

Planning Commission

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



City Attorney
Joanna Smith Hoff

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, JULY 14, 2026 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/81164635306?pwd=sYM5xv6hN9t9RbLf0SkYcXdwUbvWyR.1>

Optional dial-in number: 1.669.900.6833
Meeting ID: **811 6463 5306** Passcode: **568811**

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. June 09, 2026, Planning Commission Minutes

PUBLIC HEARINGS

2. **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, 2027. 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 44 single family homes, 200 acres of agriculture, and 100 acres of vacant land. The Planning Commission will consider a recommendation to the City Council.

Presentation: Angel Hernandez, Community Development Director

Recommendation:
Recommend Approval of the 2nd 12-Month extension for the Lotus Ranch Tentative Subdivision Map
3. **Public Hearing to consider approving Zoning Variance 26-01- 453 Commercial Avenue Fence.**
Manjit Toor, Representative of Imperial Valley Khalsa Diwan, submitted a request for a Zoning Variance to replace the existing legal-nonconforming chain-link fence with a six-foot-tall block wall featuring wrought iron ornamental fencing and 1-foot-tall dome features

on top of each column. The proposed fence would be located within the required front yard setback of the property at APN 053-047-003 also known as 453 Commercial Avenue. The Zoning Ordinance limits fences in the required front to a maximum of four feet in height for fences that are open and three feet tall for fences that are close. The Planning Commission will consider if a zoning variance will be appropriate at this project site.

Presentation: Andrea Montano, Associate Planner

Recommendation:

Motion to adopt Planning Commission Resolution No. 26-___, approving Zoning Variance 26-01.

4. **Public Hearing to Consider Approval of Tentative Parcel Map 25-01.**

Jorge Pacheco, on behalf of property owner Mario Alberto Otero, has submitted a request for a Tentative Parcel Map to subdivide the property located at 875 Glenwood Drive (APN 052-270-032). The proposal would subdivide the existing parcel into three (3) parcels, including two parcels of approximately 0.67 acres each and one parcel of approximately 0.75 acres. The purpose of the subdivision is to facilitate the future development of three single-family homes on property zoned R-1 Single Family Residential. Access to the proposed parcels would be provided through an extension of Glenwood Drive.

Presentation: Andrea Montano, Associate Planner

Recommendation:

Open the public hearing and table this item to a later date.

NEW BUSINESS

5. Community Development Department Report

NON-ACTION INFORMATION ITEMS

PUBLIC COMMENTS

ADJOURNMENT

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

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



PLANNING COMMISSION

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

Item: 1.

Meeting: 7/14/2026 5:30 PM
CONSENT AGENDA

JUNE 09, 2026, PLANNING COMMISSION MINUTES

STAFF REPORT - ACTION ITEM:

ATTACHMENTS:

1. 06.09.2026 Minutes

MINUTES OF THE PLANNING COMMISSION
TUESDAY, JUNE 9, 2026
5:30 PM

PLANNING COMMISSION

ASHLEY BERTUSSI, CHAIRPERSON
JEFFREY CHAN, VICE-CHAIRPERSON
SERGIO LOPEZ, COMMISSIONER
ANDY ALVAREZ, COMMISSIONER
AARON POPEJOY, COMMISSIONER
JORGE A. PEREZ, COMMISSIONER
ARMANDO MUÑOZ, 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 Ashley Bertussi presided over the meeting.

ROLL CALL

PRESENT:

Chairperson Ashley Bertussi
Vice-Chairperson Jeffrey Chan
Commissioner Andy Alvarez
Commissioner Aaron Popejoy
Commissioner Jorge A. Perez
Commissioner Armando Muñoz

ABSENT:

Commissioner Sergio Lopez

STAFF ATTENDANCE:

Community Development Director, Angel Hernandez
Building Official, Frank Soto
Associate Planner, Andrea Montaña
Building Inspector, Virgilio Anguiano
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 3, 2026, Planning Commission Minutes.

Commissioner Perez moved to approve, seconded by Commissioner Alvarez.

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

Voting No: None

Abstaining: None

PUBLIC HEARINGS

2. Public Hearing to Consider Approval of Tentative Parcel Map 25-01.

Jorge Pacheco, on behalf of property owner Mario Alberto Otero, has submitted a request for a Tentative Parcel Map to subdivide the property located at 875 Glenwood Drive (APN 052-270-032).

Presentation: Andrea Montano, Associate Planner

Recommendation:

Open the public hearing and move to continue this item to the next regularly scheduled Planning Commission Meeting taking place on July 14, 2026.

Associate Planner, Andrea Montano, commenced her presentation on tentative parcel map 25-01, which proposes to subdivide a 1.6-acre property into three smaller lots north of Renaissance Homes on Glenwood Drive. Mrs. Montano presented the staff report recommending an open public hearing but continuing it to the next meeting for further research on stormwater requirements and developer discussions. Mark Larson, a 40-year resident of the area, provided public comment raising concerns about infrastructure issues including unpermitted demolition of a house containing potential hazardous materials, underground septic systems and leach fields that would need proper abandonment, and the need for full road improvements including asphalt, curbs, gutters, and sidewalks to properly serve the new development. Commissioners discussed various technical aspects including lot sizes, road improvements, fire safety requirements, and the relationship to the adjacent Courtyard Villas development, ultimately voting unanimously to continue the item to the next scheduled planning commission meeting.

Commissioner Perez moved to Table, seconded by Commissioner Popejoy.

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

Voting No: None

Abstaining: None

NEW BUSINESS

NON-ACTION INFORMATION ITEMS

3. Community Development Department Report

No questions were asked about the Community Development monthly report.

PUBLIC COMMENTS

No public comments were obtained.

ADJOURNMENT

The meeting was adjourned at 6:11 P.M.



PLANNING COMMISSION

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

Item: 2

Meeting: 07/14/2026 5:30 PM
Public Hearing

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

Project #: TSM 26-01 Lotus Ranch Tentative Subdivision Map – Time Extension

Applicant: Rigid Electric, LLC

Location: South of Interstate 8, between La Brucherie Avenue and Lotus Canal

Project Type(s): Tentative Subdivision Map - Time Extension

Staff Planner: Angel Hernandez, Community Development Director

Proposed Use: Single-Family Residential

PROJECT SUMMARY

The Lotus Ranch Tentative Subdivision was approved by the El Centro City Council on September 6, 2016, and allows for the development of a 213-acre property into a single-family residential subdivision planned for 547 single-family homes, a 10.8-acre park, a school site, and a 16.5-acre retention basin (Refer to Attachment A - Lotus Ranch TSM Phasing Map). The project is intended to be developed in phases. Final Maps for Unit B1 and Unit B2 have already been recorded and the land subdivided. The applicant is currently completing construction of the 22 lots in Unit B2. Furthermore, they have submitted a Final Map to subdivide Unit B3, which is in the process of being reviewed for recordation.

The current expiration date is based on the date when the last 12-month time extension expires, which is August 5, 2026. The applicant is now requesting an additional 12-month extension to August 5, 2027, subject to approval of the City Council, following a recommendation by the Planning Commission (Refer to Attachment B - Applicant Letter). If approved, this would be the second 12-month extension, and up to a total of six years of time extensions may be granted.

STAFF RECOMMENDATION: RECOMMEND APPROVAL OF THE 2ND 12-MONTH EXTENSION FOR THE LOTUS RANCH TENTATIVE SUBDIVISION MAP

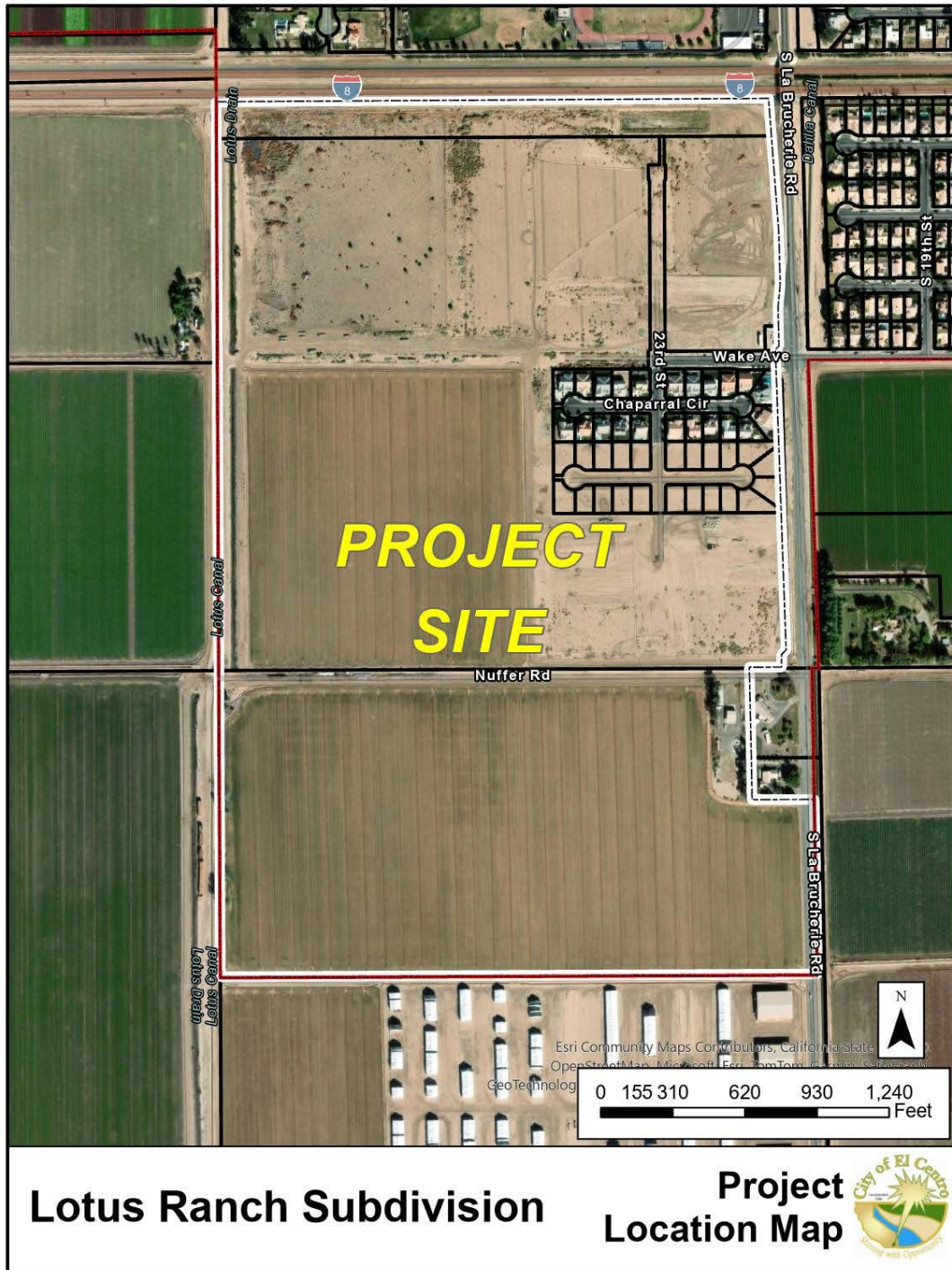


Exhibit A - Project Location Map

SITE INFORMATION

The project consists of 213 acres located in the southwest portion of the City, generally located south of Interstate 8 and west of La Brucherie Avenue (Refer to Exhibit A - Project Location Map) above. Since it was approved in 2016, 22 homes have been constructed on Manzanita Drive and another 10 homes have been completed or are under construction on Chaparral Drive. Major public improvements that have been

constructed include Wake Avenue west of La Brucherie Avenue, the relocation of a sanitary sewer lift station, and a sanitary sewer main on Wake Avenue.

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

LAND USE REVIEW

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

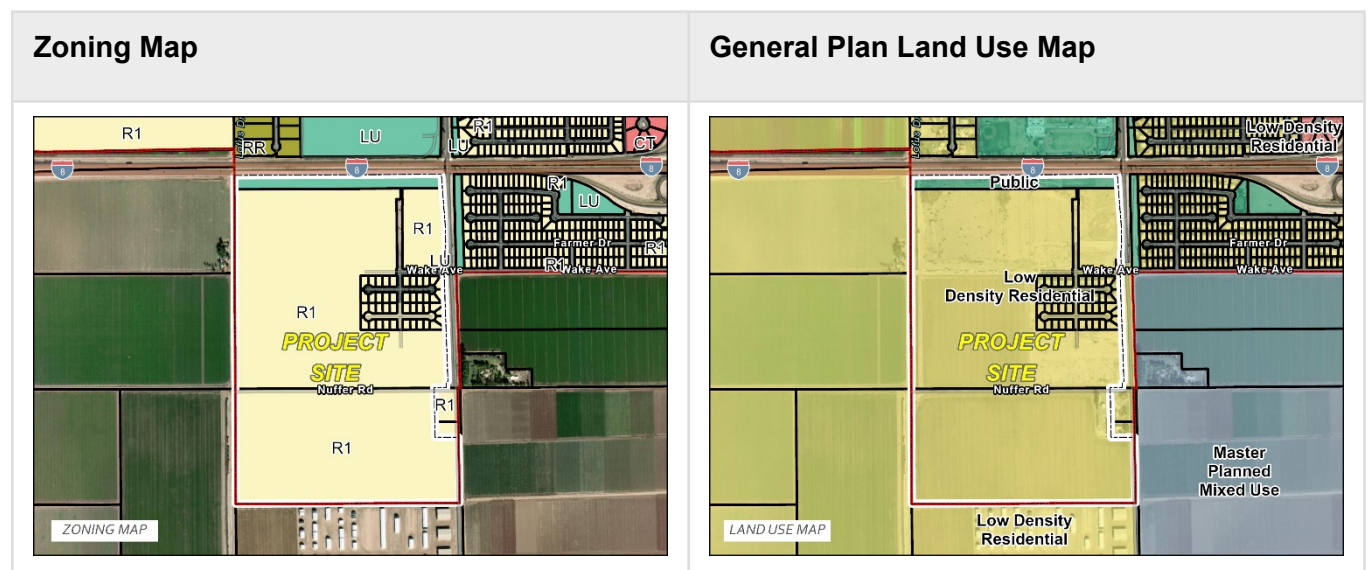


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

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

ANALYSIS

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

PUBLIC NOTICING AND ENVIRONMENTAL REVIEW

PUBLIC NOTICING

A public hearing notice was distributed to property owners within 300 feet of the project site and published in the Imperial Valley Press on Friday, July 3, 2026. As of the date of preparation of this staff report, staff has not received any communications or comments regarding the project. If recommended for approval by the Planning Commission, staff will distribute and publish a second public hearing notice for the City Council public hearing.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

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

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

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

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

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

The project includes the provision of sidewalks, pedestrian paths between cul-de-sacs, and bike facilities in compliance with the City's Mobility Element. Furthermore, the

inclusion of a park site and school site will allow for walking and biking to these daily destinations within the project site.

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

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

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

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

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

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

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

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

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

The Lotus Ranch Subdivision will not conflict with easements acquired by the public at large. The project would provide for adequate right-of-way dedications to be used by the public at large and necessary easements for the installation of maintenance of required utilities.

NEXT STEPS

If the Planning Commission recommends and the City Council approves the 12-month extension, the applicant will have until August 5, 2027, to either (1) record another final map for the project, or (2) request the third 12-month extension. The City Code and State Map Act allow the City to grant up to six 12-month extensions.

OPTIONS & RECOMMENDATION

OPTIONS

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

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

RECOMMENDATION

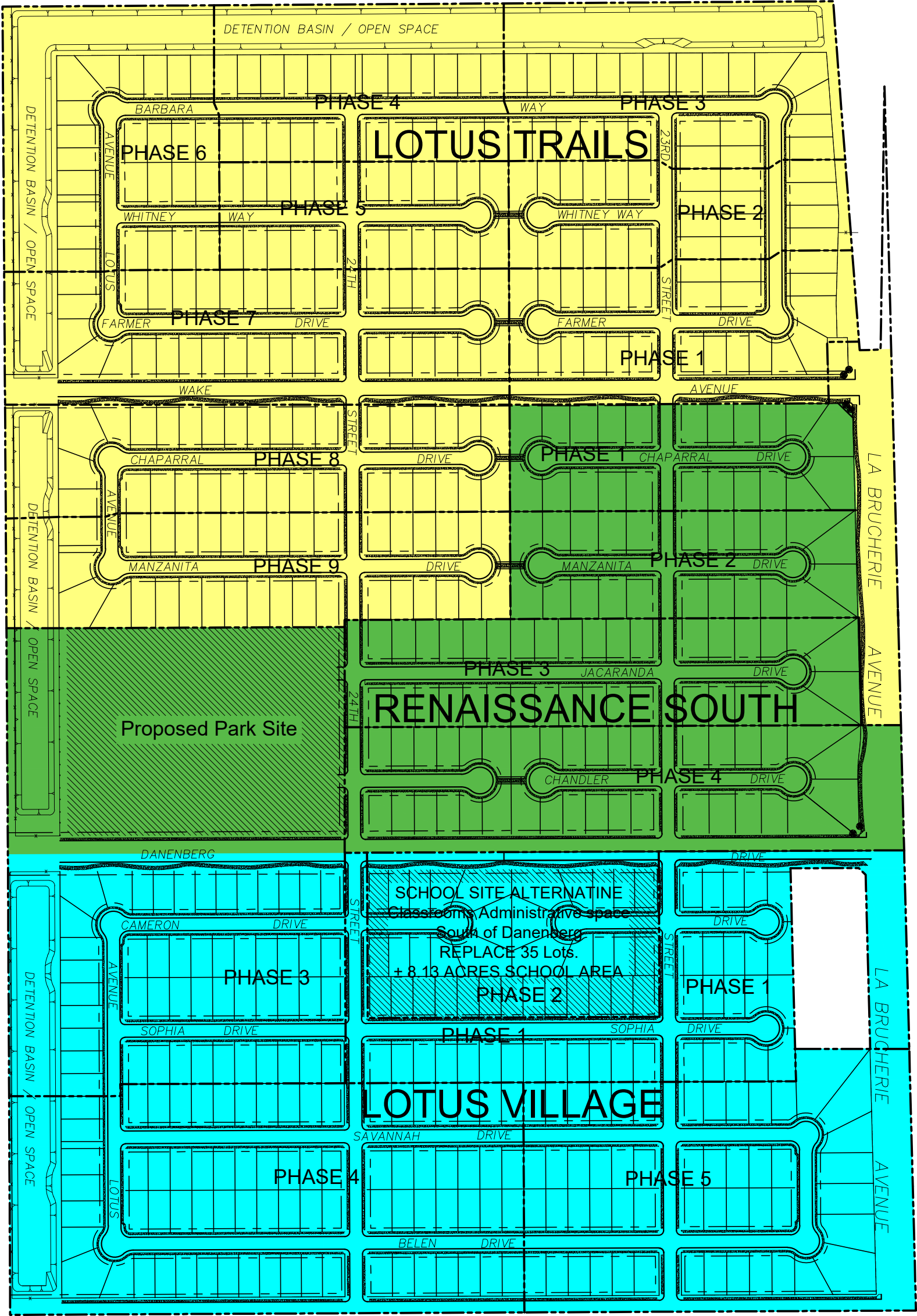
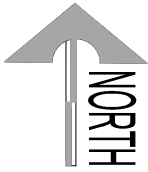
Overall, the project, with conditions, remains in compliance with the City's development standards and General Plan. Furthermore, significant investment in public facilities has been made at the project site that facilitates continued single-family residential development in alignment with the original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

1. Motion to adopt Resolution No. 26-__ (Attachment C) to recommend approval of a 12-month extension for the Lotus Ranch Tentative Subdivision Map subject to the adoption of the required findings for the proposal.

ATTACHMENTS

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

INTERSTATE 8 FREEWAY



PROJECT ENTRANCE MONUMENT

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

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

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

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

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

June 3, 2026

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

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

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

Dear Mr. Hernandez:

This letter serves as a formal request for a one-year extension of time for the Lotus Ranch project and all associated entitlements approved under Resolution No. 16-69 on September 6, 2016 (attached).

As the current entitlements are scheduled to expire on August 5, 2026, we would like to proactively initiate the extension process to allow adequate time for Planning Commission and City Council review and scheduling.

This extension request is necessary due to delays in recording Phase B-3 (44 residential lots), which was submitted to the City of El Centro in April and is currently under review. In the meantime, construction activities are continuing, and we are completing the final homes within Phase B-2 on Manzanita Drive.

We respectfully request approval of a one-year extension of all project entitlements associated with Resolution No. 16-69.

Please contact me if you have any questions or require additional information regarding this request.

Sincerely,



C. Belen Valenzuela

RESOLUTION NO. 16-69

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

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

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

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

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

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

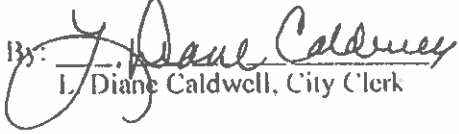
1. The above and foregoing is true, correct, and adopted.
2. The City Council grants conditional approval of the Lotus Ranch Tentative Subdivision Map date stamped received June 14, 2016 by the Planning Division of the City of El Centro, a copy of which is on file in the office of the City Clerk, to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

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

CITY OF EL CENTRO

By 
Jason Jackson, Mayor

ATTEST:

By: 
L. Diane Caldwell, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By: 
Elizabeth L. Martyn, City Attorney

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

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

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

By: 
L. Diane Caldwell, City Clerk

ATTACHMENT A

LOTUS RANCH CONDITIONS OF APPROVAL

GENERAL

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

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

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

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

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

FINAL MAPS

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

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

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

LAND USE & ZONING

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

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

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

AGRICULTURAL RESOURCES

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

AIR QUALITY/GREENHOUSE GAS EMISSIONS

26. The Developer shall ensure that project construction operations adhere to the measures found in the Imperial County Air Pollution Control District (ICAPCD) Regulation-Fugitive Dust Rules as well as ICAPCD CEQA Handbook Measure for construction equipment and fugitive PM10 control that assist in reducing short-term air pollutant emissions (ICAPCD 2006). The ICAPCD Rules and Regulations can be found at <http://www.imperialcounty.net>. In addition, the owner/Developer of the new development shall comply with Rule 310 of the ICAPCD.

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

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

BIOLOGICAL RESOURCES

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

GEOLOGY AND SOILS

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

HYDROLOGY/WATER QUALITY

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

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

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

Regardless of Final Map phasing sequence:

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

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

NOISE

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

PUBLIC SERVICES/UTILITIES

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

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

TRAFFIC/INTERSECTIONS/HIGHWAYS

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

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

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

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

- a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: two (2) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane

- 65. Prior to the issuance of the 450th building permit, the Developer shall improve the intersection of La Brucherie Avenue/Manuel Ortiz Avenue to the City's Circulation Element standards, and provide striping to meet the following lane configurations:
 - a) Northbound: one (1) dedicated left-turn lane
one (1) dedicated thru lane
 - b) Southbound: one (1) dedicated thru lanes
one (1) dedicated right turn lane
 - c) Eastbound: one (1) dedicated left-turn lane
one (1) dedicated right turn lane

- 66. The Developer shall construct Wake Avenue within the project site to two-lane arterial standards when it fronts a construction phase. However, Wake Avenue shall be built between La Brucherie Avenue and the west construction limits according to the Tentative Map prior to the issuance of the 224th building permit, whichever occurs first.

- 67. The Developer shall construct Danenberg Drive within the project site to four-lane arterial standards when the roadway fronts a construction phase. The developer may construct half width or full width street as it fronts the construction phase. However, Danenberg Drive shall be constructed between La Brucherie Avenue and the western construction limits prior to the issuance of the 450th building permit, whichever occurs first.

- 68. The Developer shall design Manuel Ortiz Drive to two-lane collector standard within the project site when it fronts a construction phase, but shall only be required to construct one lane in each direction plus parking on one side. However, Manuel Ortiz shall be built between La Brucherie Avenue and the construction limits according to the Tentative Map prior to the issuance of the 500th building permit, whichever occurs first.

- 69. Prior to the issuance of the 210th building permit, the Developer shall contribute a fair share (2.3%) towards the provision of an eastbound right-turn overlap phase (RTOL) at the intersection of Imperial Avenue/Ocotillo Drive.

- 70. Prior to the issuance of the 155th building permit, the Developer shall contribute a fair share (4.3%) towards signaling the intersection of La Brucherie Avenue/McCabe Road and providing a dedicated left-turn lane at each approach.

- 71. Prior to the issuance of the 425th building permit, the Developer shall contribute a fair share (36.6%) towards the cost of widening Wake Avenue to two-lane arterial standards between La Brucherie Avenue and the future extension of Imperial Avenue.

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

ATTACHMENT B

FINDINGS

LOTUS RANCH TENTATIVE SUBDIVISION MAP NO. 16-01

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

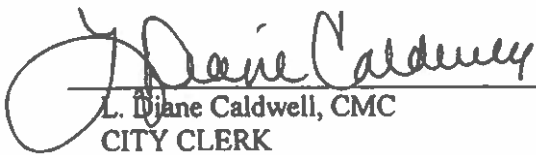
The Lotus Ranch Subdivision will not conflict with easements, acquired by the public at large. To the contrary, land is being acquired from the developer for a regional sewer lift station.

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

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

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

(SEAL)



L. Diane Caldwell, CMC
CITY CLERK

**PLANNING COMMISSION RESOLUTION NO. 26-
RECOMMENDING APPROVAL OF THE
2nd TWELVE MONTH TIME EXTENSION FOR
THE LOTUS RANCH TENTATIVE SUBDIVISION MAP**

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

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

WHEREAS, the Lotus Ranch Tentative Subdivision is scheduled to expire on August 5, 2026; and

WHEREAS, the applicant, Rigid Electric, Inc., submitted an application for a time extension for the Lotus Ranch Tentative Subdivision Map on June 26, 2026, and said request was considered by the Planning Commission on July 14, 2026; and

WHEREAS, Government Code Section 66452.6(e) and Section 24-30 of the El Centro Municipal Code allow the City Council to approve successive 12-month extensions of the tentative subdivision map, provided that such extensions do not exceed a period of six (6) years in total; and

WHEREAS, the El Centro City Council has approved one (1) year of extensions and a remaining five (5) years of extensions are valid for issuance by the City Council; and

WHEREAS, a public hearing was held on the twelve-month time extension request for the Lotus Ranch Tentative Subdivision at a regular Planning Commission meeting on July 14, 2026, in the City Council Chambers, 1275 W. Main Street, El Centro, California; and

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

WHEREAS, the applicant was present and heard; and

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

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

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

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

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

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

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

WHEREAS, the design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council approval of the second twelve-month time extension, to August 5, 2027, for the Lotus Ranch Tentative Subdivision Map, subject to compliance with City Council Resolution No. 16-69.

PASSED AND ADOPTED on July 14, 2026 by the following vote:

ROLL CALL: Ayes:
 Noes:
 Absent:
 Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Ashley Bertussi, Chairperson

ATTEST:

By _____
Angel Hernandez, AICP
Secretary-Director



PLANNING COMMISSION

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

Item: 3

Meeting: 07/14/2026 5:30 PM
Public Hearing

PUBLIC HEARING TO CONSIDER APPROVING ZONING VARIANCE 26-01- 453 COMMERCIAL AVENUE FENCE

Project #: ZV 26-01	Location: 453 Commercial Ave (APN 053-047-003)
Applicant: Imperial Valley Khalsa Diwan	Project Type(s): Zoning Variance
Staff Planner: Andrea Montaña, Associate Planner	Existing Use: Religious Institution- Sikh Temple

PROJECT SUMMARY

Imperial Valley Khalsa Diwan, also known as the El Centro Sikh Temple (Gurdwara), has operated at 453 Commercial Avenue since 1947 after purchasing the property from the former Japanese Buddhist Temple following World War II. The Gurdwara is recognized as the second Sikh temple established in the United States and has served the Sikh community in Imperial Valley for nearly eight decades. Due to the age of the property, both the temple and its perimeter fencing are in need of rehabilitation.

The existing perimeter fencing consists primarily of approximately seven-foot-tall chain-link fencing topped with barbed wire. The applicant proposes to remove the existing fencing and replace it with a six-foot-tall block wall with ornamental wrought iron fencing. Decorative architectural pillars would include one-foot-tall dome features consistent with traditional Sikh architectural elements. The proposed improvements would reduce the overall fence height from approximately seven feet to six feet, eliminate the existing barbed wire, and provide a more attractive and permanent perimeter treatment for the property.

The Planning Commission is being asked to consider a Zoning Variance to allow the proposed six-foot-tall fence within the required front yard setback. The property is located within the R-3 Multiple-Family Residential Zone, where the El Centro Municipal Code limits fences within the required front yard to a maximum height of four feet for open fencing and three feet for solid fencing. Approval of the variance would allow the replacement fence to exceed these height limitations while improving the overall appearance of the site and maintaining security for the religious institution. The proposed fence would not expand the existing religious use of the property and is intended solely to replace the existing perimeter fencing with materials that improve aesthetics while maintaining site security.

STAFF RECOMMENDATION: APPROVE ZONING VARIANCE 26-01.

SITE INFORMATION

The project site is located at 453 Commercial Avenue (APN 053-047-003) and consists of approximately 0.56 acres. The property is developed with the existing Imperial Valley Khalsa Diwan Sikh Temple (Gurdwara), including a 3,225-square-foot temple, a 5,227-square-foot community room, and an off-street parking area that serves the religious institution. The property is designated High-Medium Density Residential by the General Plan and is zoned R-3 (Multiple-Family Residential). The proposed project is limited to the replacement of the existing perimeter fencing and does not include any expansion of the existing religious use, buildings, parking facilities, or other site improvements.



Site Area	Building Area	Current Zoning	General Plan
.56 Acres	3,225 SF Temple 5,227 SF Community Rooms	R3- Multiple Family Residential	High- Medium Density Residential



Exhibit B.1 - Photo of project site, south



Exhibit B.2 - Photo of project site, west



Exhibit B.3 Photo of Sikh Temple in the late 40's

LAND USE REVIEW

The existing temple buildings are located along the western and southern portions of the property adjacent to the public alley, while the northeast portion of the site is developed as an off-street parking area serving the temple. The proposed project is limited to the replacement of the existing perimeter fencing and does not include an expansion of the existing religious use, buildings, or parking facilities.

The surrounding area is characterized by a mix of residential, institutional, and commercial uses. Single-family residences are located to the north, east, and west of the project site. A public alley borders the property to the south and provides access to

vacant parcels and older commercial buildings, including Tuki's Place. The surrounding neighborhood also includes multi-family residential developments and commercial uses such as a transmission service station.

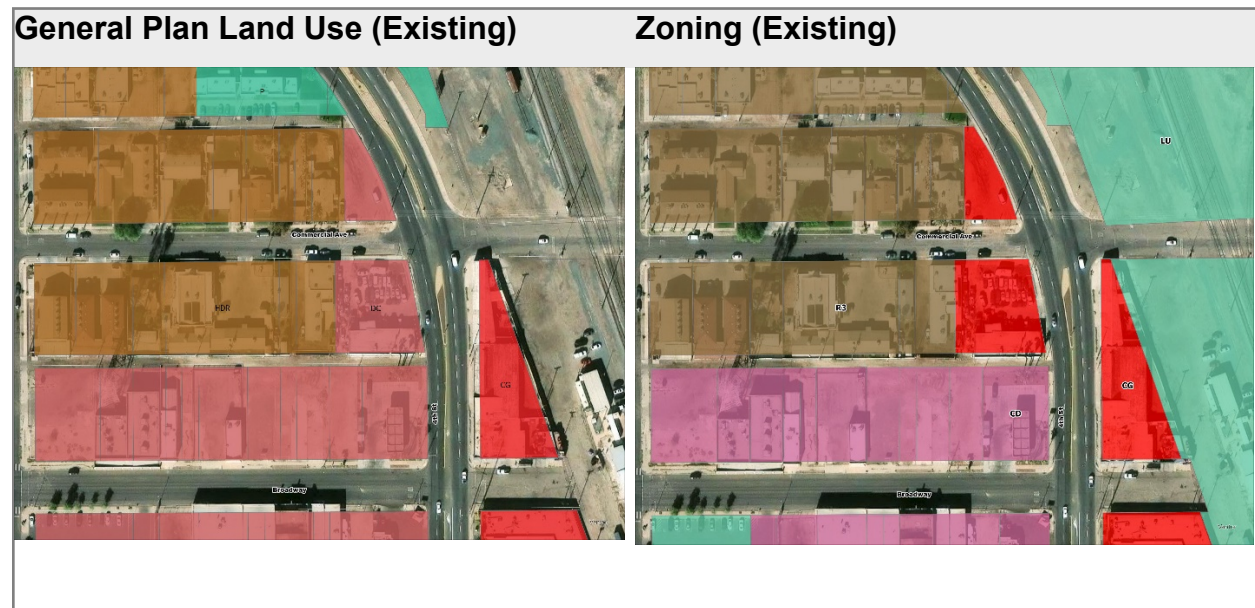


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	High-Medium Residential	R3- Multiple Family Residential	Religious Institution
North	High-Medium Residential	R3- Multiple Family Residential	Single-family residences
East	High-Medium Residential and General Commercial	R3- Multiple Family Residential and CG- General Commercial	Single Family Residences and Transmission Service Station
South	Downtown Commercial	CD-Downtown Commercial	Public alley, vacant parcels, older commercial buildings (including Tuki's Place)
West	High-Medium Residential	R3- Multiple Family Residential	Single Family Residences, and Complexes.

ANALYSIS

AESTHETICS

The proposed project would substantially improve the visual appearance of the property by replacing the existing approximately seven-foot-tall chain-link fence topped with barbed wire with a decorative masonry wall and ornamental wrought iron fence. The proposed fence incorporates architectural elements, including ornamental metal panels and decorative domed pillars, that complement the character of the Sikh Temple and provide a more permanent and visually appealing perimeter treatment.

While the proposed fence exceeds the maximum front yard fence height permitted by the El Centro Municipal Code, it reduces the overall height of the existing fence by approximately one foot and removes the barbed wire, which contributes to a less institutional appearance. The ornamental wrought iron sections preserve visibility into the property while the masonry base enhances durability and appearance. Overall, the proposed improvements represent a significant aesthetic enhancement over the existing perimeter fencing.

BUILDING AND SAFETY

The proposed fence replacement does not increase the intensity of the existing religious use or expand the existing buildings or parking areas. Construction of the new fence will require building permits and inspection by the City's Building and Safety Division to ensure compliance with the applicable provisions of the California Building Code, California Residential Code, and all other adopted regulations.

The proposed fence will replace an aging perimeter fence with a new structure designed to meet current building standards. The removal of the existing barbed wire also improves safety by eliminating a potentially hazardous feature while maintaining an appropriate level of security for the property. Staff has determined that the project will not obstruct visibility at adjacent intersections or driveways or adversely affect emergency access to the site.

NEIGHBORHOOD COMPATIBILITY

The project site has been occupied by the Imperial Valley Khalsa Diwan since 1947 and has remained an established part of the surrounding neighborhood for nearly eighty years. The proposed project does not introduce a new land use or expand the existing religious facility. Instead, it consists solely of replacing the existing perimeter fence with improved materials that are more compatible with the surrounding residential neighborhood.

OPERATIONAL NEEDS

Religious institutions regularly accommodate assemblies, ceremonies, and community events that differ in scale and operation from surrounding residential uses. The

proposed fence is intended to provide a secure perimeter for congregants while replacing an aging fence with materials that better complement the neighborhood.

FENCES AT RELIGIOUS INSTITUTIONS

Staff conducted a visual review of perimeter fencing at religious institutions throughout the City to better understand how site design, building placement, and property size influence security needs and fencing configurations. The review found that fencing varies considerably among religious facilities and that many institutions are able to accommodate taller perimeter fencing outside of required front yard setbacks due to larger sites and greater building setbacks from the public right-of-way.

For example, First Christian Church of El Centro, located on approximately two acres at the intersection of Waterman Avenue and Orange Avenue, has six-foot-tall perimeter fencing. However, the church buildings and parking areas are set back from the public streets, allowing the taller fencing to be located outside the required front yard while providing privacy and security for congregants. Christ Community Church, situated on approximately 1.92 acres at West Orange Avenue and Sixth Street, similarly utilizes its larger site to locate administrative offices and sanctuary buildings around interior walkways and gathering areas, reducing the need for perimeter fencing along the public streets.

St. Mary's Church, located on approximately 12 acres, also demonstrates how larger religious campuses can utilize site design to address security concerns. The property includes a six-foot-tall fence along the eastern property line adjacent to the school and convent on Waterman Avenue, while the church frontage along La Brucherie Avenue consists of a four-foot-tall chain-link fence. The church buildings are located approximately 300 feet from the primary parking lot entrance and include a large multipurpose building and athletic field that provide secure interior spaces for religious services and community activities.

Our Lady of Guadalupe Church, located on approximately 1.38 acres on East Brighton Avenue, has a site layout more comparable to the Sikh Temple. The property includes six-foot-tall perimeter fencing surrounding both chapel areas and approximately four-foot-tall fencing adjacent to the parking lot. Similar to the proposed project, the fencing provides security for the primary worship areas while maintaining a lower fence height adjacent to parking and circulation areas.

The Imperial Valley Khalsa Diwan differs from many of these facilities due to the relatively compact size of the property and the location of the existing temple buildings near the front and side property lines. Unlike larger religious campuses that are able to create secure interior gathering areas through building placement and generous setbacks, the Sikh Temple has limited opportunities to provide separation between public sidewalks and areas used by congregants. As a result, the perimeter fence serves a more significant role in providing security and privacy for the religious institution than at many other religious facilities within the City.

PUBLIC NOTING AND 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, July 3, 2026. 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 Variance (26-01) is approved by the Planning Commission would be found categorically exempt from pursuant to Section 15301 of the California Environmental Quality Act Guidelines related to existing structures.

FINDINGS

In considering the variance request, the Planning Commission must evaluate the proposal against the required findings set forth in Section 29-312 of the El Centro Municipal Code. Each finding must be satisfied in order for a variance to be granted. Based on staff's review, the proposed project does not meet the required findings necessary to support approval of the variance. The following analysis provides staff's reasoning in support of denial of the request:

- 1. Because of special circumstances applicable to subject property, including size, shape, topography, location, or surroundings, the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.**

Applicants Findings: The Sikh Temple is requesting an installation of 6 feet high fence to maintain privacy, security, and compatibility with the surrounding residential neighborhood. The parking area is oriented towards the public street across from residential swelling which reduces privacy during onsite events. In addition, the Sikh Temple has been burglarized in the past.

Staff finds that this finding can be made. The subject property is occupied by an established Sikh Temple that has operated at this location for several decades and was developed with its primary parking and gathering areas oriented toward the public street and adjacent residential properties. Unlike many other religious institutions within the City, the site provides limited opportunity to create interior gathering areas separated from the public right-of-way due to the placement of the existing buildings and parking areas. The existing seven-foot perimeter fence has been in place for many years, and the applicant is proposing to replace the existing fence rather than introduce a new site design feature. Staff's review of religious institutions throughout the City found that many facilities achieve privacy

and security through larger setbacks, building orientation, or six-foot perimeter fencing located outside required front yards. Due to the unique site layout and existing development pattern, strict application of the front yard fence height standard would limit the Temple's ability to maintain a level of privacy and security comparable to other religious institutions within the City.

- 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.**

Applicants Findings: The Sikh Temple is requesting for a variance for the reason mentioned above. Entering a Sikh Temple (Gurdwara), requires persons to observe religious observances such as refraining from alcohol, tobacco, drugs or intoxicants when on the property. When entering the Gurdwara, people are also expected to observe modest dress, covering of the head, removing shoes and behaving respectfully. Sikh Temple's congregation and the leadership are concerned regarding bias-motivated incidents nationally that is generalized toward Middle Eastern or South Asian Communities. In the last year, there have 209 hate crimes against Sikh people. As such, there is a need for additional site security measures and controlled access at the Temple. Due to these operational and security considerations, the proposed six-foot fence is intended to improve controlled access, privacy and protection of congregants and visitors and is not considered a special privilege in consistent with surrounding properties.

Staff finds that this finding can be made. The requested variance would not constitute a special privilege because it is intended to address the unique operational characteristics of an established place of worship rather than provide a development advantage over surrounding properties. The Temple accommodates regular religious services and community gatherings that require controlled access and privacy for congregants observing religious customs upon entering the Gurdwara. The applicant has expressed concerns regarding security in light of nationally documented bias-motivated incidents directed toward Sikh communities that is documented on federal law enforcement databases. The requested variance would allow replacement of an existing seven-foot fence with a decorative wrought iron fence that provides improved security while maintaining visibility from the public street.

- 3. The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.**

Applicants Findings: The fence installed will be a wrought iron fence with pilasters which will allow visibility of pedestrians, vehicles, and other objects, on the outer side of the fence will not be an issue.

Staff finds that this finding can be made. The proposed fence consists primarily of decorative wrought iron with masonry pilasters, allowing visibility through the fence and preserving sight distance between pedestrians, motorists, and the property. The fence will replace an existing six-foot fence that has been installed since the 40's and will not intensify the existing use of the property or alter traffic circulation. Staff therefore concludes that approval of the variance will not be materially detrimental to public health, safety, convenience, or welfare or injurious to surrounding properties.

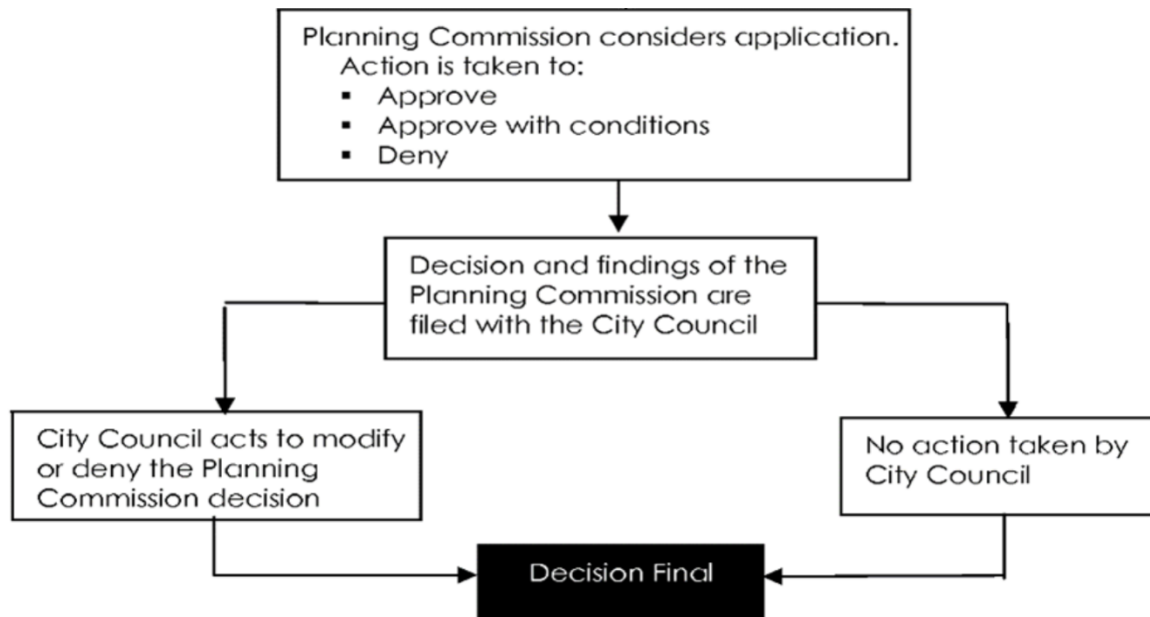
4. The granting of such variance will not adversely affect the general plan for the city.

Applicants Findings: No, it will not adversely affect the general plan for the city. The variance would comply with Land Use Element Policy 5.8 as it encourages the incorporation of Crime Prevention Through Environmental Design. The wrought-iron fence would provide natural surveillance and natural access control. Please be advised, the existing fence is 6 feet high.

Staff finds that this finding can be made. The proposed fence consists primarily of decorative wrought iron with masonry pilasters, allowing visibility through the fence and preserving sight distance between pedestrians, motorists, and the property. The fence will replace an existing six-foot fence and will not intensify the existing use of the property or alter traffic circulation.

NEXT STEPS

The decision and findings adopted by the Planning Commission, either approving, approving with conditions, or denying the variance will be filed with the City Council at the next available meeting. At that time, the City Council then may act to modify or deny the Planning Commission decision. Otherwise, the City Council may decide to take no action which would ratify the Planning Commission decision without changes. Below is a flowchart illustrating the process.



OPTIONS & RECOMMENDATION

OPTIONS

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

1. Move to adopt resolution to approve Zoning Variance 26-01 and required findings, to be filed with City Council;
2. Move to adopt resolution to deny Zoning Variance 26-01 and required findings, to be filed with City Council; or
3. Move to continue the hearing for further study.

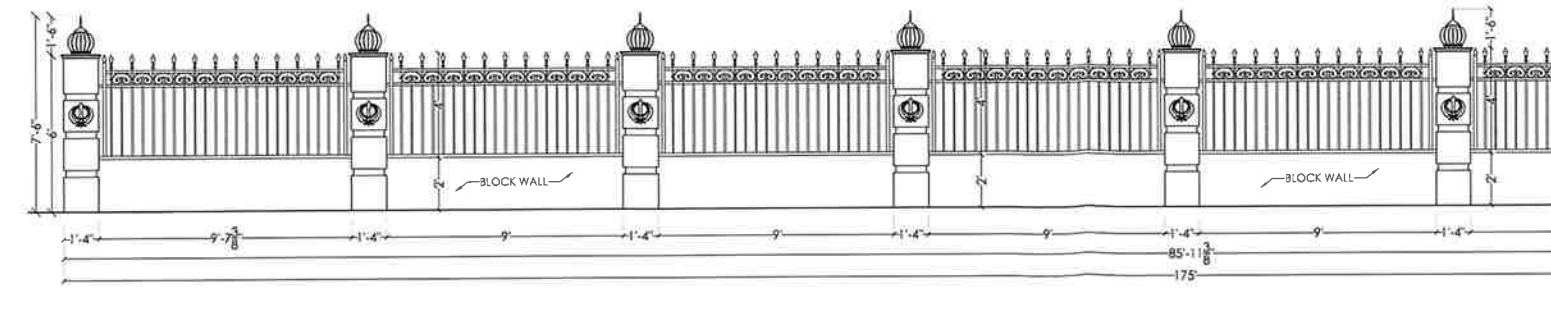
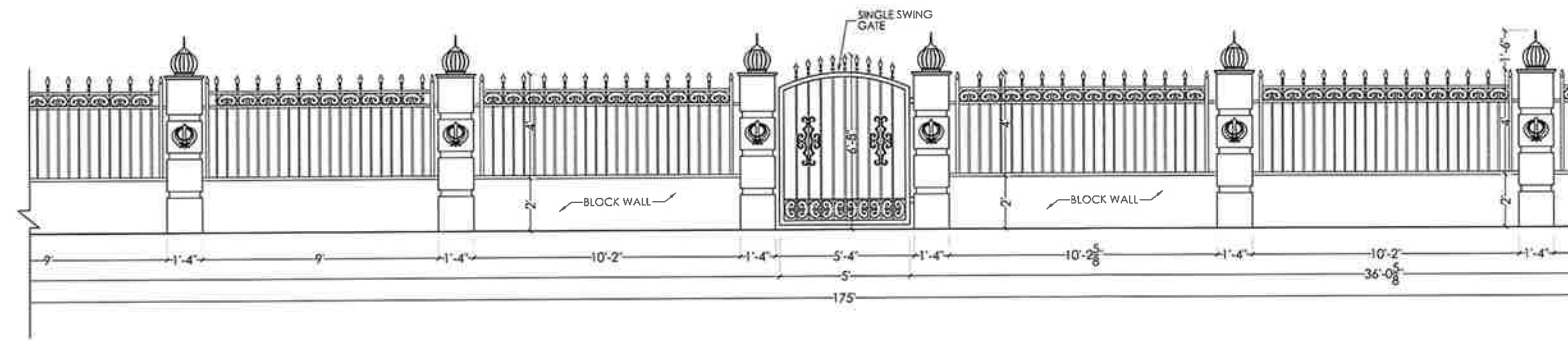
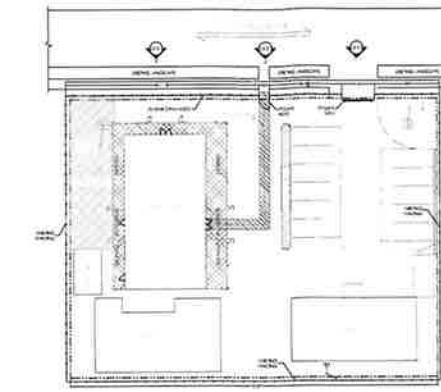
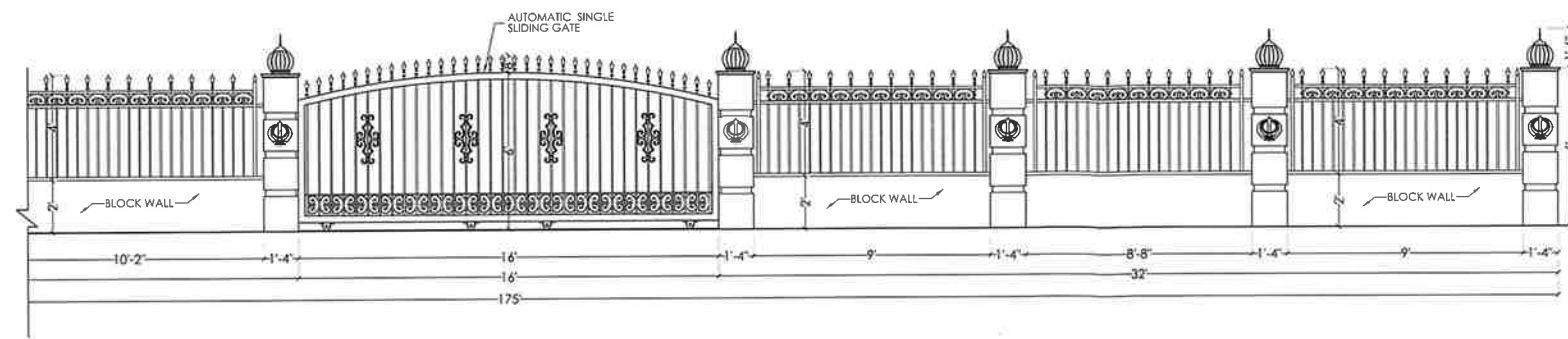
RECOMMENDATION

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 proposal is consistent with the Zoning Ordinance and the required findings for a variance can be made, staff recommends approval of the request. Therefore, it is staff's recommendation that the project be approved by taking the following action:

Move to adopt Resolution (See Exhibit B) to approve Zoning Variance 26-01 and required findings for the proposal.

ATTACHMENTS

- Exhibit A – Site Plan
- Exhibit B – Resolution

[illegible]

 **ACE Design LLC**
1024 Iron Point Road, SUITE 1046
Folsom, CA 95630
Phone: (707) 396-5113, Fax: (707) 446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

GATE & FENCE ELEVATION
SIKH TEMPLE OF EL CENTRO
 453 W COMMERCIAL AVE
 EL CENTRO CA 92243

FILE	PROJECT
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DATE: 06/03/2026
JOB: 24-14
DWG: BY: AS
CHK: BY: RC

G2.0.0
SHEET
02 OF 02

PLANNING COMMISSION RESOLUTION NO. 26-__
FOR ZONING VARIANCE NO. 26-01

WHEREAS, the applicant has requested a variance to allow the height of a fence in the required front yard to be six feet in height rather than four feet in height at 453 Commercial Avenue; and

WHEREAS, the request would replace an existing six foot chain link fence with one foot of barbed wire that has been in place since 1947; and

WHEREAS, the approval of Zoning Variance 26-01 is a project pursuant to the California Environmental Quality Act and qualifies for an exemption pursuant to Section of 15301 of CEQA Guidelines related to existing facilities; and

WHEREAS, a public hearing was held on the petition for Zoning Variance No. 26-01 at a regular Planning Commission meeting held on July 14, 2026 in the City Council Chambers at 1275 W. Main Street, El Centro, California; and

WHEREAS, the public hearing was advertised according to law: a legal notice was published on June 3, 2026 in the Imperial Valley Press, a local paper of general circulation, indicating the date and time of the public hearing in compliance with City ordinance concerning Zoning Variance 26-01, and said notice was mailed to each property owner within a 300-foot radius of the project site in accordance with City ordinance; and

WHEREAS, the staff provided a presentation and answered questions; and

WHEREAS, the applicant was present and heard; and

WHEREAS, Staff conducted necessary research and analysis in accordance with Section 29-312 of the Zoning Ordinance and after presentations at the meeting and discussions, the Planning Commission determined that the required findings to support the variance could be made; and

WHEREAS, the property does contain special or physical characteristics that prevent compliance with the zoning regulations; and

WHEREAS, approval of the variance would not grant any special privilege not enjoyed by other properties in the same zoning district because there are other properties in the area with fences similar to that requested by the applicant; and

WHEREAS, granting of the variance will be not detrimental to the public health, safety, convenience or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated; and

WHEREAS, granting of such variance will not adversely affect the general plan for the city; and

WHEREAS, the Planning Commission therefore directs that their decision to approve Zoning Variance 26-01 and associated findings be filed with the City Council at the next available City Council meeting.

NOW, THEREFORE, be it resolved that the Planning Commission approves Zoning Variance No. 26-01.

PASSED AND ADOPTED on July 14, 2026 by the following vote:

ROLL CALL Ayes:

Noes:

Absent:

Abstaining:

CITY OF EL CENTRO
PLANNING COMMISSION

By _____
Ashley Bertussi, Chairperson

ATTEST:

By _____
Angel Hernandez, AICP
Secretary-Director



PLANNING COMMISSION

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

Item: 4.

Meeting: 7/14/2026 5:30 PM
PUBLIC HEARINGS

PUBLIC HEARING TO CONSIDER APPROVAL OF TENTATIVE PARCEL MAP 25-01.

Project #: TPM 25-01	Location: 875 Glenwood Drive (APN 052-270-032)
Applicant: Jorge Pacheco	Project Type(s): Minor Subdivision
Staff Planner: Andrea Montaña, Associate Planner	Proposed Use: Single Family Residential

PROJECT SUMMARY

Jorge Pacheco, on behalf of property owner Mario Alberto Otero, is requesting approval of Tentative Parcel Map No. 25-01 to subdivide a 1.66-acre property located at 875 Glenwood Drive (APN 052-270-032) into three residential parcels (Exhibit A- Project Location Map). The proposed subdivision would create Parcel 1 consisting of approximately 0.756 acres, Parcel 2 consisting of approximately 0.67 acres, and Parcel 3 consisting of approximately 0.67 acres. The purpose of the subdivision is to facilitate the future development of three single-family residences on property zoned R-1 (Single-Family Residential).

The project site is bordered by residentially zoned properties to the north, south, and east, with Austin Road located along the western boundary. The property also includes portions of the Central Main Canal and Evergreen Canal. Access to the proposed parcels would be provided through an extension of Glenwood Drive south of the project site. As part of future development, roadway, utility, drainage, and street lighting improvements will be required to serve the proposed lots. Additionally, a masonry block wall will be required adjacent to the canal to provide noise attenuation from Austin Road and enhance privacy for future residents.

A public hearing before the Planning Commission was scheduled for Tuesday, June 9, 2026. 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 29, 2026. Staff previously requested that the Planning Commission open the public hearing and continue this item to July 14, 2026. However, this item is still pending corrections to be submitted and will be renoticed to a later date currently unknown.

STAFF RECOMMENDATION: OPEN THE PUBLIC HEARING AND TABLE THIS ITEM TO A LATER DATE.

ATTACHMENTS:

None



PLANNING COMMISSION

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

Item: 5.

Meeting: 7/14/2026 5:30 PM
Category: Presentation
NEW BUSINESS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

STAFF REPORT - INFORMATION ITEM:

Active Transportation Program (ATP) Grant – Community Development staff, with the assistance of Public Works staff, prepared an ATP grant application for Segment C of the Imperial Avenue Complete Streets Plan. The application was submitted on June 22, 2026.

Civic Center and Downtown Master Plan – Staff conducted interviews with four consultants during the week of April 18, 2026. Staff are currently evaluating proposals and reviewing cost estimates, with a consultant selection agreement anticipated to be brought before the City Council at the July 21, 2026 meeting.

Safety, Open Space/Conservation, and Noise Element Update – A kick-off meeting was held on March 9, 2026. Consultants are currently gathering City information and noise and traffic data in support of the project.

Downtown Residential Overlay – Staff are preparing a Zoning Ordinance Text Amendment and General Plan Amendment to establish a Downtown Residential Overlay along Broadway Avenue between 4th Street and 8th Street.

On Call Planning Consultant RFP – Community Development staff released a request for proposals for on-call planning consultant services. Staff is reviewing responses.

ATTACHMENTS:

1. Active Planning and Zoning Projects_7-8-2026

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Angel Hernandez	Countryside South Subdivision Map Amendment	Staff is meeting monthly with the applicant.	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montaña	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2025. Annexation recorded on 5/30/2025. The ICE Study was submitted to Caltrans for review on August 11, 2025. Staff received comments from Caltrans on December 2, 2025. Staff sent revised ICE study to Caltrans on 5/14/2026. Staff to meet with Caltrans on July 2, 2026	TSM	In Progress	Amendment to Conditions of Approval of the Willowbend TSM.	22-000008
Andrea Montaña	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Planner is pending a beneficiary certificate to be submitted by the owner.	LLA/LM	In Progress	Adjust lots between two residential parcels	23-000009
Andrea Montaña	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. The project manager informed staff on 10/24/25 that the applicants were actively engaging with title holders to proceed with completions of the lot line. on 2/3/26 staff issued a 30 day inactivity notice. As of 6/25/26 the applicant indicated they are attempting to obtain the necessary signatures from their lender.	LLA/LM	Paused	Lot line adjustment of parcels.	23-000021
Andrea Montaña	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. Staff met with the applicants consultant on November 21, 2025 to discuss the anticipated resubmittal. Staff reviewing the resubmittal from 6/22/26.	CEQA COZ TSM Specific Plan	In Progress	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
Andrea Montaña	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. Staff provided updated recorded documents on 2/2/26. As of 6/18/26 the project manager informed staff the notarized signatures are still pending.	LLA/LM	Paused	Merge two properties into one.	24-000006
Andrea Montaña	TSM 24-01 Dubose Design Group, Inc. Courtyard Villas Subdivision	The map and addendum were provided to the utilities for comments due back on July 9, 2026. The item is tentatively scheduled to go before the Planning Commission at the August 8, 2026.	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	24-000041
Angel Hernandez	SPR 25-04 Roberto Tiznado Storage Yard 2099 Fairfield Ave.	Determination Letter sent on 5/12/2026. Administrative Committee will consider appeal on July 15, 2026.	SPR	Done	Proposed storage facility.	25-000009
Andrea Montaña	CUP 25-01 Ventura Transfer Company Freight Yard 605 N 3rd St.	Consultants began work on 2/4/26 for an Air Quality Study, Biological Study, and Traffic Studies. Traffic Study was completed. Air Quality Study is being reviewed by the Planner and the APCD.	CUP	Paused	Expansion of freight yard.	25-000023
Valeria Landeros	LLA 25-04 LC Engineering Lot Merger 290 Solano Ave.	Letter of Incompleteness sent 10/16. Extension Request Approved on 4/21. Corrections due 10/10/26. Called and emailed applicant about Title Reports 4/30.	LLA/LM	Paused	Lots are being requested to be merged to become a legal lot.	25-000048

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Valeria Landeros	General Plan Amendment COZ 25-01 SPR 25-20 Toma & Saco El Centro Apartment Complex 1438 & 1448 Woodward Ave.	Letter of incompleteness sent 11/26. Corrections received 1/14. Additional corrections letter sent 1/30. Meeting with applicant 2/17. Corrections received 4/16. Additional corrections letter sent 4/22. Tribal letters sent 6/20. Corrections received 7/8.	COZ SPR	In Progress	Construction of 18-unit apartment complex. General Plan Amendment required.	25-000056
Andrea Montaña	TPM 25-01 Jorge Pacheco Split Parcel 875 S. Glenwood Dr.	The item was scheduled before the Planning Commission on June 9, 2026. However the item was pulled for action before the meeting occurred in order for staff and the applicant to address additional items. The item was continued for July 14, 2026 but is expected to be continued.	TPM	In Progress	One parcel to be subdivided into three parcels.	25-000057
Andrea Montaña	TSM 25-01 Venking, LLC New Condominiums Waterman Avenue	The applicant submitted the 4th review comments on 5/20/26. The applicant received additional comments from Engineering and they are scheduling a meeting with the applicant. The item has potential to appear before the planning commission on August 11, 2026.	TPM	In Progress	49- Condominium Units- parcel map waiver for tentative map.	25-000059
Valeria Landeros	CUP 25-05 Ernesto Vega Event Hall 1698 Main Street	Letter of incompleteness sent 12/18. Corrections received 1/22, 1/29 and 3/13. Corrections received 4/14. Additional corrections requested 4/22 and 4/30. Corrections received 5/22. Corrections requested 5/27. Corrections received 6/6. Department comments due 7/1.	CUP	In Progress	300-person event hall, new building with 100 total parking spaces.	25-000063
Valeria Landeros	SPR 25-23 Duggins Construction Metal Structure 105 W. Commercial Ave.	Project plans were distributed for interdepartmental review on June 24, 2026. Comments are expected by July 9, 2026.	SPR	In Progress	New 55,590 sq. ft. metal structure and site improvements for Peri & Sons Packing.	25-000066
Andrea Montaña	GPA 25-01 COZ 25-02 CUP 25-06 Morningside Ventures, LLC Sunset Pointe Subdivision 2003 W. Main St.	The project tentative map was approved on 3/13/2026. Staff is reviewing the Draft Addendum. Conditions of approval are being drafted. Comments from the departments are expected back on 7/9.	GPA CUP COZ TSM	In Progress	Proposed gated subdivision/PUD consisting of 37 detached townhomes. Zone Change, General Plan Amendment, CUP and Tentative Subdivision Map.	25-000067
Andrea Montaña	GPA 26-01 SPR 26-02 COZ 26-01 Arch Atelier LLC New Multi Family Apartments 1445 W. Pico Ave.	Project incompleteness notice was sent on 3/13/26.	SPR GPA COZ	In Progress	Zone Change to R-3 to allow the development of multi-family apartments with on-site parking and improvements with General Plan density standards.	26-000011
Valeria Landeros	SPR 26-04 QE Design Consulting Multi Family Apartments Barbara Worth Dr.	Letter of Incompleteness sent 4/22. Corrections received 5/11. Corrections requested 5/29. Meeting scheduled 6/3. Corrections received 6/12. Corrections requested 7.8.	SPR	In Progress	Proposed 28-unit multi-family project. APN 052-062-017 052-062-017 & 052-062-050	26-000024
Andrea Montaña	SPR 26-05 Fernando Villa Duplex 1298 N. 12th Street	Conditions of approval were provided 6/23/26.	SPR	Done	Duplex with 2 ADUs	26-000025
Andrea Montaña	SPR 26-06 Ricardo Villa Duplex 1252 N. 12th St.	Conditions of approval were provided 6/23/26.	SPR	Done	Duplex with 2 ADUs	26-000026
Andrea Montaña	SPR 26-07 Laura Varela Duplex 1206 N. 12th St.	Conditions of approval were provided 6/23/26.	SPR	Done	Duplex with 2 ADUs	26-000027
Andrea Montaña	CUP 26-02 Jose Ocejo Studio Apartments 1425, 1445 & 1455 Ocotillo Drive.	Intradepartmental Review to conclude on 7/22/26.	CUP	In Progress	convert existing hotel into studio apartments.	26-000032
Valeria Landeros	TPM 26-01 Manuel Yanez 641 Lincoln Avenue	Corrections letter sent 6/17.	TPM	In Progress	Split the property into two equal sized lots and build a new residence in the newly formed lot.	26-000033
Angel Hernandez	AC 26-01 Roberto Tiznado Self Storage Containers_2099 Fairfield	Administrative Committee will consider appeal on July 15, 2026.	Administrative Review	Not start...	Self Storage Containers	26-000034

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montañó	TUP 26-13 Jesse Gonzalez Mariscos Food Truck 1090 S. Dogwood Ave.	Permit was issued on 6/16/26.	TUP	Done	Operate a food truck at this location. The applicant will be using the existing facility restrooms that are located 50 feet away from the food truck. The food truck will operate Monday-Saturday 11am-7pm.	26-000035
Andrea Montañó	MVP 26-07 Jesse Gonzalez Mariscos Calexico Food Truck	Permit was issued on 6/16/26.	Mobile Vendor Permit	Done	Sell seafood dishes.	26-000036
Andrea Montañó	TPM 26-02 Troy Taylor Parcel Map Waiver 698 W. Pico Avenue	Staff is preparing a project incompleteness letter. .	TPM	In Progress	Subdivision of one lot into two parcels and provision of utilities to the new residential lot to build a house and ADU.	26-000037
Andrea Montañó	ZV 26-01 Sikh Temple 6 foot fence 453 Commercial Ave.	Public Hearing before the Planning Commission is scheduled for 7/14/26.	Zoning Variance	In Progress	Zoning Variance for 6 foot fence in the front.	26-000038
Valeria Landeros	SPR 26-09 Manuel Yanez New Home with an attached ADU at 182 W. State Street	Site Plan Incomplete. Planner working on incompleteness letter.	SPR	In Progress	Build a new home with an attached ADU.	26-000039
Andrea Montañó	SPR 26-10 Loris Sanitation LLC Storage facility 1164 N. 4th Street	Incompleteness letter expected to be mailed on 7/8/26.	SPR	In Progress	Build a storage facility on 1164 N. 4th Street, El Centro. 70 x 100 warehouse.	26-000040
Andrea Montañó	LLA 26-01 Imperial Manor Skilled Nursing Lot Line Adjustment 1455 N. Imperial Avenue.	Planner provided documents to Engineering for review on 7/2/26.	LLA/LM	In Progress	The primary purpose of the LLA is to facilitate the construction of a new office building on one of the adjusted parcels while ensuring that each resulting parcel contains adequate parking spaces, circulation areas, and site access, Reconfigured parcel boundaries will allow for more efficient planning with zoning standards.	26-000041
Andrea Montañó	LLA 26-02 Town Center Village, LLC. Lot Line Adjustment Cruickshank Drive.	Payment is Pending.	LLA/LM	Not start...	Lot line adjust and parcel map waiver for existing commercial parcels.	26-000042
Andrea Montañó	TPM 26-03 David Wang Parcel Map Waiver 044-620-057	Payment is Pending.	TPM	Not start...	The project consist of subdividing the existing vacant lot into four parcels and one remainder parcel.	26-000043
Angel Hernandez	TSM 26-01 Lotus Ranch TSM Extension 2026	Public hearing before the Planning Commission is scheduled for 7/14/26.	TSM	In Progress	Map Extension 2026	26-000044
Andrea Montañó	AC 26-02 Vantage Point Solutions Monopalm Tree 2352 S. 4th Street	Staff is Reviewing Application.	Administrative Review	In Progress	A conditional use permit for the continued operation of an existing wireless facility. The facility is an existing 80' monopalm tree. The facility is "unmanned" and operates 24/7.	26-000045
Valeria Landeros	TUP 26-14 Mario Cortes Californitacos 1850 Bradshaw Dr.	Staff is reviewing the application	TUP	In Progress	Operate food truck in Tractor Supply parking lot.	26-000046
Valeria Landeros	MVP 26-07 Mario Cortes Californitacos 1850 Bradshaw Dr.	Staff is reviewing the application	Mobile Vendor Permit	In Progress	Operate a food truck.	26-000047