISTRIBUTION/ASSIGNMENT

The following is a discussion of the Project trip generation calculations and the Project traffic distribution and assignment through the local network.

7.1 Project Trip Generation

As described in *Section 2.0*, the Project proposes to construct 56 multifamily apartments. Based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*, the trip rates used to calculate the traffic generated by the proposed Project is the multifamily housing (low rise) land use (land use code 220). **Table 7–1** shows the Project trip generation. As shown in *Table 7–1*, the Project is calculated to generate 434 Average Daily Traffic (ADT), with 40 trips during the AM peak hour (10 inbound and 30 outbound), and 45 trips during the PM peak hour (28 inbound and 17 outbound).

**TABLE 7 –1
PROJECT TRIP GENERATION**

Land Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour				
		Rate ^a	Volume	Rate ^a	In:Out Split ^a	Volume			Rate ^a	In:Out Split	Volume		
						In	Out	Total			In	Out	Total
Apartments ^b	56 DU	^c	434	^d	26:74	10	30	40	^e	63:37	28	17	45

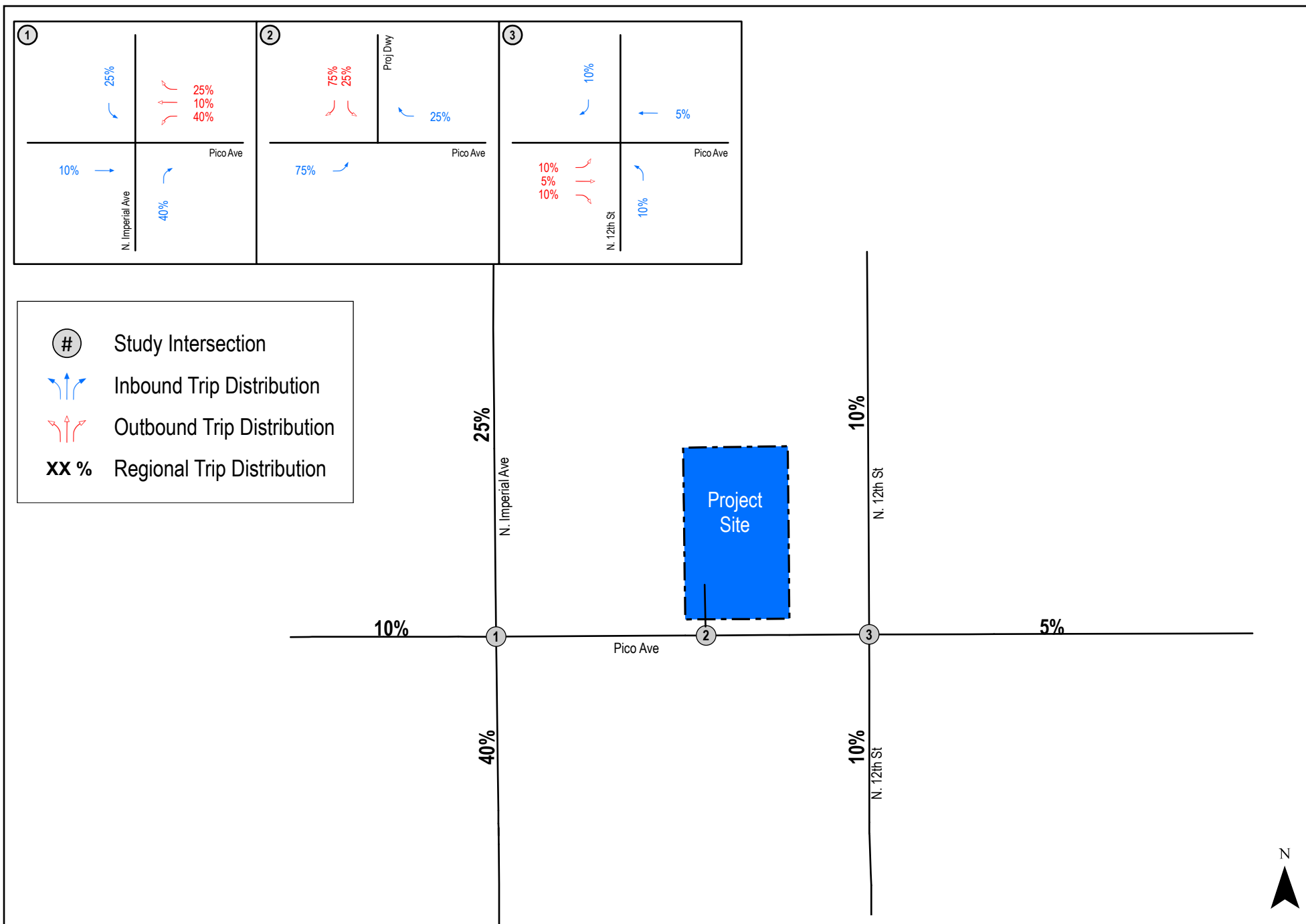
Footnotes:

- Rates are based on *ITE Trip Generation Manual, 11th Edition*.
- Rates are based on ITE Land Use Code 220 – Multifamily Housing (Low Rise).
- Calculated via the fitted curve equation: $T = 6.41(X) + 75.31$
- Calculated via the fitted curve equation: $T = 0.31(X) + 22.85$
- Calculated via the fitted curve equation: $T = 0.43(X) + 22.55$

7.2 Project Trip Distribution/Assignment

The Project traffic was distributed based on the site location, the proximity of the Project to Imperial Avenue, surrounding roadways, existing traffic patterns in the area and anticipated traffic routes to and from the site. The Project's traffic distribution assumes 75% of trips oriented to/from the west of the project driveway and 25% of trips oriented to/from east of the project driveway.

Figure 7–1 shows the Project traffic distribution. **Figure 7–2** shows the Project traffic volumes.





8.0 CUMULATIVE TRAFFIC

Cumulative projects are other projects in the study area that will add traffic to the local circulation system in the near future. LLG was provided with a list of projects within a 1-mile radius of the project site by the City of El Centro staff which is shown in **Table 8-1**. These projects are located north of the site and upon review, LLG determined that it was most appropriate to account for future near-term traffic using a growth factor.

Appendix C contains a map of the cumulative project's locations.

To forecast future traffic volume conditions, an interpolation was performed between the existing traffic volumes and Year 2040 traffic volumes from the *City of El Centro Mobility Element (dated June 2021)* to determine an appropriate growth rate. A growth rate of 2% per year for 3 years was applied to the Existing traffic volumes to obtain traffic volumes. The Year 2028 was chosen to be the Opening Year in order to be slightly conservative. Project traffic volumes were then added to obtain Opening Year (Year 2028) + Project traffic volumes.

Figure 8-1 shows the Cumulative Traffic Volumes.

**TABLE 8-1
CUMULATIVE PROJECTS**

Name/Location	Project Description	Status
Town Center <i>N. 8th St and Cruickshank Dr</i>	102 lot single-family subdivision	Planning Review
Town Center <i>Cruickshank Dr and 8th St</i>	2 self-storage buildings in 4.31	Planning Review
Town Center <i>Cruickshank Dr and 8th St</i>	34,200 SF of industrial warehouse	Planning Review Complete
Zadeh Self-Storage <i>N. 8th St and Dorian Ct</i>	104,375 SF of storage buildings	Planning Review Complete
Food 4 Less Gas Station <i>2420 Cottonwood Dr</i>	14 pump gas station	Planning Review Complete
Police Station <i>150 N. 11th St</i>	46,500 SF station	In Construction
Town Center Village IV <i>N. 8th and Bradshaw Ave</i>	180 unit apartment complex	In Construction
Walmart Gas Station <i>2420 Cottonwood Dr</i>	24 pump gas station	In Planning Review
Raising Canes <i>2299 N. Imperial Ave</i>	2,683 SF fast food restaurant	In Planning Review



9.0 ANALYSIS OF OPENING YEAR (YEAR 2028) SCENARIOS

The following section presents the analysis of study area intersections and street segments under Opening Year (Year 2028) conditions without and with Project.

Figure 9–1 shows the Opening Year (Year 2028) without Project traffic volumes. **Figure 9–2** shows the Opening Year (Year 2028) + Project traffic volumes.

9.1 Opening Year (Year 2028) without Project

9.1.1 Peak Hour Intersection Operations

Table 9–1 summarizes the Opening Year (Year 2028) without Project peak hour intersection operations. As shown in **Table 9–1**, all the study area intersections are calculated to operate at LOS C or better during both peak hours.

9.2 Opening Year (Year 2028) + Project

9.2.1 Peak Hour Intersection Operations

Table 9–1 summarizes the Opening Year (Year 2028) + Project peak hour intersection operations. As shown in **Table 9–1**, all the study area intersections are calculated to continue to operate at LOS C or better during both peak hours.

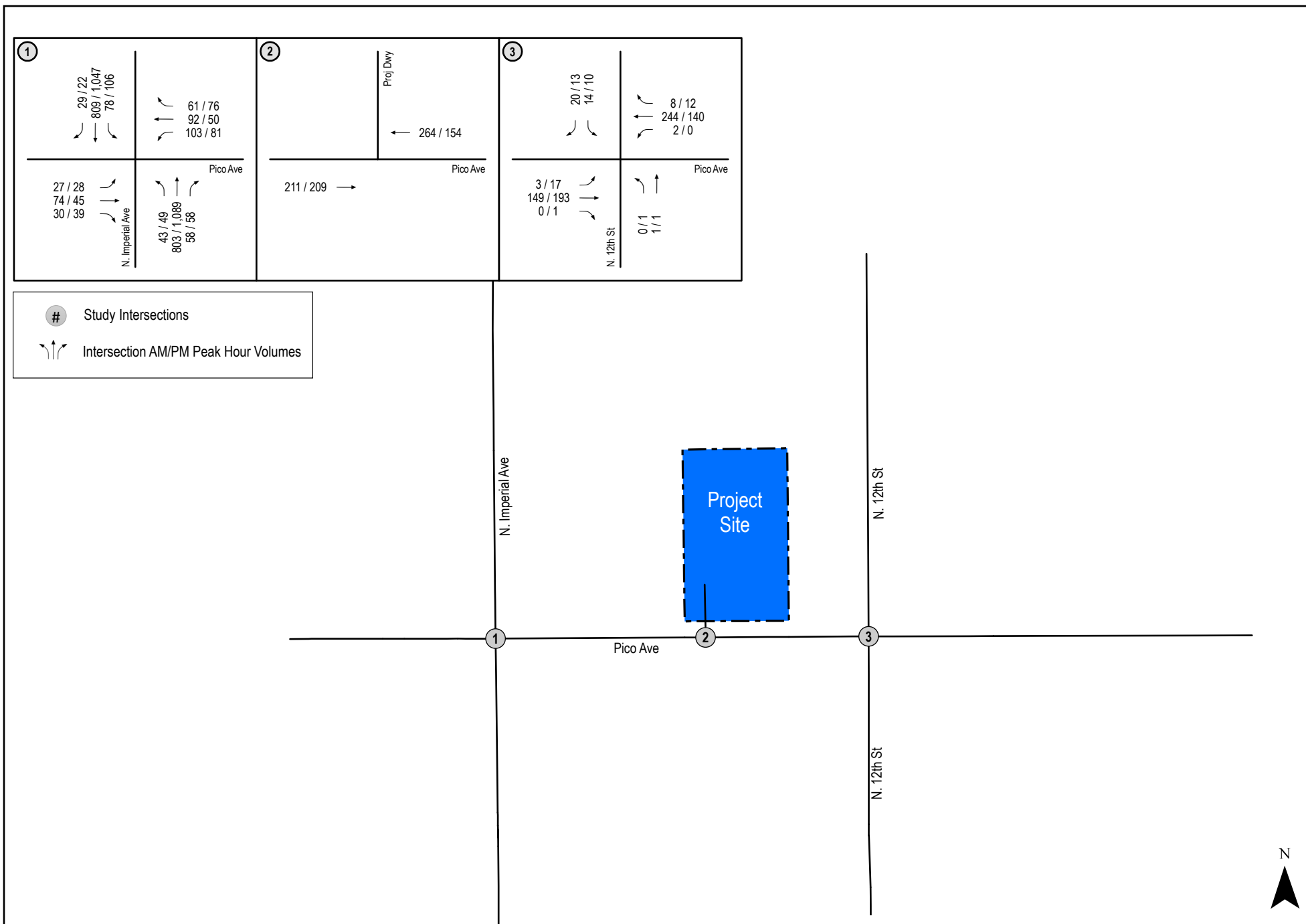
TABLE 9-1
OPENING YEAR (YEAR 2028) INTERSECTION OPERATIONS

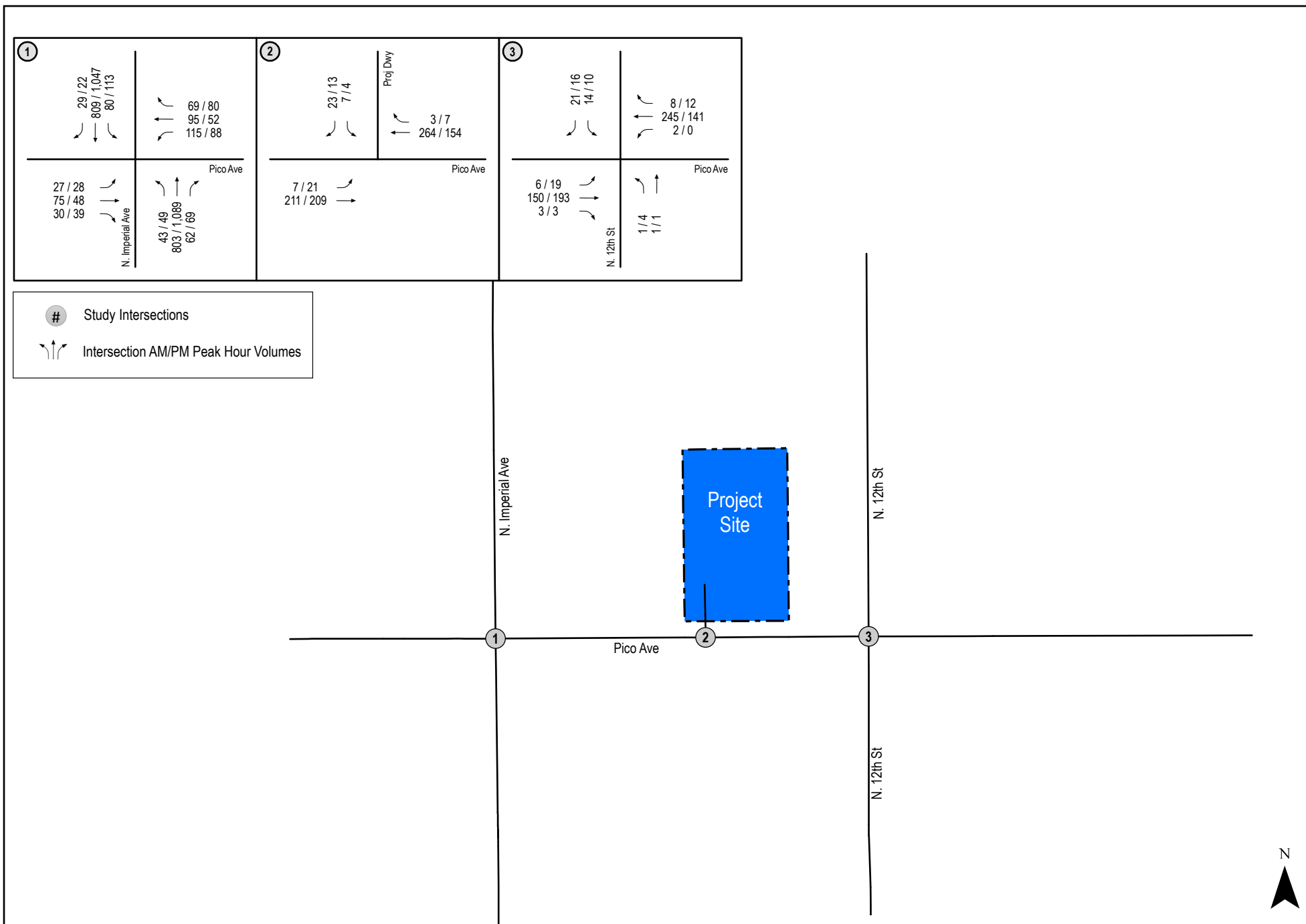
Intersection	Control Type	Peak Hour	Opening Year (Year 2028)		Opening Year (Year 2028) + Project		Δ^c	Substantial Effect?
			Delay ^a	LOS ^b	Delay ^a	LOS ^b		
1. N. Imperial Avenue / Pico Avenue	Signal	AM	32.9	C	34.9	C	2.0	No
		PM	24.8	C	26.4	C	1.6	No
2. Pico Avenue / Project Driveway	MSSC ^d	AM	—	—	10.6	B	—	No
		PM	—	—	9.8	A	—	No
3. Pico Avenue / N. 12 th Street	TWSC ^e	AM	14.5	B	15.2	C	0.7	No
		PM	12.3	B	12.5	B	0.2	No

Footnotes:

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. Δ denotes an increase in delay due to project.
- d. MSSC – Minor Street Stop Controlled intersection.
- e. TWSC – Two-Way Stop Controlled intersection.

SIGNALIZED		UNSIGNALIZED	
DELAY/LOS THRESHOLDS		DELAY/LOS THRESHOLDS	
Delay	LOS	Delay	LOS
0.0 ≤ 10.0	A	0.0 ≤ 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 55.0	D	25.1 to 35.0	D
55.1 to 80.0	E	35.1 to 50.0	E
≥ 80.1	F	≥ 50.1	F





10.0 SITE ACCESS DISCUSSION

Access to the Project site will be via one unsignalized driveway on Pico Avenue. As shown in *Table 9-1*, the Project Driveway / Pico Avenue intersection is calculated to operate at an acceptable LOS B or better during both peak hours under the Opening Year (Year 2028) without and with Project conditions. Therefore, the need for a left/right turn lane on Pico Avenue at the project driveway is not required.

11.0 N. 12TH STREET EXTENSION

N. 12th Street is not currently paved between Pico Avenue southward to Villa Avenue. The City proposes to build this portion of N. 12th Street to two (2) lane City standards. The plans are provided in **Appendix D**. The construction of N. 12th Street is expected to be done by the summer of 2026. For the purpose of this study, N. 12th Street is assumed to be completed before the project is built and therefore, project traffic was assumed to use N. 12th Street.

12.0 ACTIVE TRANSPORTATION REVIEW

12.1 Pedestrian Network

Sidewalks are proposed along the Project frontage on Pico Avenue and are currently provided on the following street segments within the study area:

- **Pico Avenue** – both sides of the roadway.
- **Imperial Avenue** – west side of the frontage road south of Lincoln Avenue.
- **N 12th St** – both sides of the roadway north of Pico Avenue.

The nearest signalized intersection is at the N Imperial Avenue / W Pico Avenue intersection. High visibility crosswalks and ADA curb ramps are provided on the east, south, and west legs of the signalized intersection.

Per the *City of El Centro Mobility Element*, there are no planned pedestrian improvements within the study area.

12.2 Bicycle Network

There are no bicycle facilities within the Project vicinity. Per the *City of El Centro Mobility Element*, Class IV bicycle lanes are planned on Imperial Avenue and Class III bike lanes are planned on Pico Avenue and N. 12th Street within the Project vicinity.

12.3 Transit Network

Transit service is provided to the area via Imperial Valley Transit. The bus routes serving the area are 2S, Green Line, and 3E and the bus stops are all located about ½ mile from the Project site. A description of the nearest transit service is as follows:

2S Bus provides service to the area via Imperial Avenue, within the City of El Centro. The 2S operates between 6:00 AM and 10:20 PM on weekdays with headways of approximately 50 minutes. On Saturdays, the 2S operates between 6:20 AM and 7:45 PM with headways of approximately 90 minutes. On Sundays, the 2S operates between 7:15 AM and 3:50 PM with headways of approximately 150 minutes. The nearest bus stop is at the Frontage Road/Scott Avenue intersection.

Green Line provides service to the area via both Frontage Road and 8th Street, within the City of El Centro. The Green Line operates between 7:10 AM and 5:30 PM on weekdays with headways of approximately 150 minutes. There are currently no services on weekends or holidays. The nearest bus stops are at the 8th Avenue/Pico Avenue intersection and Frontage Road/Scott Avenue intersection.

3E Bus provides bus service to the area via N. 12th Street, within the City of El Centro. The 3E Bus operates between 8:10 AM and 6:40 PM on weekdays with headways of approximately 150 minutes. On Saturdays, the 3E operates between 1:20 PM and 6:40 PM with headways of approximately 270 minutes. There are currently no services on Sundays. The nearest bus stop is at the N. 12th Street/El Dorado Avenue intersection.

Appendix E contains the bus route schedule and map.

13.0 VMT ASSESSMENT

Appendix F contains a VMT per Capita map from the *City of El Centro Transportation Guidelines (June 2022)*. The project site is located within a “50%-85% of the percent mean” area and therefore the project can be assumed to have no significant VMT impact.

14.0 CONCLUSIONS

14.1 LMA Summary

14.1.1 Roadway Improvements

Per the thresholds and analysis presented in this report, intersections within the Project study area are calculated to operate at acceptable LOS under existing, Opening Year and Opening Year plus project conditions. The effects of Project-related traffic do not indicate the need for roadway improvements within the study area.

14.1.2 Active Transportation

Pedestrian Mobility

The Project will provide sidewalks along its frontage on Pico Avenue. Based on the *City of El Centro Mobility Plan*, there are no pedestrian improvements planned within the study area.

Bicycle Mobility

Class II bicycle lanes are not provided within the study area. Per the *City of El Centro Mobility Element*, Class IV bicycle lanes are planned on Imperial Avenue and Class III bike lanes are planned on Pico Avenue and N. 12th Street.

Transit Mobility

The bus routes serving the area are 2S, Green Line, and 3E and the bus stops are all located about ½ mile from the Project site

14.2 VMT Summary

Based on the VMT per capita from the *Guidelines*, the project site is located in an area below an “85% percent mean” and therefore VMT impacts are presumed to be less than significant.

**PLANNING COMMISSION RESOLUTION NO. 25-XX
FOR
NEGATIVE DECLARATION NO. 22-04**

WHEREAS, the City's Environmental Assessment Committee conducted an initial study for the proposed project on June 23, 2023, pursuant to CEQA and the CEQA Guidelines of 1970, as amended; and

WHEREAS, Negative Declaration No. 22-04 was prepared for Change of Zone 22-05 and General Plan Amendment 22-05 affecting the property at 1274 Pico Avenue; and

WHEREAS, findings of the initial study indicated that the proposed project would not create significant impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Land Use/Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources Utilities/Services Systems, and Water Quality/Hydrology; and

WHEREAS, a public hearing notice was sent to property owners within 300-feet of the subject property and was legally and duly noticed on May 30, 2025 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was conducted on June 10, 2025 for the proposed project and there were no objections filed with the Commission; and

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

NOW, THEREFORE, be it resolved that the Planning Commission has considered Negative Declaration No. 22-04, attached hereto, and has determined that the project would have no significant deleterious effect on the environment and recommends that Negative Declaration No. 23-04 be filed pursuant to CEQA and the CEQA Guidelines of 1970, as amended, for Change of Zone 22-05 and General Plan Amendment 22-05 to allow a change of zone from R1 (Single-Family Residential) to R3 (Multiple Family Residential).

PASSED AND ADOPTED on June 10, 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 Martyn Evans
City Attorney

**PLANNING COMMISSION RESOLUTION NO. 25-XX
FOR
GENERAL PLAN AMENDMENT 22-05**

WHEREAS, Calipatria Rentals, LLC has initiated a request for a General Plan Amendment for property located at 1274 W. Pico Avenue on parcel identified by APN 044-261-010; and

WHEREAS, the proposed amendment would change the adopted Land Use Map and would amend the land use designation for the property identified by APN 044-161-010 from low density residential to high-medium density residential; and

WHEREAS, the proposed general plan amendment would not have a deleterious effect on the environment and is necessary and proper at this time for consistency with the City's Zoning Map; and

WHEREAS, the proposed amendment would be compatible with the existing and planned land uses of the surrounding areas and would be in the best interest of the general health, safety, and welfare of the community; and

WHEREAS, a public hearing notice was sent to property owners within 300-feet of the subject property and was legally and duly noticed on May 30, 2025 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was held on June 10, 2025 and the petitioner was present, and heard, and, no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, Negative Declaration 22-04 was prepared and considered for the proposal pursuant to the CEQA Guidelines of 1970, as amended; and

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of General Plan Amendment No. 22-05, a proposed amendment from low density residential to high medium density residential of a 2.3-acre parcel identified by APN 044-261-010.

PASSED AND ADOPTED on August 29, 2023 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Sergio A. Lopez, Chairperson

ATTEST:

APPROVED AS TO FORM:

By _____
Angel Hernandez, AICP
Secretary- Director

By _____
Elizabeth Martyn Evans
City Attorney

**PLANNING COMMISSION RESOLUTION NO. 25-XX
FOR
CHANGE OF ZONE 22-05**

WHEREAS, Carlos Vasquez, Calipatria Rentals LLC, have initiated a request for a Change of Zone to allow for the development of apartments at 1274 W. Pico Avenue on a parcel identified by APN 044-261-010; and

WHEREAS, the property, consisting of approximately 2.3 acres is currently zoned R1 (Single-Family Residential) and the applicant has petitioned to change the zoning of the property to R3 (Multiple Family Residential); and

WHEREAS, a public hearing notice was sent to property owners within 300-feet of the subject property and was legally and duly noticed on May 30, 2025 in the *Imperial Valley Press*, a newspaper of general circulation; and

WHEREAS, a public hearing was conducted on June 10, 2025 and the petitioner was present and heard and no one was present to object to the petition nor were any objections filed with the Commission; and

WHEREAS, the proposed change is in conformity with the City's General Plan; and

WHEREAS, the proposed change is appropriate for the affected subject site; and

WHEREAS, the proposed change is proper at this time and is not likely to be detrimental to the adjacent properties or residents; and

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

WHEREAS, Negative Declaration No. 22-04 was prepared and considered for the proposal pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines of 1970, as amended; and

WHEREAS, the proposed change could not adversely affect the general health, safety and welfare of the community; and

NOW, THEREFORE, be it resolved that the Planning Commission recommends approval of Change of Zone 22-05, a re-zoning from R1 (Single-Family Residential) to R3 (Multiple Family Residential) for a 2.3-acre parcel of land located at the 300 linear feet west of the northwest corner of Pico Avenue and 12th Street and further identified by APN 044-261-010.

PASSED AND ADOPTED on June 10, 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 Martyn Evans
City Attorney



PLANNING COMMISSION

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

SCHEDULED

Item: 5.

Meeting: 6/10/2025 5:30 PM
NEW BUSINESS

DISCUSSION AND ANY NECESSARY ACTION REGARDING A FINDING OF CONSISTENCY WITH THE CITY'S GENERAL PLAN FOR THE IMPERIAL COUNTY OFFICE OF EDUCATION, IMPERIAL VALLEY CENTER FOR EXCEPTIONAL CHILDREN - WEST CAMPUS

Project #: General Plan Finding of Consistency for IVCEC – West Campus	Location: APN 054-510-001, South of McCabe Road, east of Sperber Road
Applicant: Imperial County Office of Education	Project Type: Finding of General Plan consistency for future school site
Staff Planner: Angel Hernandez, Community Development Director	Proposed Use: School site for the Imperial Valley Center for Expectational Children-West Campus

PROJECT SUMMARY

In compliance with California Public Resources Code Section 21151.2, the Imperial County Office of Education (ICOE) submitted written notice dated May 12, 2025 (Exhibit A), informing the City of its intent to utilize 10.21 acres generally located at the southwest corner of Sperber Road and Applestill Road for the construction of the Imperial Valley Center for Exceptional Children – West Campus. The request includes a determination by the Planning Commission on the project's consistency with the General Plan, to be provided within 30 days. The purpose of this requirement is to promote pupil safety and ensure comprehensive community planning. Whether or not the site is ultimately used is the sole decision of ICOE.

Furthermore, Government Code Section 65402 requires any school district acquiring real property to submit details of the location, purpose, and extent of the proposed acquisition to the local planning agency for a determination of conformity with the City's General Plan. The Planning Commission must provide a report within 30 days of submission, unless an extension is granted by the legislative body.

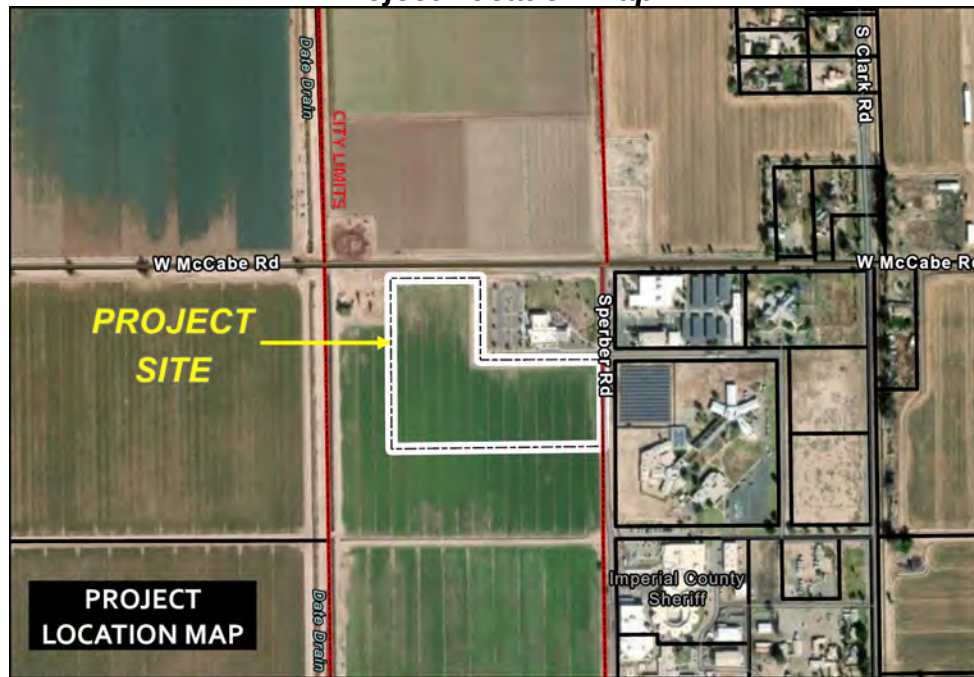
STAFF RECOMMENDATION: ISSUE FINDING OF GENERAL PLAN CONFORMANCE FOR THE ICOE'S ACQUISITION OF LAND FOR THE IMPERIAL VALLEY CENTER FOR EXCEPTIONAL CHILDREN-WEST CAMPUS

SITE INFORMATION

The 10.2-acre site is located in the southern portion of the City (APN 054-510-001), near the existing ICOE Administrative Offices. The property was annexed into the City of El Centro in 2019 as part of the ICOE Annexation project. It is currently vacant and used for temporary parking and agricultural purposes.

Site Area	Building Area	Current Zoning	General Plan
10.2	TBD	LU-Limited Use	Public

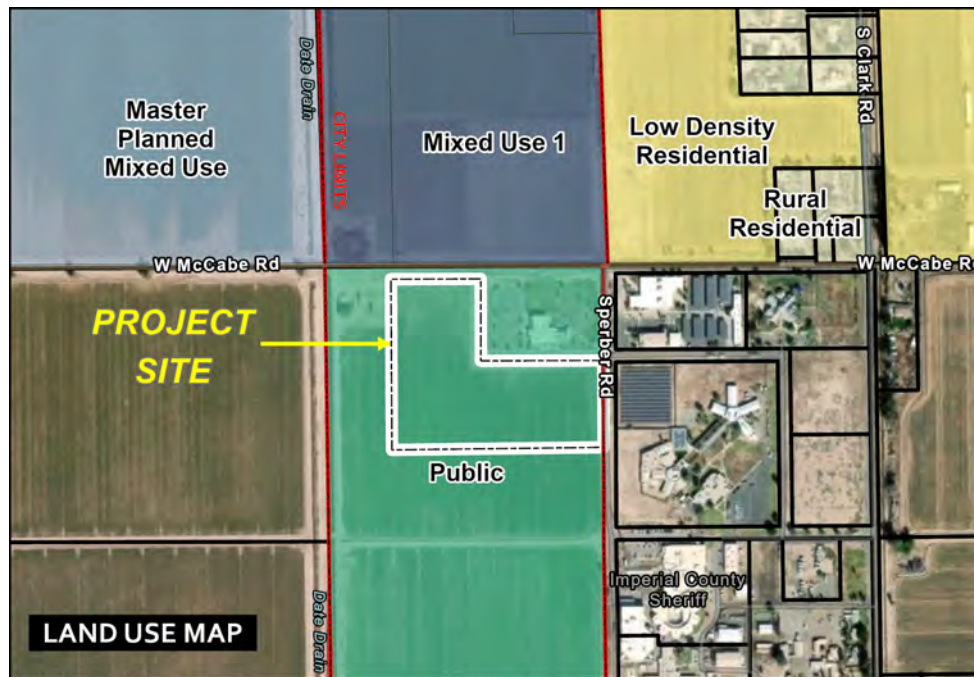
Project Location Map



LAND USE REVIEW

The site is zoned LU (Limited Use) and designated as Public on the General Plan Land Use Map. The LU Zone applies where public health and safety concerns necessitate limited use, where public or semi-public ownership limits development, or where the property is designated for transportation or utility corridors. Typical LU Zone uses include schools, parks, flood control channels, and facilities for utilities and public infrastructure. The zoning is consistent with the site's Public General Plan designation. No changes to the zoning or General Plan are being requested.

General Plan Land Use



Zoning Map

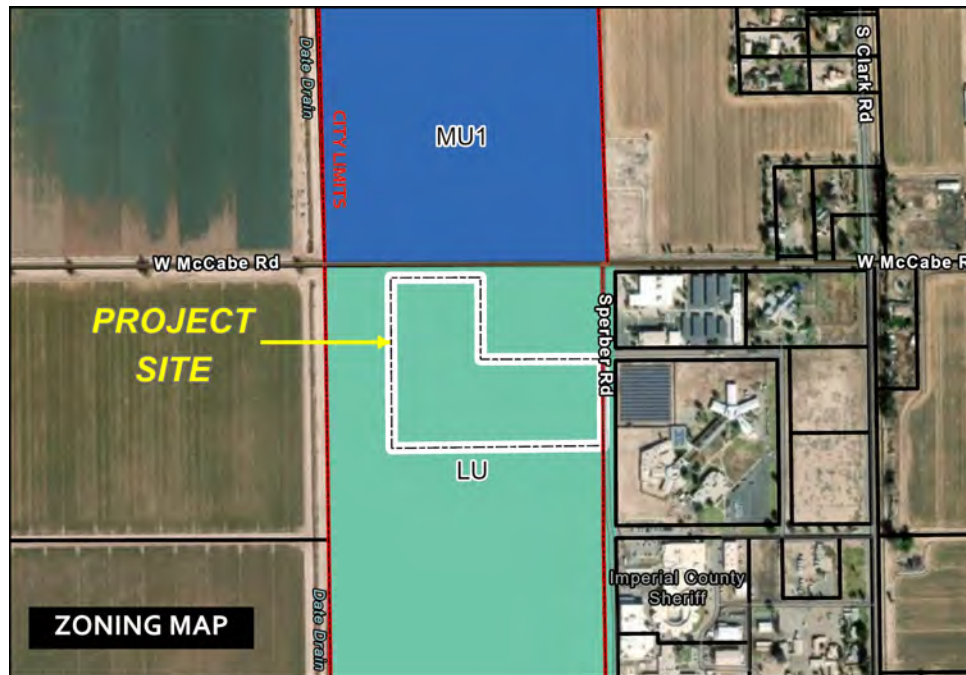


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Public	LU-Zone	Agriculture field
North	Public	LU-Zone	Agriculture field/ICOE Administrative Offices
East	Special (County)	Government/Special Public	Solar farm/Imperial County Juvenile Hall
South	Public	LU-Zone	Agriculture field
West	Public	LU-Zone	Agriculture field

ANALYSIS

The proposed school will serve students with moderate to severe disabilities from the 17 school districts within Imperial County. As a result, the typical traffic patterns associated with traditional school sites are not expected to occur at this location. It is anticipated that school districts will provide transportation for their students directly from their home campuses to the new facility.

Currently, students are enrolled at the existing IVCEC campus located at 1528 Waterman Avenue, adjacent to De Anza Magnet School. Upon completion of the new facility, IVCEC operations will be relocated to the new site. This relocation is expected to reduce traffic in the vicinity of De Anza Magnet School that was previously generated by IVCEC-related trips.

The project site will be served by City of El Centro water and sewer services. During the annexation of the property into the City, particular attention was given to the provision of sewer service in the area. Sewer collection will utilize infrastructure installed as part of the County Center II development to the east of the project site. Future connections to this

system will be subject to an additional sewer connection fee in accordance with a reimbursement agreement between the City of El Centro and the County of Imperial for the installation of wastewater infrastructure serving County Center II.

Although the City currently has sufficient wastewater treatment capacity to accommodate the project, the capacity of the existing sewer lift station serving the area will need to be evaluated at the time of development. Additionally, under the terms of the Pre-Annexation Agreement between the City and the Imperial County Office of Education (ICOE), ICOE is required to provide sufficient land for the relocation and expansion of the existing lift station located at the future intersection of Imperial Avenue and McCabe Road.

Access to the school site will be provided via McCabe Road to Sperber Road, and then Applestill Road. The adjacent portions of McCabe Road and Sperber Road are within the City of El Centro's right-of-way, and any improvements required as part of the development shall be completed in accordance with the Pre-Annexation Agreement between ICOE and the City of El Centro.

ENVIRONMENTAL REVIEW

ENVIRONMENTAL REVIEW

The California Environmental Quality Act, requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed acquisition is a "project" under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. There is no possibility that the proposed property acquisition will result in a physical change in the environment. The acquisition of the subject property by the ICOE does not approve any development project, nor does it disturb the physical environment. Any future development of the site would be subject to review under CEQA, undertaken by ICOE. Therefore, the activity is covered by the common sense exemption.

NEXT STEPS

If the Planning Commission issues a finding of conformance with the General Plan, the finding would be brought before ICOE's governing board for their decision on proceeding with the development project. Future development the site, permits, and CEQA clearance shall be the jurisdiction of ICOE and other permitting agencies. As it relates to the City encroachment, grading, and utility connection approvals would be required for compliance with City requirements and aforementioned Pre-Annexation Agreement and County Center II reimbursement agreement.

OPTIONS & RECOMMENDATION

OPTIONS

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

1. Motion to adopt Planning Commission Resolution finding the acquisition of land is consistent with the City of El Centro General Plan;
2. Motion to adopt Planning Commission Resolution finding the acquisition of land is not consistent with the City of El Centro General Plan; or
3. Motion to continue the hearing for further study.

RECOMMENDATION

The Planning Commission is required to render a finding under state law as to the conformity of the acquisition of that for a school site within 30 days after the matter submitted to the City. For the reasons described above, it is staff's recommendation that the Planning Commission take the following action:

Motion to adopt Planning Commission Resolution No. 25-XX finding that the acquisition of the subject property by the Imperial County Office of Education for the Imperial Valley Center for Exceptional Children – West Campus is consistent with the El Centro General Plan. (Exhibit B)

ATTACHMENTS

Exhibit A – ICOE Request Letter
Exhibit B - Resolution

May 12, 2025

Angel Hernandez
Community Development Director
Community Development Department
1275 W. Main St.
El Centro, CA 92243

Subject: Notice of Proposed School Site Acquisition by the Imperial County Office of Education for a Site for the Imperial Valley Center for Exceptional Children – West Campus

Dear Mr. Hernandez,

In accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, this letter serves as formal notice to City of El Centro regarding the proposed acquisition of the following subject property for construction and operation of a public school facility:

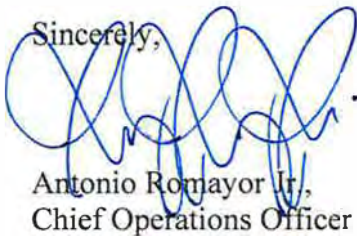
Approximately 10.21 gross acres located South of West McCabe Road and East of Sperber Road in unincorporated Imperial County, including APN 054-510-001.

We request that the Planning Department/Planning Commission analyze the subject property to determine conformity with the underlying General Plan Land Use Designation so that a written report of the investigation and the Planning Commission's recommendations concerning acquisition of the site can be submitted to our governing board.

Please submit findings to Antonio Romayor Jr., Chief Operations Officer, 1398 Sperber Road, El Centro, CA 92243, within 30 days of receiving this notice.

If you have any questions regarding this request, please contact my consultant, Kevin Sullivan of School Facility Consultants at 916.441.5063.

Sincerely,



Antonio Romayor Jr.,
Chief Operations Officer
Imperial County Office of Education

cc: Carlos Gonzales, Imperial County Office of Education
Kevin Sullivan, School Facility Consultants

PLANNING COMMISSION RESOLUTION NO. 25-XX

FINDING THAT THE ACQUISITION OF LAND FOR THE IMPERIAL VALLEY CENTER FOR EXCEPTIONAL CHILDREN – WEST CAMPUS CONFORMS WITH THE CITY OF EL CENTRO GENERAL PLAN

WHEREAS, the Imperial County Office of Education (ICOE) is requesting a finding of conformance pursuant to California Public Resources Code Section 21151.2 and California Government Code Section 65402 for the proposed acquisition of the Imperial Valley Center for Exceptional Children – West Campus school site (Project); and

WHEREAS, the proposed Project is located on real property within the City of El Centro, more particularly described as APN 054-510-001, generally located at the southwest corner of Sperber Road and Applestill Road; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (California Public Resources Code §21000 et seq., hereafter CEQA); and

WHEREAS, the City has reviewed the Project and analyzed it pursuant to Section 15061(b)(3) (Common Sense Exemption) of Title 14 of the California Code of Regulations (State CEQA Guidelines); and

WHEREAS, Section 15061(b)(3) of the State CEQA Guidelines states that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review; and

WHEREAS, based on staff's review, there is no possibility that the proposed property acquisition will result in a physical change to the environment because the acquisition of the subject property does not authorize any development, nor does it involve any disturbance to the physical environment; and

WHEREAS, California Public Resources Code Section 21151.2 requires the Planning Commission to provide its recommendation regarding site acquisition; and

WHEREAS, Government Code Section 65402 requires that the City planning agency (Planning Commission) review property acquisitions for conformity with the adopted General Plan; and

WHEREAS, it has been determined that the proposed acquisition is in conformance with the goals and policies of the General Plan, and a report of such findings shall be filed; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the proposed acquisition of the Imperial Valley Center for Exceptional Children – West Campus school site by ICOE is consistent with the City’s General Plan as follows:

- The project site is designated “Public” in the General Plan Land Use Element, which is intended for public and quasi-public ownership and for the construction of facilities including school sites;
- Conforms with Land Use Element Policy 1.28: “*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)*”, as the site is located in a Tier 1 Growth Area per the City’s Urban Development Program in the Land Use Element, meaning that new development is generally served by gravity sewer lines to existing trunk sewers, water lines are adequate, and although new development may require additional easements, financial contributions, or improvements, it does not necessitate a Community Facilities Study.

PASSED AND ADOPTED on June 10, 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 Martyn Evans
City Attorney



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

Item: 7.
Meeting: 6/10/2025 5:30 PM
Category: Presentation
NON-ACTION INFORMATION ITEMS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

BACKGROUND & PROJECT DESCRIPTION

Mobile Food Facility Ordinance – Staff is preparing a public meeting with current and prospective mobile vendors to review and gather feedback on the draft ordinance. The meeting is tentatively scheduled for August 2025.

Downtown Community Engagement – A community survey is scheduled for release from May 13 to June 3, 2025. A Downtown Town Hall will follow on June 10, 2025.

Personnel Update – The Assistant Planner position in the Community Development Department is currently open for applications. The filing deadline is June 17, 2025.

ATTACHMENTS:

May 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, COZ, GPA, TSM	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, COZ, CUP, GPA, 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. Scheduled for June 10, 2025 Planning Commission 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 monthly with the applicant.	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. Annexation recorded on 5/30/2025.	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 email 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 Galey 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, COZ, TSM, Specific Plan	Paused	The Parkview project proposes a Tentative Map, Specific Plan, Pre-Zoning and Annexation to allow for subdividing the approximately 26-acre project into 114 lots for development with single family homes.	23-000028
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
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 June 4, 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.	The Planning Commission Resolution 25-05 for TPM 25-02 was passed on 05/13/25.	TPM	Done	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 Stiilzy_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
Sara Silva	SPR 25-03 Luis Avalos_New Doors_633 State Ave.	Staff sent 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 reached out to applicant on June 4, 2025. Applicant requested a meeting with City Staff.	SPR	Paused	Storage Yard	25-000009
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
Sara Silva	TUP 25-07 K & K Chilis and Root Beer_1360 N. Imperial Ave.	Staff called applicant on 6/4/2025, applicant will call back with adjusted times.	TUP	Paused	Applicant wants to sell hot dogs and sodas, Monday-Sunday from 6PM to 11PM	25-000016
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.	Determination letter was mailed on 6/03/2025	SPR	Done	New duplex apartment, 800 square feet each.	25-000024
Sara Silva	CUP 25-02 Imperial Valley Pharmacy_Retail Pharmacy_1487 Ocotillo Dr.	The Planning Commission Resolution 25-06 for CUP 25-02 was passed on 05/13/25.	CUP	Done	Retail pharmacy. sales of prescription medications and sales of over-the-counter medications and administration of vaccinations.	25-000025

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Sara Silva	LLA 25-02 In-N-Out Burgers_Lot Merger_2390 S. 4th St.	Staff sent Letter of Incompleteness to applicant on 5/8/25.	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. 5/28/25 Applicant requested to place project on hold.	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 value (CRV) collection site.	25-000027
Sara Silva	SPR 25-10 In-N-Out Burgers_Parking Lot Improvements_2390 S. 4th St.	Staff sent out memo for interdepartmental comments on 5/8/25.	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 sent applicant determination letter on 5/14/25.	Administrative Review	Done	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
Angel Hernandez	SPR 25-11 ARVA Architectural & Planning_New Parking Lot_355 S. Third St.	Staff sent out memo for interdepartmental comments on 6/3/25.	SPR	In Progress	New paved parking lot (42, 000 sq ft) for CET facilities across the street	25-000031