

DIRECTOR

Imperial County Planning & Development Services Planning / Building / Parks & Recreation

October 27, 2016
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the Imperial County's Planning & Development Services Department. Please review the proposed project based on your agency/department's area of interest, expertise, and/or jurisdiction.

To: County Agencies		State Agencies/Other	Cities/Other	
, ,	e- Andy Horne, Deputy CEO	Caltrans District 11- Mario H. Orso	☐ City of El Centro – Norma Villicana	
☐ BLM-Tom Zale		☐ Air Resource Board – James Goldstene	City of Calexico – Oscar G. Rodriguez	
County Counsel – Katherine Turner		CA RWQC Board -	City of Imperial – Jorge Galvan	
□ Public Works – John Gay/ Carlos Yee □ Public Works – John Works – Joh		CA Recycling & Recovery – Margo Reid	☐ City of Brawley – Gordon Gaste	
Public Works – John Gay		South Coast Info. Ctr.	☐ City of Calipatria – Justina Gamboa Arce ☐ City of Holtville-Justina Gamboa/Nick	
		CA Fish & Game	Wells	
		CA Historic Preservation -	☐ Holtville Unified School Dist Celso Ruiz	
		CUPA – Roger Vintze	IID Water Dept. Jesse Silva, Manager	
		☐ Sierra Club- Edith Harmon	☐ IID Energy Dept Mike Jaramillo	
EHS Office – Jeff Lamoure/ Alphonso Andrade		☐ Campo Band of Mission Indians-Ralph Goff	☐ IID Environmental-Vikki Dee Bradshaw	
☐ IC Assessor's Office – Roy Buckner		☐ Naval Air Facility-David Hulse	☑ IID Environmental-Donald Vargas	
		□ Naval Air Facility- Rand Center, Community	☐ El Centro NAF – Richard Thomson	
☐ IV Air Applicators- Byron Nelson				
County Airport- Bill Turner			US Fish & Wildlife – Pete Sorensen	
☐ Board of Supervisors-Raymond Castillo			US Army Corps Engineer-Philip Crosbie	
Auditors- Douglas R. Newland			☐ LaPosta Band-Gwendolyn Parada	
			☐ Native American Tribe: Katy Sanchez	
Project Contact:	Project Planner: Joe Hernandez, Planner III (442) 267-1736 ext. 1748 • E-mail icpdscommentletters@co.imperial.ca.us			
Project ID:	Lot Merger #00134			
Project Location:	533 W. 9th Street, Holtville, CA; Assessor Parcel Number 045-390-006-000 and 045-390-044-000.			
Project Description:	Applicant is requesting a merger of parcel for future development of multifamily apartment complex			
Applicant:	Melon Properties, LLC 605 State Street, El Centro, CA 92243.			
COMMENTS DUE BY:	NOVEMBER 10, 2016			

LOT MERGER I.C. PLANNING & DEVELOPMENT SERVICES DEPT 801 Main Street, El Centro, CA 92243 (760) 482-4236

FINAL ACTION:

☐ APPROVED

DENIED

DATE

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -				
PROPERTY OWNER'S NAME	EMAIL ADDRESS			
Melon Properties, LLC	EMAIL ADDRESS			
2. MAILING ADDRESS	ZIP CODE PHONE NUMBER			
605 State Street, El Centro, CA				
3. ENGINEER'S NAME CAL. LICENSE NO.	92243 (760) 960-1473 (John Hawk) EMAIL ADDRESS			
Development Design & Engineering, Inc. 7107	aleon@dde-inc.net			
4. MAILING ADDRESS				
1065 State Street, El Centro, CA	ZIP CODE PHONE NUMBER			
5. PROPERTY "A" (site) ADDRESS	92243 (760) 353-8110			
533 W. 9th Street, Holtville, CA	LOCATION NECONICAL CARRIES OF THE CONTRACT OF			
	NEC Ninth St & Myrtle St Holtville, CA			
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 045-390-006-000	SIZE OF PROPERTY (in acres or square foot)			
	.44 +/- Ac (19,201.12 Sq. Ft)			
7. EXISTING USE Vacant Residential Lot	CURRENT ZONE			
	R1U			
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessar	ry)			
The west hair of Lots 9 & 10 of Kendle's Home Tract, as per Map N	O. 164, on file in the Office of the County Recorder of Imperial Count			
9. PROPERTY "B" (site) ADDRESS	LOCATION			
None Assigned	North of NEC Ninth St & Myrtle St Holtville, CA			
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s)	SIZE OF PROPERTY (in acres or square foot)			
045-390-044-000	.227 +/- Ac (9,9123.28 Sq. Ft)			
11. EXISTING USE	CURRENT ZONE			
Vacant Residential Lot	R1U			
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessa				
The west half of Lot 8 of Kendle's Home Tract, as per Map NO.	164, on file in the Office of the County Recorder of Imperial County			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER				
Merge parcels for future development of multifamily apartment complex.				
marge pared to ratare development of mathamily apartment complex.				
14. PROPOSED MERGED PARCEL SIZE	L DOGGOOD LIGHT			
.668 +/- Ac (29,113.4 Sq. Ft)	PROPOSED USE			
	Future development of multifamily apartment complex.			
PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)				
15. DESCRIBE PROPOSED SEWER SYSTEM(s)	Sit - S = it = S =			
Connect to C	City Sanitary Sewer System			
16. DESCRIBE PROPOSED WATER SYSTEM Connect to City Water System				
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL Currer	nt Existing Access from 9th Street (533 W. 9th St)			
18. IS THIS PARCEL PLANNED TO BE ANNEXED? IF YES, TO W ☐ Yes ☐ No City of Holt	VHAT CITY or DISTRICT?			
I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT. REQUIRED SUPPORT DOCUMENTS				
Annette Leon - Devel. Design & Eng (Agent)	4 0.77			
Print Name (owner)	A. SITE PLAN			
	B. PROPOSED LEGAL DESCRIPTION			
Signature (Owner A)	C. PRELIMINARY TITLE REPORT (6 months or newer)			
Annette Leon - Devel. Design & Eng (Agent) Print Name (Owner B) Date				
3.00	D. FEE			
Signature (Owner B) An owners notarized affidavit is required if application is signed by	E. OTHER			
Agent.				
APPLICATION RECEIVED BY:	DATE 10171/2 REVIEW / APPROVAL BY			
APPLICATION DEEMED COMPLETE BY:	OTHER DEPT'S required.			
ALL FIGURION DECINED COMPLETE BY:	DATE P.W. MERG#			
APPLICATION REJECTED BY:	DATE E.H.S.			
TENTATIVE HEARING BY:	DATE A. P. C. D. #100134			
	DATE			



CITY OF HOLTVILLE

121 WEST FIFTH STREET
HOLTVILLE, CALIFORNIA 92250-1298 • (760) 356-2912
"THE CARROT CAPITAL OF THE WORLD"

October 13, 2016

Jim Minnick Imperial County Planning & Development Services 801 Main Street El Centro, CA. 92243

RE: Melon Properties LLC proposed Inter-Jurisdictional Lot Merger

Please accept this letter in response to the Melon Properties LLC proposed Lot Merger through the County of Imperial. Specifically, the parcels proposed to be merged by Melon Properties, LLC consist of incorporated parcel 045-390-006 and unincorporated parcel 045-390-044, both of which abut an unimproved segment of Myrtle Avenue (Please Refer to Exhibit A). The City of Holtville has no objection to the proposed lot merger, subject to the following: 1) Abandonment of Myrtle Avenue shall be concurrent, or 2) Right-of-way dedication to full width standards. Dedication shall accommodate development standards for a "Local Street" with parking lanes (68' right-of-way width) which would require dedication of an additional 4' from the subject parcels.

The project documents, as submitted by Development Design and Engineering, indicate that Melon Properties LLC proposes to merge the parcels in support of a multifamily apartment complex under a proposed future Annexation, General Plan Amendment and Zone Change through the City of Holtville. It shall be noted that the City's authorization to move forward with the lot merger through the County of Imperial in no way implies the City's support of the proposed future development or subsequent intended actions through the City of Holtville. The City of Holtville reserves the right to evaluate all potential impacts and benefits that may result from the proposed development project, at a future date, after all the required studies, fiscal impacts and environmental assessments have been completed.

Thank you for the opportunity to comment. Should any questions arise, please do not hesitate to contact the City Manager, Nicholas Wells, at 760.356.4574, or me at 760.337.3883 and iarce@theholtgroup.net.

Best Regards,

City Planne

cc:

Nicholas Wells, City Manger Jack Holt, City Engineer Steve Walker, City Attorney Holtville Planning Commission Holtville City Council Jurg Heuberger, IC LAFCO Annette Leon, DD&E John Hawk, Meion Properties LLC File 116.432





ENGINEERING

October 12, 2016

Melon Property Multi-Family Residential Project Profile

Client:

Melon Properties, LLC

Engineer:

Development, Design & Engineering, Inc.

Location:

NE corner of Melon Ave. & 9th St.

Project Size: Approximately +/- 8.19 Acres

APN: 045-390-067, 045-390-065, 045-390-066, 045-390-044, 045-390-006

Proposed Development:

Multi-Family Units: +/- 8.19 acres

- A .34 acre residential community designated area situated at a centralized location of the project.
- The retention basin is large enough to accommodate open park space should the City of Holtville require it and is approximately .37 AC.
- Retention: +/- 16,279 SF, retention basin is sized to hold storm water for the site for a 100-year flood, please see engineer's calculation on Site Plan. If it is determined that the retention basin in times of rain does not diminish/percolate a mosquito abatement plan will be put into place.

Jurisdictions:

- City of Holtville
- Imperial County¹

Local Agencies

- County of Imperial
- City of Holtville
- LAFCO

¹ The property will be undergoing an Annexation

Applications:

- 1) Lot Merger (Processed through the County as the Lead Agency).
- 2) Street Abandonment of Myrtle Avenue
- 3) Environmental Information Review
- 4) Annexation (LAFCO, County of Imperial and The City of Holtville).
- 5) Lot Merger (Within the City of Holtville's Jurisdiction)
- 6) Site Plan Review
- 7) Zone Change from R-1 to R-3
- 8) General Plan Amendment
- 9) Community Tax-Share Agreement

Project Summary:

The Project Site

The proposed Melon Multi-Family Residential Project is currently situated on approximately +/-8.19 acres of undeveloped land currently located within the County of Imperial and the City of Holtville jurisdiction. In order to bring the Project into fruition the applicant must be required to annex all existing parcels located within the County of Imperial into the City of Holtville. Cocurrently through the Annexation process the applicant will be submitting a lot merger through the County of Imperial for APN's: 045-390-006 and 045-390-044. The City of Holtville has agreed to let the County of Imperial act as the lead agency in this endeavor and will provide the County of Imperial with proper documentation. Annexation, Lot Merger(s), Street Abandonment, General Plan Amendment, Zone Change, Environmental Review and Site Plan Review applications will be submitted to the applicable agency.

The Proposed Project

The project is located at the corner of Melon Ave. and 9th Street in Holtville near the City of Holtville's Boundary abutting the county line. The proposed project will be comprised of 12 Multi-Family Building Units that will that contain 168 total dwelling units. Within these 12 Multi-Family Building Units, 9 will be of Unit Type 1 and 3 will be of Unit Type 2. Located at the projects center will be a location for a .34 Residential Community Designated Area. Additionally, maintenance and laundry facility buildings will be located at the eastern portion of the proposed project. There are a total of 16 proposed new building structures for the project. The proposed project would add an addition of 168 dwelling units to the City of Holtville current housing stock and thus improve the quality of life for those citizens of Holtville who choose to live in the new proposed development.

Circulation and Parking

The main access to the proposed project will be located on Tenth Street located north of the project site. Secondary access will be located on the east Melon Road. The proposed circulation of the project is linear with a cul-du-sac located at the far east portion of the project site. Parking spaces line the path of interior traffic. The proposed project will contain a total of 236 parking spaces, 16 of which will be designated handicap to meet the ADA requirement.

Drainage & City Services

In order to control storm runoff there will be a retention basin located at the northwest portion of the proposed project. The retention basin is located at that location due to the sites topographic nature. The retention basin is designed to retain the onsite storm water. The retention basin drainage will be discharged to an approved drain outlet **or** to drain-out by percolation. If the retention basin is to drain-out by percolation and exceed the 72- hour threshold then a mosquito abatement will be required.

The project area will require City services such as sewer and water; therefore the property will require annexation into the City of Holtville.

EXHIBT "A" LOT MERGER NO. _ LEGAL DESCRIPTION ADJUSTED LOT

PARCEL "A":

THAT PORTION OF LOTS 8, 9 AND 10 OF KENDLE'S HOME TRACT, ACCORDING TO MAP NO. 164, ON FILE IN BOOK 3 PAGE 7 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF KENDLE'S HOME TRACT, ACCORDING TO SAID MAP NO. 164; THENCE NORTH 89°59'25" EAST A DISTANCE OF 165.01 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 8; THENCE SOUTH 00°00'45" EAST A DISTANCE OF 60.03 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 8; THENCE SOUTH 89°59'20" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°00'45" WEST A DISTANCE OF 60.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10 LYING 5.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 00°00'45" WEST A DISTANCE OF 60.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10 LYING 5.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89°59'10" WEST A DISTANCE OF 160.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°00'15" EAST A DISTANCE OF 60.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°00'15" EAST A DISTANCE OF 60.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00°00'15" EAST A DISTANCE OF 60.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00°00'15" EAST A DISTANCE OF 60.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 AND TO THE POINT OF BEGINNING.

Exp. 12-31

SAID AREA CONTAINING 0.669 ACRES MORE OR LESS.

EXHIBT "A" LOT MERGER NO. __ LEGAL DESCRIPTIONS EXISTING LOTS

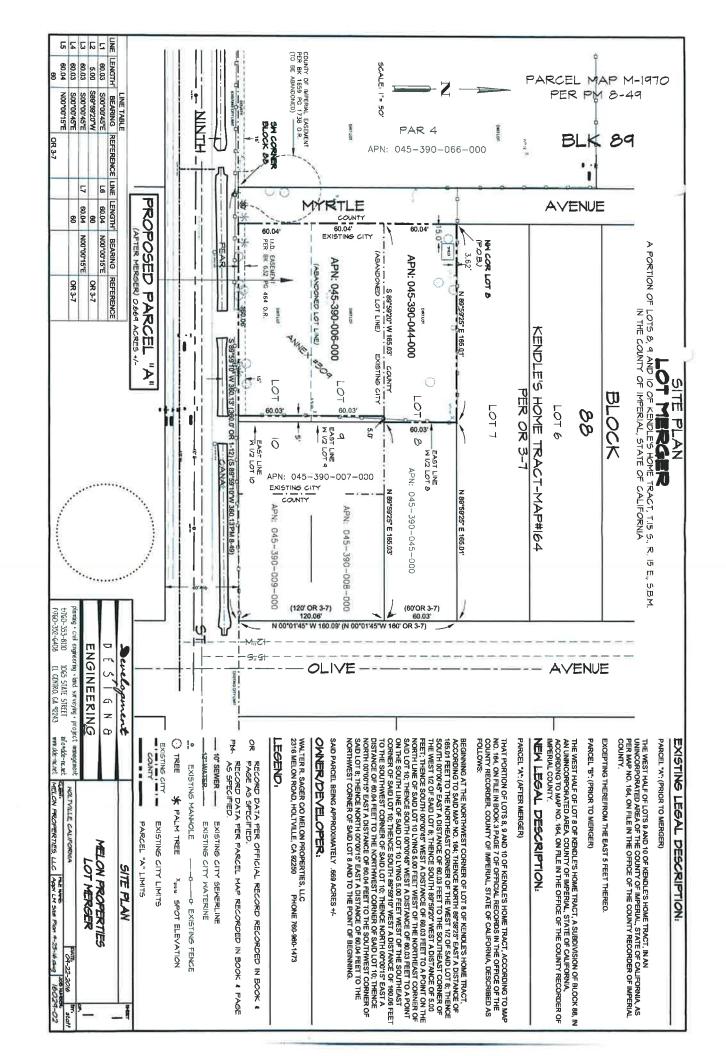
PARCEL "A":

THE WEST HALF OF LOTS 9 AND 10 OF KENDLE'S HOME TRACT, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA AS PER MAP NO. 164, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

EXCEPTING THEREFROM THE EAST 5 FEET THEREOF.

PARCEL "B":

THE WEST HALF OF LOT 8 OF KENDLE'S HOME TRACT, A SUBDIVISION OF BLOCK 88, IN AN UNINCORPORATED AREA, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 164, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



Home Imperial Assessor Inquiry **Tax Collector Inquiry IMPERIAL County Intranet Assessor Inquiry** Main New Search | Print Assassment Information Assessment No. 045-390-006-000 camera No Images Land 14910 Parcel Number 045-390-006-000 Structure **Asmt Desc** W2 LOTS 9 10 KENDLES HOME TR EXC E 5FT SUB BLK 88Fixtures Status Date Growing Taxability 000 TRA 005000 Total L&I 14910 Supl Cnt. 5 **Base Date** Fix R/P 07 MM PP Zoning Dwelling 0 Acres 0.00 045 PP N/C Flags Hox Exmpt Ag Preserve **EtAl** Other Exmpt. N N Notes Bonds Net 14910 Multiple Situses Flag1 N RC No. Flag2 N Asmt PP Pen T/R Date Tax PP Pen R/C Status Appeal Pend N Split Pend N Address 605 STATE ST EL CENTRO CA 92243 Situs 533 W 9TH STHoltville CA 92250 Document Mumber 190019999999 Creating Current 2013R028301 12/19/2013 Terminating Comments From 0453900601 07/25/2005 Megabyte Systems Inc Copyright © 2002-2008

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