



CITY HALL 420 South Imperial Avenue, Imperial, California 92251
Phone (760)355-4371 || Fax (760)355-4718 || web: <http://www.cityofimperial.org>

AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

**WEDNESDAY, October 28, 2020
6:30PM**

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Imperial Public Health Office Order for the control of COVID-19 restricting group events and gatherings and maintaining physical distancing. Additional information regarding COVID-19 is available on the City's website at www.cityofimperial.org

1. If you choose to attend the Commission meeting in person, you will be required to maintain appropriate physical distance, i.e. maintain a 6-foot distance between yourself and other individuals. Please note seating is limited.
2. You are strongly encouraged to observe the Planning Commission meetings via Livestream at the City of Imperial Facebook page.
3. Email public comments to cityclerk@cityofimperial.org by 5:00 pm on Wednesday, October 28, 2020. Comments received by 5:00 pm will be read into the record.

TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020 and to the extent applicable Government Code Section 54953(b), this Planning Commission Meeting may include teleconference participation by the Planning Commission Members and City staff. Consistent with Executive Order N-29-20 teleconference locations utilized by Planning Commission Members shall not be accessible to the public and are not subject to special posting requirements.

The City of Imperial thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

The Imperial Planning Commission meetings, including public comments, are being Livestreamed on the City's social media pages. By remaining in the room you are giving your permission to be recorded.

A. PLANNING COMMISSION CALL TO ORDER:

**ROLL CALL
PLEDGE OF ALLEGIANCE**

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for June 10, 2020 and July 8, 2020.

D. NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

D-1 Public Hearing, Discussion/Action: Conditional Use Permit/Similar Land Use Determination/Zoning Text Amendment (20-03): Applicant is requesting to allow the use of a Pest Services Office to be located at 201 S. Imperial Avenue; Imperial, CA 92251. Project is Categorically Exempt from the California Environmental Quality Act per sections 15332 and 15301 Existing Facilities (e)(B).

1. Open Public Hearing
2. Staff Report
3. Public Testimony
4. Close Public Hearing
5. Commission Discussion
6. Recommended Action: **APPROVE RESO No. PC 2020-10:** a Resolution of the Planning Commission approving the Similar Land Use Determination, Conditional Use Permit, and Zoning Text Amendment to allow the use of a Pest Service Business within the Village Commercial Zoning District. Project is Categorically Exempt per the California Environmental Quality Act, Section 15332 and 15301 Existing Facilities (e)(B).

D-2 Discussion/Action: Right-of-way Abandonment of 13th and 14th Streets.

1. Staff Report
2. Commission Discussion
3. Planning Commission: Recommended Action: **APPROVE RESO No. PC 2020-11:** a Resolution of the Planning Commission to the City Council recommending approval of the Right-of-Way Abandonment for 13th and 14th Street. The right-of-way abandonment does not require the CEQA process since it is not considered a project per the California Environmental Quality Act guidelines.

E. REPORTS:

- E-1. Commissioners Report
E-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.

MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JUNE 10, 2020

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR’S EXECUTIVE ORDER N-29-20**

**A PLANNING COMMISSION CALLED TO ORDER AT 6:30 PM BY CHAIRMAN
HAUGH.**

Planning Commissioners present: Burnworth, Guillen, Hammerness, Harvey, and Haugh

Others present: City Manager Morita, Community Development Director Mora, City
Clerk Jackson, and City Planner Tylanda

B PUBLIC APPEARANCES

None.

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for January 8, 2020
and February 26, 2020.

Item tabled.

D. NEW BUSINESS:

**D-1 Public Hearing: Review of Draft Amendment to Cannabis Ordinance 795 of the
Municipal Code and Chapter 15 section 24.05.120 of the City of Imperial Zoning
Code to allow for Adult Use Cannabis Dispensaries.**

The Public Hearing was opened at 6:36 pm

Staff report was presented by City Planner Tylanda. In July 2017, City Council gave direction to staff to initiate a Zone Text amendment to include “Medical Cannabis Dispensaries” and uses in C-2 zones subject to approval of a Conditional Use Permit and meeting the requirements set forth in the Medical Cannabis dispensaries. Uses were approved in January 2018. In June 2020, Council gave direction to allow for Adult Use Cannabis dispensary. This amendment will allow the adult use dispensary in C-2 zones contingent upon acquisition of a Conditional Use Permit and other requirements.

There were no comments from members of the public.

Spencer Andrews and John Saco, both representing March and Ash were present.

Planning Commissioners discussion centered around definitions as contained in the draft ordinance, sales tax generated, community benefit and education outreach, fees to be paid as per the CUP, number of permits to be issued by city, and delivery of cannabis products,

Public Hearing closed at 6:51 pm and the following action was taken:

1. Recommended Action: **APPROVE RESO No. PC 2020-06:** a Resolution of the Planning Commission recommending approval of the zoning ordinance and text amendments to Chapter 15 of the Imperial Municipal code and Section: 24.05.120 and certifying a categorical exemption for the amendment under Section 15332 of the California Environmental Quality Act.

Motion by GUILLEN, second by BURNWORTH to approve Resolution No. PC2020-06, Resolution of the Planning Commission of the City of Imperial Recommending an Amendment of the Zoning Code Related to Cannabis Recreational.

AYES: BURNWORTH, GUILLEN, HARVEY, AND HAUGH

NOES: HAMMERNESS

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 4-1

D-2 Public Hearing: Zoning Ordinance and Text Amendments – Imperial Zoning Code Sections 24.16.030, 24.16.050, and 24.15.080: addition of permitted uses of previously prohibited signs, new definitions, and performance standards.

Public Hearing opened at 6:59 pm

Staff report was given by City Planner Tylenda. City Council gave direction to staff to review the current sign ordinance. Staff has identified areas within the current ordinance that would benefit the community immensely if amended, in order to make for a more business friendly advertising experience, especially during these economically impacted times. Changes would include new definitions to permitted signs that were previously prohibited and includes outlines of performance standards. Recommendations are to allow certain signs during certain seasons, yearly permit to indicate number of permitted days and length of time for use of temporary sign days.

There were no comments made by members of the public.

Hearing closed at 7:01 pm.

Commission discussion centered on types of signs referred to and mobile signs (signage affixed to vehicles).

1. Recommended Action: **APPROVE RESO No. PC 2020-07:** a Resolution of the Planning Commission recommending approval of the zoning ordinance and text amendments to Sections: 24.16.030, 24.16.050, and 24.15.080 allowing the addition of permitted uses previously prohibited, new definitions, and performance standards and certifying a categorical exemption for the amendment under Section 15332 of the California Environmental Quality Act

Motion by BURNWORTH, second by HARVEY to approve Resolution No. PC 2020-07, Resolution of the Planning Commission of the City of Imperial Recommending an Amendment of the Zoning Code Related to Zoning Ordinance-Sign Performance Standards.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

D-3 Public Hearing: Notice of Intent to Adopt a Negative Declaration for the La Brucherie Road Widening Project from Treshill Road to Aten Boulevard within the City of Imperial.

Public Hearing opened at 7:18 pm

Community Development Director Mora provided the staff report. The proposed project will involve the widening of an existing roadway making the southern part of La Brucherie Road within city limits a four lane street (two lanes heading northbound and two lanes heading southbound). The proposed segment of La Brucherie is half a mile long. The proposed portion of the street between Treshill Road and Aten Boulevard receives heavy traffic from residents who live in the subdivision (west of La Brucherie Road) and traffic from local businesses and resident who live in the apartment complex (east of La Brucherie Road). The proposed project will accommodate the traffic demand that the street currently receives. There is an existing sidewalk on the west side of La Brucherie giving the residents safe pedestrian access to the local businesses along Aten Boulevard.

The proposed street widening project also involves pipelining portion of the existing concrete Dahlia canal, located along the east side of La Brucherie from Treshill to Aten. The work includes importing suitable material from an approved borrow site to the jobsite, demolishing and removing existing concrete lining and structures, trenching, pipelining, installation of concrete transitions, final grading and cleanup. The project will include the closure of La Brucherie from Treshill to Aten throughout the completion of the project.

There were no comments from members of the public.

Hearing closed at 7:19 pm and the following action taken:

1. Recommended Action: **APPROVE RESO No. PC 2020-08:** a Resolution

of the Planning Commission approving adoption and certification of a Negative Declaration finding for the La Brucherie Road Widening Project per the California Environmental Quality Act.

Motion by GUILLEN, second by HAMMERNESS to approve Resolution No. PC 2020-08. A Resolution of the Planning commission Adopting and Certifying a Negative Declaration for the La Brucherie widening project between Treshill Road and Aten Boulevard.

AYES: BURNWORTH, GUILLEN, HAMMERNESS, HARVEY, AND HAUGH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

E. REPORTS:

E-1. Commissioners Report

None.

E-2. Staff Report

None.

Planning Commission meeting adjourned at 7:30 pm.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JULY 8, 2020**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: BURNWORTH, GUILLEN, HAMMERNESS, AND HARVEY

COMMISSIONERS ABSENT: HAUGH

OTHERS PRESENT: CITY MANAGER MORITA, COMMUNITY DEVELOPMENT DIRECTOR MORA, CITY PLANNER TYLEND, CITY CLERK JACKSON, POLICE CHIEF BARRA*, AND PUBLIC SERVICES DIRECTOR LOPER*

*Denotes remote participation

VICE-CHAIR GUILLEN called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

CITY MANAGER MORITA informed the commissioners that the city's FY 20/21 budget was recently adopted by the City Council. Based on the need to scale back on spending, Mr. Morita requested that the commissioners turn in to city hall their city issued cell phones.

**C.
CONSENT CALENDAR:**

None.

**D.
NEW BUSINESS:**

D-1. SUBJECT: PUBLIC HEARING: Aten Road Bicycle Path project adoption and certification of Negative Declaration per California Environmental Quality Act.

Public Hearing was opened at 6:35 pm.

Staff report was provided by Planner Tylanda. The bicycle path will run along Aten Road on the north side from Puerto Vallarta to Dogwood Road. The path will be a Class I (paved right-of-way separated from the street) from Dogwood to Station 36+00 and a class II (bike lane within the shoulder of Aten) from Station 36+00 to Puerto Vallarta. Class I segment includes an 8-foot wide asphalt bikeway bordered by a 3.0-foot wide strip of colored decomposed granite on the south, a 3.0 foot wide strip landscaped strip on the north and a 6-inch concrete free-standing curb the south side of the Class I segment.

There were no comments received from members of the public.

Public Hearing closed at 6:37 pm

Motion by BURNWORTH, second by HAMMERNESS to approve Resolution No. PC2020-09, A Resolution of the Planning commission of the City of Imperial, adopting and Certifying a Negative Declaration for the Aten Road Bicycle Path Project Between Puerto Vallarta Avenue and Dogwood Road.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

E. TRAFFIC COMMISSION:

E-1. SUBJECT: Placement of new 4-way Stop Sign and Crosswalk at intersection of “P” Street and Worthington Road.

Planner Tylanda informed the commission that City Council directed staff to begin the process for the potential placement of a new four-way stop sign and crosswalk at the intersection of “P” Street and Worthington Road. The item was reviewed by the Development Review Committee. Based on the Manual on Uniform Traffic Control Devices (MUTCD). Staff is not recommending a four-way stop at this location. This is considering the number of traffic accidents at this location as provided by the Police Department and the lack of a traffic study.

Motion by BURNWORTH, second by HAMMERNESS to deny the placement of the 4-way stop at this intersection.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

E-2. SUBJECT: Placement of a new 3-way Stop Sign at the intersection of Fonzie Avenue and Cancun Drive.

Planner Tylanda provided the staff report. The city has received various concerns regarding traffic, speeding, and visibility from residents within the area of Fonzie Avenue and Cancun Drive. The Development Review Committee has assessed the area in regards to the placement of

a three-way stop at the intersection of Fonzie Avenue and Cancun Drive and has determined that, based on the guidelines from the Manual on Uniform Traffic Control Devices. The DRC is not recommending the proposed stop sign placement. A need was not identified nor has there been a traffic study done.

Motion by HAMMERNESS, second by HARVEY to approve the placement of a stop sign on Cancun Drive at Fonzie Avenue.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

E-3. SUBJECT: Placement of a new 4-way Stop Signs and crosswalk at the intersection of Canon Drive and Neckel Road.

Staff report was presented by Planner Tylanda. City Council directed staff to begin the process for the potential placement of two stop signs and crosswalk at the east and west intersections of Canon Drive and Neckel Road. The item was reviewed by the Development Review Committee and they did not recommend approval based on their review of the guidelines contained in the Manual on Uniform Traffic Control Devices. They also cited the absence of a traffic study.

Motion by BURNWORTH, second by HAMMERNESS to deny the placement of a 4-way stop at the intersection of Canon Drive and Neckel Road.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

E-4. SUBJECT: Placement of new 3-way Stop Sign and Crosswalk at the intersection of Brewer Road and Monterey Park Lane.

Planner Tylanda informed the Commission the City Council gave direction to consider stop signs based on concerns from the residents in the area of Monterey Park and Brewer Road. Staff reviewed placement of a three-way stop sign at the intersection. The request was reviewed by the Development Review Committee. Based on guidelines from the Manual on Uniform Traffic Control Devices it was not recommended to place a three way stop at the intersection.

Community Development Director Mora addressed sight distance issues along the roadway. He suggested painting a red curb - 30 feet in each direction and placement of no parking signs.

Motion by BURNWORTH, second by HARVEY to deny the request for placement of stop sign at the intersection and approve placement of no parking signs with and red zone for 30 feet.

AYES: BURNWORTH, HAMMERNESS, HARVEY, AND GUILLEN

NOES: NONE

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 4-0

E-5. SUBJECT: Placement of 3-way Stop Signs and crosswalk at the intersection of Marshall Avenue and Crown Court.

Planner Tylenda reported that the city has received various concerns regarding traffic, speeding and visibility from residents and surrounding business owners, within the area of Marshall Avenue and Crown Court and other intersections throughout the Marshall Avenue stretch. The Development Review Committee has assessed the area in regards to the placement of a three-way stop at the intersection and has determined that based on guidelines from the Manual on Uniform Traffic Control Devices they did not recommend the proposed stop sign placement.

Motion by BURNWORTH, second by HARVEY to approve placement of 3-way stop signs at Marshall Avenue and Crown Court.

AYES: BURNWORTH, HAMMERNESS, AND HARVEY

NOES: GUILLEN

ABSTAIN: NONE

ABSENT: HAUGH

MOTION CARRIED 3-1

REPORTS:

E-1 CHAIRMAN AND COMMISSIONERS' REPORTS

BURNWORTH AND HARVEY both congratulated Dennis Morita on his appointment as City Manager.

HAMMERNESS questioned why the signal light at Hwy 86/Neckel Road is not operating. City Manager Morita reported on the accident that took out the control box.

E-2. DIRECTOR'S REPORT

None.

There being no further business, the Planning Commission meeting adjourned at 7:02 p.m.



staff report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: October 23, 2020

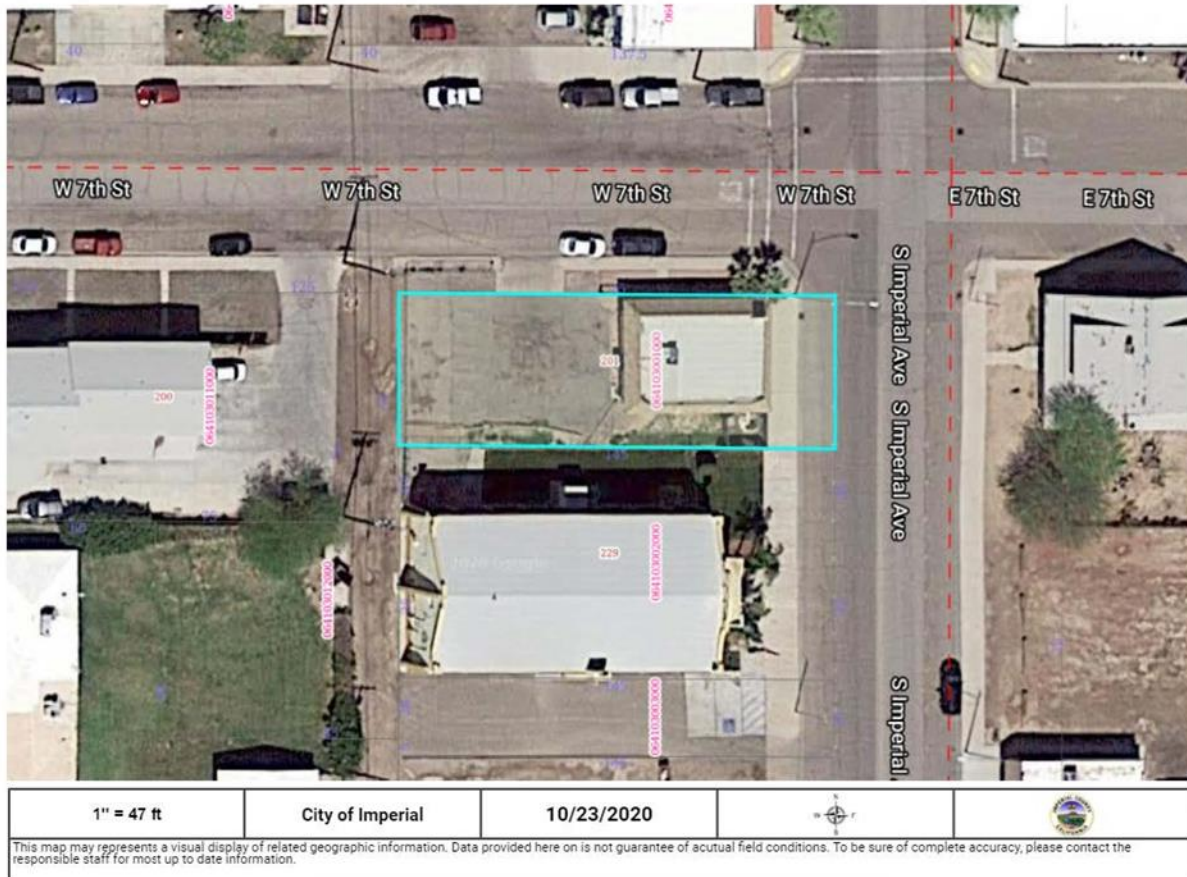
Subject: Valley Pest Services- Gabe Cordero & Don Euhus
Similar Land Use Determination: Pest Service Business Office ≈
Conditional Use Permit Request CUP (20_03)
201 South Imperial Ave; Imperial, CA 92251

Case File No.: CUP (20_03)
Location: 201 S IMPERIAL AVENUE
Assessor's Parcel Nos.: 064- 103-001
Applicant: Gabe Cordero
Zoning designation: VILLAGE COMMERCIAL (V-C)

Adjacent land use / zoning:

North: VILLAGE COMMERCIAL (V-C)
East: VILLAGE COMMERCIAL (V-C)
South: VILLAGE COMMERCIAL (V-C)
West: VILLAGE COMMERCIAL (V-C)
Environmental Review: EXEMPT AS PER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
Staff recommendation: ATTACHED.

Similar Land Use Determination/Conditional Use Permit/Zoning Text Amendment (20_03)



Background:

The City of Imperial’s General Plan has not been updated since 1992 and does not address nor set regulation standards or uses regarding “Pest Services” and the zoning ordinance for the City of Imperial’s Village Commercial District does not make reference to “Pest Services” in that zoning district. The Village Commercial zoning district does allow for “Hardware Stores and Janitorial Services and Supplies” with issuance of a Conditional Use Permit. Community Development Staff is asking the Planning Commission to make the determination if a “Pest Service Office” is similar to “Hardware Stores and/or Janitorial Services and Supplies”. Both of these businesses (Hardware Stores and Janitorial Services and Supplies) have the ability to carry pesticides that can be used to exterminate nuisances. If the commission finds that the use is similar, then Staff would proceed with a Zoning Text Amendment to update the Commercial Zoning Tables list of uses.

The Applicant Gabe Cordero has provided a Statement and supporting documents regarding his request for the Similar Land Determination and Conditional Use Permit Application:

P. O. Box 966
Imperial, CA 92251
Phone (760) 355-6655



300 N. Imperial Ave.
Imperial, CA 92251
Fax (760) 355-6670

September 29, 2020

City of Imperial
420 South Imperial Ave.
Imperial, CA 92251

RE: Planning permit

To Whom It May Concern

My name is Gabriel (Gabe) Cordero. I am the President/Operator of Valley Pest Services. Our office/yard is located 300 N. Imperial Ave. Imperial, CA. We have been at this location for over 21 Years. We have an opportunity to move to a new location located at 201 S. Imperial Ave. Imperial, CA. Our current location is deteriorating and landlord refuses to do any repairs to the building.

I have been in the pest control industry for over 34 years. We are in a highly regulated industry. We are regulated by Department of consumer affairs, Department of pesticide regulations, Structural pest control board and Imperial county ag. commissioner's office. I am proud to state that I/We have never been issued a violation or citation by any regulatory agency. We belong to the Pest Control Operators of California. We currently have 10 employees including my wife and myself.

Our office hours are 8am to 5pm. Our route technicians usually get to the shop at 7am to start their day.

We service residential, commercial and industrial customers. We service general pest, termite and some weed control work.

Our industry has drastically changed in the last 30 years. We used to use a different family of materials including chlorinated hydrocarbons, organo phosphates, these materials have been taken off the market for pest control work. The materials allowed by the State are for the most part pyrethroids. Pyrethroids are a very stable material. We also use baits, dusts and Botanical poison free materials. We practice when applicable IPM or Integrated Pest Management.

IPM is a broad-based approach that aims to suppress pest populations with methods that do not totally rely on pesticides.

We do not carry on site a large inventory of materials. They are expensive and we usually order weekly to cut down on our inventory.

We will keep our materials in fireproof cabinets located and isolated from employees.

Attached is our material list. We do not carry all these materials but use these materials when needed.

Also attached are my State license and my State Registration.

Next Page

P. O. Box 966
Imperial, CA 92251
Phone (760) 355-6655



300 N. Imperial Ave.
Imperial, CA 92251
Fax (760) 355-6670

Continued from previous page

Valley Pest Services is a member of the Imperial Chamber. The City of Imperial is a wonderful city. We want to remain in the city, but we need to move from our current location.

Please feel free to contact me if you need additional information.

Sincerely

Gabriel (Gabe) Cordero
President
Valley Pest Services
License# OPR9866
State Registration #PR 5053

MISSION STATEMENT

Valley Pest Service's vision is to commit to providing its customers premier pest management services whilst ensuring both the customer's and environment's safety.

Valley Pest Services values honesty and loyalty towards its customers and employees. We continuously study and examine techniques in which our processes and procedures can improve in order to successfully achieve desired goals with both our customers' and employees' satisfaction always in mind.

Our mission is to always maintain the upmost professionalism when achieving our vision and when abiding to our values.

VALLEY PEST SERVICES, INC.
IMPERIAL, CA
Chemical List - Structural

LABEL	MSDS	CHEMICAL	EPA #	ACTIVE ING.	CHEMICAL CO.	CONTACT
X	X	Advion Ant Gel	352-746	Indoxacarb	DuPont	
X	X	Advion Roach Gel	352-652	Indoxacarb	DuPont	
X	X	Bedlam Plus	1021-2569	Dicarbinoximide	McLaughlin Gormley King Co.	mike.morrison@mgk.com
X	X	Conquer	1021-1641-57076	Esfenvalerate	Paragon Professional	
X	X	Cy-Kick PT	499-470	Cyfluthrin	Whitmire Micro-Gen	wmmg.com
X	X	Cynoff E.C.	279-3081	Cypermethrin	FMC Corp.	fmc-agpspec.com/labels.htm
X	X	Drione Insecticide	432-992	Piperonyl Butoxide	Bayer	
X	X	EcoEXEMPT D (Dust)	none	Plant Essential Oils	EcoSMART Tech, Inc.	www.ecopco.com
X	X	EcoEXEMPT G (Granular)	none	Plant Essential Oils	EcoSMART Tech, Inc.	
X	X	EcoEXEMPT IC2	None	Rosemary Oil	EcoSMART Tech, Inc.	
X	X	EcoExempt KO	None	Plant Essential Oils	EcoSMART Tech, Inc.	
X	X	EcoExempt MC	None	Plant Essential Oils	EcoSMART Tech, Inc.	
X	X	EcoExempt Jet	Exempt	2-Phenethyl Propionate	EcoSMART Tech, Inc.	EcoSMART Technologies
X	X	EcoVia EC	None	Thyme Oil	Rockwell Labs Ltd.	
X	X	EcoPCO WP X	67425-25-655	2-Phenethyl Propionate	EcoSMART Tech, Inc.	
X	X	Essentia IC3	None	Rosemary Oil	Envincio LLC	
X	X	Essentia G Granular Insecticide	None	Eugenol (Clove Oil)	Envincio LLC	
X	X	Extinguish Plus	2724-496	Hydramathlynon	Wellmark International	www.extinguishfireants.com
X	X	First Strike	7173-258	Difethalione	Liphtech Inc.	
X	X	Gentrol IGR Concentrate	2724-351	Hydroperene	Zoecon	
X	X	JT Eaton Answer for Pocket Gophers	56-57	Dibacnirone	J.T. Eaton & Co., Inc.	jeaton.com
X	X	Lava-Lur	655-802	Propoxur	Prentiss, Inc.	
X	X	Niban Granular Bait	64405-2	Boric Acid	Nisus Corp.	nisuscorp.com
X	X	NYGuard	1021-1603	Methyl-2-(4 phenoxyphenoxy) ethoxy)pyridine	McLaughlin Gormley King Co.	mike.morrison@mgk.com
X	X	Onslaught FastCap	1021-2574	Esfenvalerate	MGK	
X	X	Petcor Flea Spray	2724-404-50809	Methoprene Isopropyl	Zoecon	zoeconsolutions.com
X	X	Phantom	241-392	Chlorfenapyr	BASF	
X	X	Phantom Aero	7969-285	Chlorfenapyr	BASF	
X	X	Premise Foam	432-1391	Imidacloprid	Bayer Environmental Science	www.bayerprocentral.com
X	X	PT 565 XLO	499-290	Pyrethrins	Whitmire Micro-Gen	
X	X	Purge III	9444-158	Pyrethrins	Waterbury	
X	X	Roundup Pro	524-475	Glyphosate	Monsanto	
X	X	Tempo Ultra WP	3125-390	B-Cyfluthrin	Bayer Corporation	
X	X	Tempid SC	432-1483	Imidacloprid	Bayer CropScience Pty. Ltd	
X	X	Termitdor SC (Termiticide/Insecticide)	7969-210	Fipronil	BASF	1-800-832-4357
X	X	Up-Cyde Pro 2.0	70506-19	Cypermethrin	united Phosphorus Inc	609-392-8200
X	X	Victor Poison-Free Wash & Hornet Killer	N/A	Mint Oil	Woodstream	
X	X	Wasp-Freeze	499-362	d-trans Allethrin	Whitmire Micro-Gen	



Structural Pest Control Board



LICENSE NO. OPR 9866

ISSUE DATE MAY 19, 1998

GABRIEL CORDERO
2138 S 14TH STREET
EL CENTRO CA 92243

This certifies that the individual named above is licensed to operate in accordance with the provisions of Chapter 14 of Division 3 of the Business and Professions Code.

This license is now, and shall remain, the property of the Structural Pest Control Board and shall be surrendered to said Board at any time upon demand.

OPCA
Structural Pest Control Board
2005 EVERGREEN STREET, SUITE 1500
SACRAMENTO, CA 95815-3821
(916) 561-8704



OPERATOR
General Pest and Termite
LICENSE NO. OPR 9866
GABRIEL CORDERO
P O BOX 966
IMPERIAL CA 92251-0966
EXPIRATION 06/30/21

Signature

RECEIPT NO.
81620497

PLACE RENEWAL HERE

VALID UNTIL JUNE 30, 2000

RECEIPT NUMBER 00014122



STATE OF CALIFORNIA

Structural Pest Control Board

ORIGINAL CERTIFICATE

Company Registration

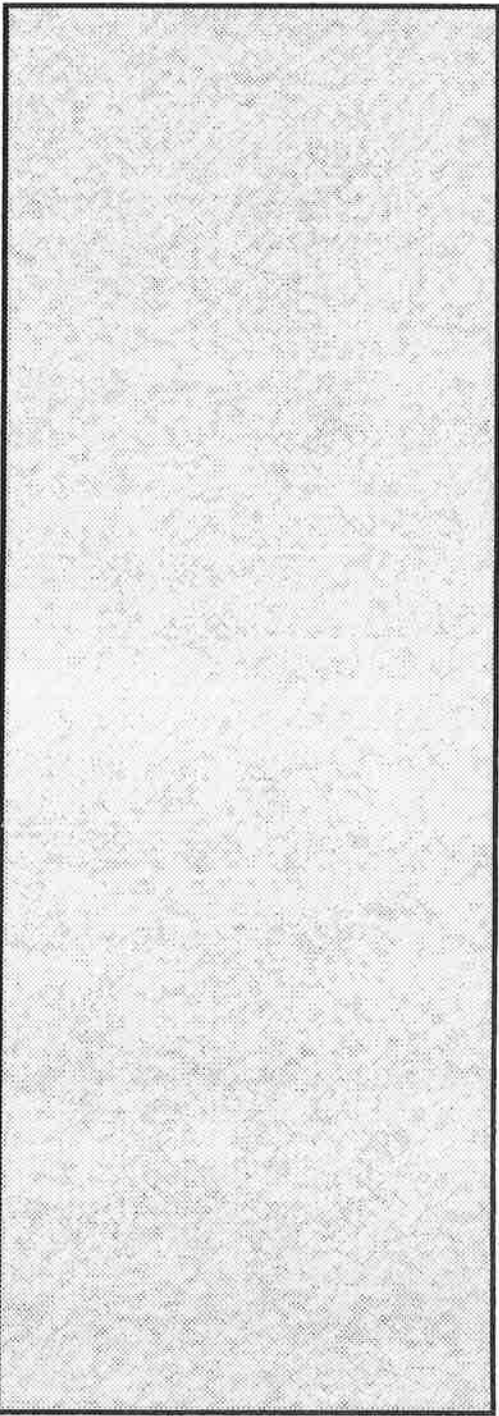
General Pest and Termite

REGISTRATION PR 5053

ISSUE DATE MAY 16, 2006

VALLEY PEST SERVICES INC
PO BOX 966
IMPERIAL CA 92251

The above is registered with the State Structural Pest Control Board as a Corporation.



THIS REGISTRATION IS NOW, AND SHALL REMAIN, THE PROPERTY OF THE
STRUCTURAL PEST CONTROL BOARD AND SHALL BE SURRENDERED TO SAID
BOARD AT ANY TIME UPON DEMAND, PENDING FINAL ACTION AS TO
SUSPENSION, REVOCATION, OR RENEWAL OF SAME.

RECEIPT NUMBER 00010215

This Original Registration must be kept for the life of the registration and posted in Public View.

In accordance with the provisions of Chapter 14, Division 3 of the Business and Professions Code, the registrant named above is hereby registered at the above address, and is subject to the rules and regulations of the California Structural Pest Control Board.

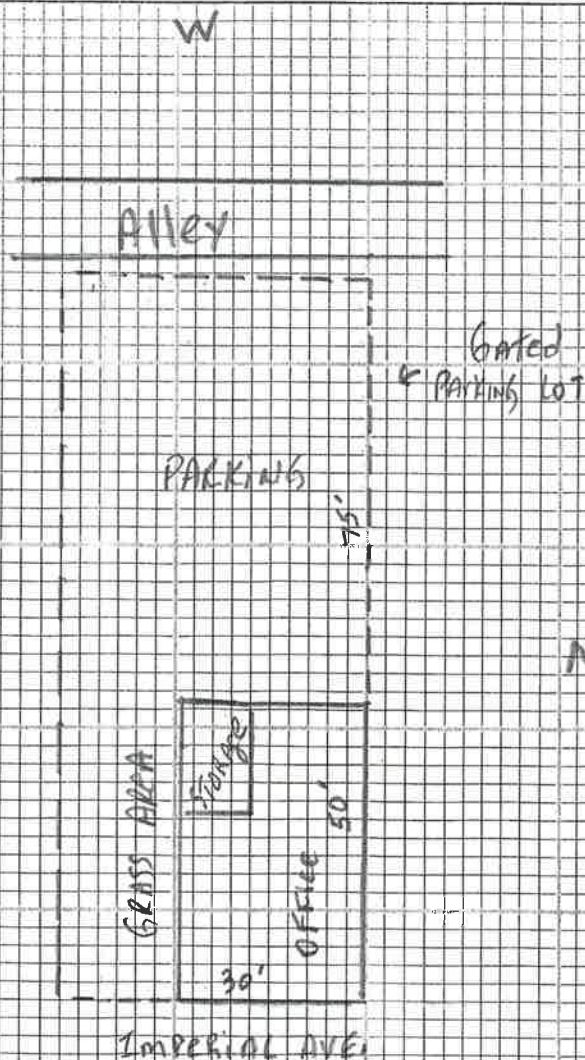
FIELD WORK SHEET

Date of Inspection

Date of Request

9-29-2020

Building No. 201	Street S. Imperial	City Imperial, CA.	Date of inspection	Number of Pages
Ordered By:			Report Number:	
Property Owner and/or Party of Interest: Valley Pest Services			Report Sent to:	Escrow #
COMPLETE REPORT ☐ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐				
			Inspection Tag Posted:	
			Other Tags Posted:	
Subterranean Termites ☐ Drywood Termites ☐ Fungus / Dryrot ☐ Other Findings ☐ Further Inspection ☐				
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.				
Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus / Dryrot 4 = Other Findings 5 = Further inspection				





P.O. Box 966
Imperial, CA 92251
Phone (760) 355-6655
Fax (760) 355-6670

300 N. Imperial Ave.
Imperial, CA 92251
Phone (760) 355-6655
Fax (760) 355-6670

October 23, 2020

City of Imperial
400 S. Imperial Ave
Imperial, CA 92251

Attn: Lisa Tylanda

I am responding to Public Service Department request for the following at 201 S. Imperial Ave. Imperial, CA

I have contacted Zamora's Backflow service. I was quoted a price for the installation and agree to the installation of the Backflow device.

The aesthetics of the landscape will be improved. I am attaching a proposal from landscaping company. I am negotiating the price; it is too expensive. Landscaping will be upgraded.

Community Development Department:

I am attaching proposal for gate and privacy slats to chain-link fence. I agree and this will be done.

I will ask if limit to products be increased to 30 gallons from 20. I sometimes have a large project and need to temporarily have on hand more than 20 gallons.

If you need additional information, please do not hesitate to contact me.

Sincerely

Gabriel (Gabe) Cordero

President

Valley Pest Services

License # OPR9866

State Registration# PR 5053

本局提供之「[2017年台灣經濟發展主要指標](#)」

Valley Pest Services

From: ALL VALLEY FENCE & SUPPLY, INC <allvalleyfence@yahoo.com>
Sent: Thursday, October 22, 2020 3:20 PM
To: Valley Pest Services
Subject: Re: Gate
Attachments: Scan_1364.pdf

quote

***All Valley Fence & Supply, Inc.
164 N O St.
Imperial, CA 92251
(760)355-7007***

On Thursday, October 22, 2020, 08:26:29 AM PDT, Termite Email <termite@valleypestservices.com> wrote:

Cesar. Address is 201 S. Imperial Ave. imperial. Across the street south of Zarape restaurant. My cell # 760-455-4200

We Are!
Valley Pest Services
Serving the Imperial Valley
Since 1984.
Office # 760-355-6655
Gabe Cordero



P.O. BOX 3453
EL CENTRO, CA 92243
PHONE: (760) 353-1220 FAX: (760) 353-1212
EMAIL: laspalmas@roadrunner.com

Las Palmas Landscaping & Nursery

BID PROPOSAL FOR:
Valley Pest Services
201 South Imperial Ave.
Imperial Ca.

October 22, 2020

Job Name: 201 South Imperial

ATTENTION: Gabe Cordero

Proposal for Landscape

As per our discussion we are submitting a proposal for the following services:
Install an irrigation system that will supply needed water to newly planted shrubs also the irrigation system will be fully automated by a drip irrigation. The landscape will consist of the planting of 15 shrubs 5 gallon size and 10 shrubs 1 gallon size, to be planted on the North side as well as the East side of the proposed building, removing the existing whiskey barrels, trimming the existing palm and importing some decomposed Granite (color to be determined based on availability). There will be a 6-month landscape maintenance also included we will service and maintain the installation of irrigation and landscape 1 visit per week 4 visits per month.

Irrigation: backflow device, to be installed by other, irrigation valve to be Rain Bird 1" size inline a 10" round box, controller 4 station outdoor, drip material to be Rain Bird ½ gallon emitters 2 per shrub. Poly hose to be slightly buried for protection

Landscape: 15 shrubs 5-gallon size variety to be cassia 2 varieties 7 Senna nemophila and 8 senna phyllodenia
Also 10 shrubs 1-gallon size 5 asparagus ferns and 5 lantana gold, 4 tons of colored decomposed granite.

Material and labor.....6,475.00

Signature & Date of Acceptance-----

Evaluation:

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP.

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

The proposed project site is located within the V-C Village Commercial zone which, amongst other things, is intended as the social heart of the City. Land uses within this zone are intended to be less intensive than those in other commercial zones. The proposed business front, would only allow walk-in services limited to appointments. It is intended for office use and minimal storage onsite.

2. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed pest services office use/operations shall not be detrimental to the surrounding community or businesses. The Development Review Committee has reviewed the proposed use, application, and supporting documentation and has recommended the item for approval.

3. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved via Variance.

The proposed facility shall comply with all provisions of the Zoning Ordinance.

4. The proposed project is compatible with the City of Imperials General Plan “Land Use Element” and “Downtown Imperial Redevelopment Master Plan”:

The proposed use is believed to be compatible with surrounding uses/businesses. The Development Review Committee requested aesthetic improvements of the site and the applicant is proposing to comply.

Land Use Element-Central Downtown Character Area:

As the Downtown Imperial Master Plan is implemented, the Downtown is becoming the civic, social and commercial center of the City. The pedestrian-friendly Downtown will offer a mix of locally-owned retail, offices, and restaurants, provide unique cultural experiences, and support higher density mixed use developments. The vision for the Downtown Character Area is intended to follow the vision set forth in the Imperial Downtown Plan as follows:

- Support higher density mixed use development.
- Include a multi-use trail along Hwy 86 and enhanced pedestrian crossing at Barioni Boulevard.
- Provide a mixture of housing options, business fronts, and shopping opportunities.

Downtown Imperial Redevelopment Master Plan:

- **Developing a Pedestrian-Friendly Downtown:**
Downtown Imperial is designed as a pedestrian-friendly village. Creating a comfortable environment through the use of key design elements such as, landscaping, street furniture, and lighting is what makes Downtown a great place to be.
- **Spurring Economic Development:**
Retaining and attracting businesses is a priority. Integrating restaurants, cafes, coffee shops, retail, offices, and services allows for a diverse, vibrant atmosphere.
- **Maintaining a Small Town Atmosphere:**
Downtown Imperial continues the history of Imperial as a small town. Residential, retail, service, and dining are integrated to make Downtown Imperial a truly walkable place where community members regularly socialize.
- **Creating a Center for Activity:**
Downtown Imperial is the heart of the City. Events, festivals, concerts, parades, and other family-oriented activities are held in Downtown Imperial and key civic buildings are a source of community pride.
- **Ensuring a Comfortable and Attractive Environment:**
Downtown architecture draws upon the past for inspiration, while still reflecting a contemporary, up-to-date style. Aesthetics and comfort for the pedestrian are key attributes of what makes Downtown unique.
- **Promote Shared Parking:**
To maximize the efficiency of Downtown's parking resources and to limit the number of curb cuts, encourage formalized shared parking among uses with alternate hours of operation. Additionally, property owners and merchants are encouraged to consolidate parking lots and share egress and ingress.
- **Encourage Infill of Vacant Lots with Mixed-Use.**

Environmental Compliance:

- Does not trigger CEQA review.

Recommendation:

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends approval of **Resolution PC2020-10** approving the Similar Land Use Determination to find that a Pest Services Office Business is Similar to “Hardware Stores and Janitorial Services and Supplies” and to approve the Conditional Use Permit (CUP 20_03) and Commercial Zoning Text Amendment to allow the Pest Services Office front to operate at the said location: 201 S Imperial Avenue; Imperial, CA 92251 which are subject to Conditions of Approval outline in **Resolution PC2020-10**.

Attachments:

- Resolution PC 2020-10
- Conditions of Approval



**Storage Cabinet - 45 Gallon - Manual
Close 43"W x 18"D x 65"H**

Item #: WB316069

Global™ Pesticide Storage Cabinet - 45 Gallon - Manual Close 43"W x 18"D x 65"H

Pesticide storage cabinet safely stores insecticides, herbicides, and other turf chemicals. Steel cabinet is constructed of all welded, double walled 18 gauge steel with 1-1/2" air space and dual 2" diameter capped vents with flame arrestors. Doors are double walled with 14 gauge outside and 18 gauge inside. Pesticide safety cabinet has piano hinges and 3-point locking doors for added security. Pesticide safety storage cabinet features flush mounted, grip padded handle. Galvanized steel shelves have 350 lb. capacity and adjust on 2-1/2" centers. Cabinet includes a polyethylene tray liner for each shelf and the bottom sump. Ground connection dissipates static charge. Includes 2" leak proof doorsills and adjustable leveling feet. Pesticide safety cabinet has a green powder coat finish and meet or exceed NFPA and OSHA requirements. FM approved. Manual Close doors open to full 180 degrees.



Product Specifications

WIDTH INCHES	43
DEPTH INCHES	18
HEIGHT INCHES	65
CAPACITY GALLONS	45
COLOR FINISH	Green
ADJUSTABLE SHELVES	2
ASSEMBLY	Assembled
BRAND	Global Industrial™
CONSTRUCTION	Steel
DOOR QUANTITY	2
DOOR TYPE	Manual Close
MANUFACTURERS PART NUMBER	316069
SHELF CAPACITY LBS	350
SHELF QUANTITY	2
STYLE	Standard



Staff Report

To: City of Imperial Planning and Traffic Commission
From: Lisa Tylenda, Planner
Date: October 23, 2020
Subject: Proposed Right-of-Way Abandonment for 13th and 14th Streets.

Background:

Catalyst Development is requesting the Roadway Easement abandonment of 13th and 14th Street at the far west end of the roads (see attachments). Catalyst Development is planning to construct a 2 phase Apartment Project. The project site was previously rezoned during 2019 for a proposed Residential Apartment Project. The proposed housing project will serve the residents of the City of Imperial with opportunities for affordable housing and will bring the City closer to meeting the housing needs identified within our City's Housing Element "Regional Housing Needs Allocation" numbers.

The abandonment is tied to major offsite infrastructure improvements which are intended to recover the deteriorating/ nonexistent infrastructure within the surrounding area. Some of the proposed improvements tied to the apartment project range from storm drain improvements, alley way improvements, curb gutter installation, sidewalk improvements, and the extension of 15th Street to La Brucherie Road, which is anticipated to improve traffic flow with the future Multifamily Housing Project. The abandonment is tied to ZC/GPA (19_02) that was approved by City Council on

Per the Developer the following statement was provided via email:

"The Abandonment of the roadway easement is necessary as there is no plan for extension of roadways currently or in the future and would be detrimental to have vacant undeveloped land. Also, by abandoning these roadways it will help traffic flow by focusing the traffic on 12th and 15th which are major traffic roadways."

Analysis:

Development Review Committee and Engineering Staff/Consultants reviewed the proposed abandonment and recommend approval of the Right-of-Way Abandonment with the condition that the easement be tied to the conditions of approval from ZC/GPA (19_02) (Please see attached Conditions of Approval)

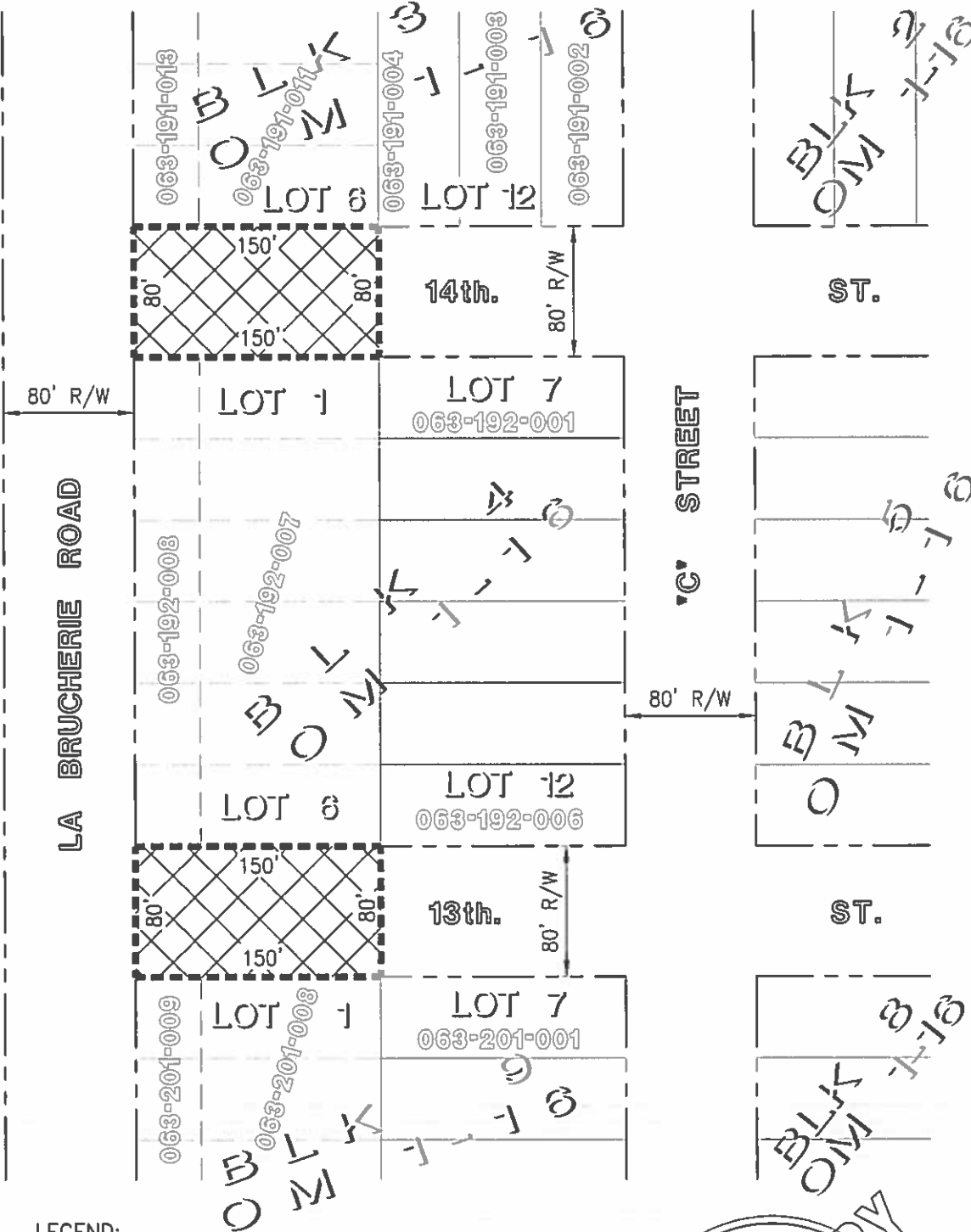
Location Map:



EXHIBIT "C"

RIGHT OF WAY ABANDONMENT PLAT

SHEET 1 OF 1



SCALE: 1"=100'

LEGEND:



AREA TO BE
ABANDONED

RIGHT OF WAY WIDTH PER MAP
NO.18, ON FILE IN THE OFFICE OF
COUNTY RECORDER OF IMPERIAL
COUNTY (OM 1-16)

--- RIGHT OF WAY LINE



J.N. 20-045

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

July 31, 2020

To: Jesus Villegas
Project Manager
City of Imperial Community Development Department

RE: Revised Right of Way Abandonment-Portions of 13th and 14th Street

Imperial County Fire Department would like to thank you for the opportunity to comment on the revised right of way abandonment of portions of 13th and 14th Streets in the City of Imperial.

Imperial County Fire Department only concerns with abandonment of W. 13th and W. 14th street is the ability to access points within the City of Imperial. Any time right of way is abandonment it can lead to operational challenges in emergency situations and can cause unforeseen issues at later times. Imperial County Fire Department request that the city of Imperial Planning and Development office ensures that these abandonment are done accordingly to city of Imperial specifications.

Again thank you for the opportunity to comment. Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California building and fire code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper 
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

EXHIBIT "A"
RIGHT OF WAY ABANDONMENT
LEGAL DESCRIPTION

A PORTION OF FOURTEENTH STREET OF DEDICATION OF PARK ADDITION TO THE TOWN OF IMPERIAL MAP, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 18, ON FILE IN BOOK 1, PAGE 16 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 4 OF SAID MAP 18;
THENCE NORTH 80 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF BLOCK 3 OF SAID MAP 18;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1, 150 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND DESCRIBED AREA CONTAINS 12,000 SQ. FT. (0.28 ACRES MORE OR LESS).

SHOWN ON EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



EXHIBIT "B"
RIGHT OF WAY ABANDONMENT
LEGAL DESCRIPTION

A PORTION OF THIRTEENTH STREET OF DEDICATION OF PARK ADDITION TO THE TOWN OF IMPERIAL MAP, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 18, ON FILE IN BOOK 1, PAGE 16 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 9 OF SAID MAP 18;
THENCE NORTH 80 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF BLOCK 4 OF SAID MAP 18;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1, 150 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND DESCRIBED AREA CONTAINS 12,000 SQ. FT. (0.28 ACRES MORE OR LESS).

SHOWN ON EXHIBIT "C" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



Agenda Item No. E-2

DATE SUBMITTED

10/30/2019

SUBMITTED BY

COMMUNITY
DEVELOPMENT
DIRECTOR

DATE ACTION REQUIRED

11/6/2019

COUNCIL ACTION (X)

PUBLIC HEARING REQUIRED (X)

RESOLUTION (X)

ORDINANCE 1ST READING (X)

ORDINANCE 2ND READING ()

CITY CLERK'S INITIALS (X)

IMPERIAL CITY COUNCIL AGENDA ITEM

SUBJECT:

DISCUSSION/ACTION: ZONE CHANGE AND GENERAL PLAN AMENDMENT FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-A (RESIDENTIAL APARTMENT) FOR THE DEVELOPMENT OF 80 MULTIFAMILY RESIDENTIAL APARTMENT UNITS KNOWN AS THE 12TH THROUGH 15TH STREET APARTMENT PROJECT ON THE FOLLOWING ASSESSOR PARCEL NUMBERS: 063-201-008, 036-201-009, 063-192-008, 063-192-007, 063-191-011, 063-191-013, 063-191-010, 063-191-012, AND ADOPTION OF NEGATIVE DECLARATION.

1. INTRODUCTION/1ST READING BY TITLE ONLY OF ORD. NO. 863 APPROVING THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-A (RESIDENTIAL APARTMENT)
2. ADOPTION OF RESOLUTION 2019 51 FOR THE ADOPTION OF A NEGATIVE DECLARATION.

DEPARTMENT
INVOLVED:

COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

Ray Roben and Anthony Castillo (Applicants) are requesting a Zone Change, General Plan Amendment and Adoption of a Negative Declaration for the proposed 12th through 15th Street Apartment Project. The request entails that the zoning designation on the eight (8) parcels listed above from R-1 (Single-Family Residential) to R-A (Residential Apartment) to allow for the development and use of an 80 unit multi-family apartment complex. The proposed use and zone change is consistent with the current and proposed(future) surrounding land uses envisioned for that area and will help the City of Imperial move closer to compliance with the State of California's Regional Housing Needs Allocation numbers as outlined within the City of Imperial's recently adopted and updated Housing Element.

FISCAL IMPACT: N/A

ADMIN
SERVICES
SIGN
INITIALS _____

STAFF RECOMMENDATION: Approval.

DEPT.
INITIALS OM

MANAGER'S RECOMMENDATION:

CITY
MANAGER's
INITIALS [Signature]

MOTION:

SECONDED:

AYES:

NAYES:

ABSENT:

APPROVED ()

DISAPPROVE ()

D

REJECTED ()

DEFERRED ()

REFERRED
TO:

Conditions of Approval
Zone Change and General Plan Amendment
R-1 (Residential Single Family) to R-A (Residential Apartment)

Ray Roben and Anthony Castillo, owners
12th & 15th Street Apartments

ASSESSOR PARCEL NUMBERS: 063-201-008, 036-201-009, 063-192-008, 063-192-007, 063-191-011, 063-191-013, 063-191-010, 063-191-012.

1. This Zone Change and General Plan amendment is to approve the change from R-1(Single Family Residential) to R-A (Residential Apartment).
2. Developer to install a four-way stop at Fifteenth Street and La Brucherie Road intersection and/or an approved form of traffic mitigation measures as approved by the County of Imperial for the future "Fifteenth and La Brucherie intersection", prior to the issuance of Certificates of Occupancy.
3. Prior to construction and issuance of building permits approved there must be approval of water supply capable of supplying fire flow demands as determined by the Imperial County Fire Department.
4. A "water main line" study of 13th street must be conducted prior to application of building permits by the developer to verify that there is enough capability for the waterlines to handle that type of development.
5. Prior to construction the waterloop must be provided and installed by the developer.
6. The developer must incorporate, provide and install whichever traffic mitigation measures that are formulated by the City of Imperials Traffic Commission for the intersections of 13th and 14th Street.
7. Developer must pave the full width of Fifteenth Street all the way to C Street.
8. Ordinance section: 24.03.130-A minimum of two hundred (200) square feet of private open area per ground floor unit shall be provided and a minimum of one hundred fifty (150) square feet of private open space for units contained wholly on the second story shall be provided.
9. Per Section 24.03.130 of the City of Imperial's zoning ordinance, a 6' Block wall is required to be installed around the perimeter of the apartment complex.

10. Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.
11. A minimum of two hundred fifty (250) cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Planning Director.
12. As per section 24.03.110, The following recreation facilities shall be provided at a minimum unless waived by the Planning Director:
 - a. Landscaped park like quiet area;
 - b. Childrens play area;
 - c. Family picnic area; and
 - d. Swimming pool with cabana or patio cover.
13. A minimum of two (2) clothes washers and one (1) clothes dryer per eight dwelling units located conveniently throughout the development.
14. A trash enclosure, per City standards, shall be provided for dwelling units in the RA Zone. A form of organic waste separation measures must be incorporated into the trash disposal measures. Plan must be reviewed and approved by the City of Imperial's Public Works Department Director during the Building Permit Process.
15. These conditions of approval only cover the zone change and general plan amendment. Applicant must still apply for Site Plan Review and Building Permit Process prior to any work and can be bound by future conditions of approval for projects.
16. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
17. The Developer/Applicant shall pay all applicable impact and capacity fees.
18. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of this zone change and general plan amendment. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the zone change and general plan amendment including any claim for private attorney general fees claimed by, or awarded to any party from the City.
19. All conditions of approval for this zone change and general plan amendment shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and

construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

20. The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
21. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the zone change and general plan amendment, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the then the matter shall be referred to the Planning Commission for modification to conditions of approval, suspension, or termination, or to the appropriate enforcement authority.
22. As between the City and the Permittee, any violation of the conditions of approval may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
23. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.

RESOLUTION PC2020-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR LAND USE DETERMINATION TO FIND HARDWARE STORES AND JANITORIAL SERVICES/SUPPLIES SIMILAR TO PEST SERVICES AND FOR A CONDITIONAL USE PERMIT (20-03) TO CONDITIONALLY ALLOW FOR A PEST SERVICES BUSINESS OFFICE WITHIN THE VC (VILLAGE COMMERCIAL) ZONE, LOCATED AT 201 SOUTH IMPERIAL AVENUE; IMPERIAL, CA 92251

WHEREAS, Gabe Cordero submitted an application for a Similar Land Use Determination and Conditional Use Permit; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on October 28, 2020; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Similar Land Use Determination and Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 and 15332 of the California Environmental Quality Act; and
- E) That the "Pest Services Business Office" is consistent with those uses allowed in the VC (Village Commercial).
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby conditionally **APPROVES** the "Pest Services Business Office" at 201 S. Imperial Avenue, via the granting approval of a Conditional Use Permit and Conditions of Approval outlined in EXHIBIT A.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 28th day of October 2020.

Kris Haugh, Planning Commission
Chairman

ATTEST:

Debra Jackson, City Clerk/Planning Secretary

EXHIBIT A

**RESOLUTION #PC2020-03 CONDITIONS
OF APPROVAL**

For

Conditional Use Permit: CUP (20-03)

Gabe Cordero

APN: 064-103-001

201 S. Imperial Ave; Imperial, CA 92251

1. These conditions of approval reflect that a Pest Service Business Office has been found similar to a Hardware Store/ Janitorial Service/Supply operation through the process of a Similar Land Use Determination process.
2. The business has six (6) months to complete their beautification plan by May 2021.
3. Every phase of the beautification plan must be reviewed by the Community Development Department prior to integration for approval.
4. This Conditional Use Permit is granted for a Pest Services Business Office, at 201 South Imperial Avenue, Imperial, CA 92251.
5. Onsite storage shall be limited to 20 gallons of chemical products.

Applicant is requesting the condition be increase to 30 gallons within a weeks period of time.
6. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. This Conditional Use Permit is only valid for 201 S Imperial Avenue. APN: 064-103-001.
7. The proprietor/owner shall be responsible for the removal of all graffiti from the walls, fences, pavement, or buildings within 72 hours of its appearance on the property.
8. The proprietor/owner shall be responsible for maintaining the parking lot and adjacent areas free of litter at all times.
9. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
10. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
11. Dispose of process solid wastes.
12. The Applicant shall pay all impact and capacity fees as required by the city.

13. The Imperial County Fire Department may introduce new requirements for the business at anytime related to health and safety that will contribute to the public wellbeing.
14. All applicable Conditions of Approval shall be completed within the first six months of the Businesses Opening Date and/or before May 2021.
15. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
16. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
17. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.

RESOLUTION PC2020-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL TO THE CITY COUNCIL RECOMMENDING APPROVAL OF ABANDONING 13TH AND 14TH STREET RIGHT-OF-WAY BETWEEN 12TH AND 15TH STREET

WHEREAS, the item was reviewed by Planning Commission and Traffic Commission on October 28, 2020; and

WHEREAS, the Planning and Traffic Commission considered all maps, exhibits, and written documents presented for this project, and has considered the oral presentations presented on the item; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comments received, the Planning and Traffic Commission considered all facts related to the proposed abandonment.

NOW THEREFORE LET IT BE RESOLVED, that the City of Imperial Planning and Traffic Commission finds as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) That the vacated portion of the streets would vest in the abutting properties; and
- D) That based on the evidence presented at the public hearing, the City Council hereby abandons the 13th and 14th Street “right-of-way’s” between 12th and 15th Street based on the following findings:
 - 1. The abandonment of said right-of-way’s will not interfere with the local circulation.
 - 2. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.

3. The project is exempt from further review under the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
4. The abandonment of said right-of-way is consistent with the goals, objectives, and policies of the City of Imperial General Plan.
5. The abandonment of said right-of-way is bound to the Conditions of Approval tied to ZC(19_02) outlined in “Exhibit A” attached.

ADOPTED AND RECOMMENDED FOR APPROVAL to the City Council by the City of Imperial’s Planning and Traffic Commission, this 28th day of October 2020.

Planning and Traffic Commission Chair

ATTEST:

City Clerk

"EXHIBIT A"
ZC(19_02)

Conditions of Approval
Zone Change and General Plan Amendment
R-1 (Residential Single Family) to R-A (Residential Apartment)

Ray Rohen and Anthony Castillo, owners
11th & 15th Street Apartments

ASSESSOR PARCEL NUMBERS: 063-201-008, 036-201-009, 063-192-008, 063-192-007, 063-191-011, 063-191-013, 063-191-010, 063-191-012.

1. This Zone Change and General Plan amendment is to approve the change from R-1(Single Family Residential) to R-A (Residential Apartment).
2. Developer to install a four-way stop at Fifteenth Street and La Brucherie Road intersection and/or an approved form of traffic mitigation measures as approved by the County of Imperial for the future "Fifteenth and La Brucherie intersection", prior to the issuance of Certificates of Occupancy.
3. Prior to construction and issuance of building permits approved there must be approval of water supply capable of supplying fire flow demands as determined by the Imperial County Fire Department.
4. A "water main line" study of 13th street must be conducted prior to application of building permits by the developer to verify that there is enough capability for the waterlines to handle that type of development.
5. Prior to construction the waterloop must be provided and installed by the developer.
6. The developer must incorporate, provide and install whichever traffic mitigation measures that are formulated by the City of Imperials Traffic Commission for the intersections of 13th and 14th Street.
7. Developer must pave the full width of Fifteenth Street all the way to C Street.
8. Ordinance section: 24.03.130-A minimum of two hundred (200) square feet of private open area per ground floor unit shall be provided and a minimum of one hundred fifty (150) square feet of private open space for units contained wholly on the second story shall be provided.
9. Per Section 24.03.130 of the City of Imperial's zoning ordinance, a 6' Block wall is required to be installed around the perimeter of the apartment complex.

10. Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.
11. A minimum of two hundred fifty (250) cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Planning Director.
12. As per section 24.03.110, The following recreation facilities shall be provided at a minimum unless waived by the Planning Director:
 - a. Landscaped park like quiet area;
 - b. Childrens play area;
 - c. Family picnic area; and
 - d. Swimming pool with cabana or patio cover.
13. A minimum of two (2) clothes washers and one (1) clothes dryer per eight dwelling units located conveniently throughout the development.
14. A trash enclosure, per City standards, shall be provided for dwelling units in the RA Zone. A form of organic waste separation measures must be incorporated into the trash disposal measures. Plan must be reviewed and approved by the City of Imperial's Public Works Department Director during the Building Permit Process.
15. These conditions of approval only cover the zone change and general plan amendment. Applicant must still apply for Site Plan Review and Building Permit Process prior to any work and can be bound by future conditions of approval for projects.
16. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
17. The Developer/Applicant shall pay all applicable impact and capacity fees.
18. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of this zone change and general plan amendment. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the zone change and general plan amendment including any claim for private attorney general fees claimed by, or awarded to any party from the City.
19. All conditions of approval for this zone change and general plan amendment shall be reprinted and included as a plan sheet(s) with the building permit plan check set submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and

construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

20. The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
21. [If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the zone change and general plan amendment, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the then the matter shall be referred to the Planning Commission for modification to conditions of approval, suspension, or termination, or to the appropriate enforcement authority.
22. As between the City and the Permittee, any violation of the conditions of approval may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
23. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.