



# Staff Report

Agenda Item No. D-2

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero, Planner

**Date:** April 15, 2025

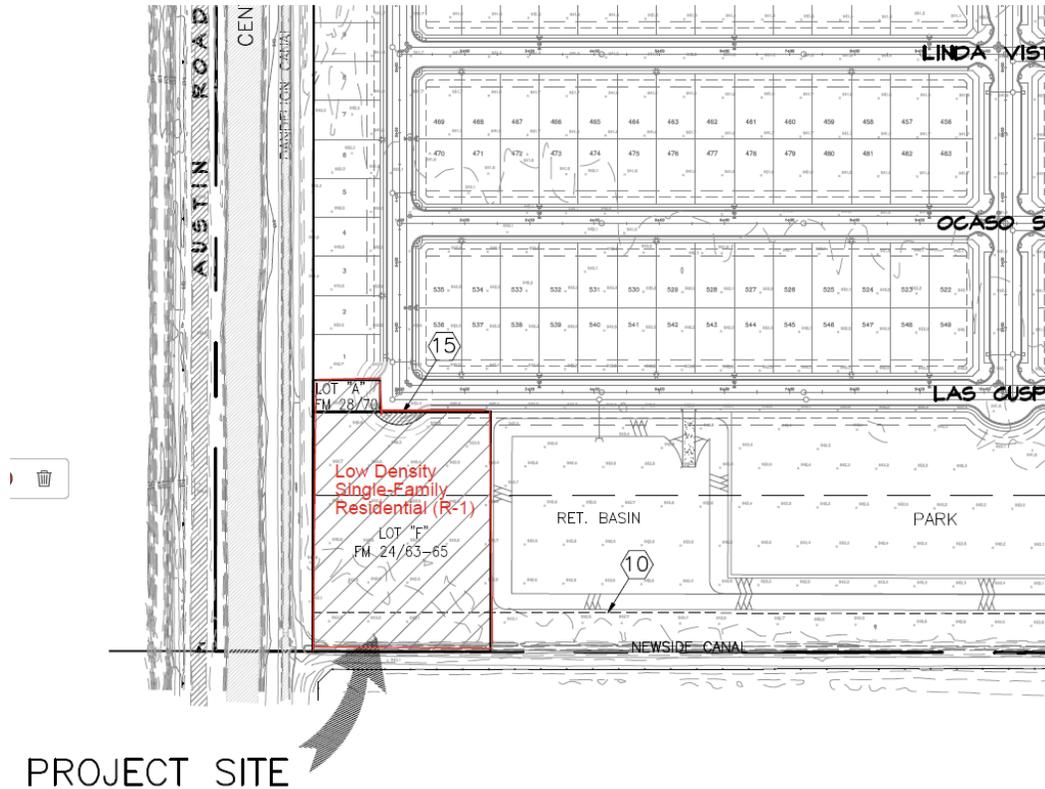
<b>Applicant:</b>	Daniel Dobron, Jupiter Ventures/Pacific West
<b>Project Location:</b>	304 S. Imperial Avenue
<b>Project Description:</b>	Tentative Tract Map TM 24-02 Subdivision of eleven (11), 6,000 single-family residential lots
<b>Zoning:</b>	Single-Family Residential (R-1)
<b>Environmental:</b>	Mitigated Negative Declaration (certified June 20, 2005)
<b>Recommendation:</b>	Approve, subject to Conditions of Approval

## **Background**

Developer Jupiter Ventures has proposed the subdivision of two adjacent parcels into eleven (11) single-family residential lots within the Monterrey Park Subdivision. The single-family residential lots encompass a net area lot of 2.43 acres designated as Residential Low-Medium (RLM) density in the City of Imperial's General Plan. The typical lot size within an RLM zoned property is 6,000 square feet with a maximum density of six units per acre. The Monterrey Park Subdivision project was originally approved in 2005 through the City's certification of a Mitigated Negative Declaration and associated entitlements, which included 598 residential units, three park sites, and a retention basin. The current proposal modifies the original plan by increasing the total number of units to 609 residential units and amending the original conditions of approval to align with the updated project requirements.

## **Project Site Description**

The project site consists of two parcels identified as Assessor's Parcel Number (APN) 064-281-068 (Lot F) and APN 064-295-084 (Lot A) in Tentative Map Monterrey Park Sub #2 Unit 3D provided in Attachment B. The adjacent parcels encompass a total net area of approximately 2.43 acres and are located on the Southwest corner of the Monterrey Park Subdivision, located at the Southeast corner of Austin and Brewer Roads.



**Environmental Discussion/CEQA Analysis**

The subject property is designated as Low-Density Residential under the General Plan and pre-zoned Single Family Residential (R-1), which permits the development of detached single-family residences at densities consistent with the proposed modifications. The increase in the density’s net change of residential units from 598 to 609 and the overall footprint of the project site is consistent with the scope of the previously conducted environmental analysis under the California Environmental Quality Act (CEQA).

The proposed Tentative Tract Map (TTM) aligns with the adjacent land uses demonstrated in the table below:

Direction	Land Use Designation	Zoning	Current Use
North	Low-Density Residential	Single Family Residential (R-1)	Single Family Homes
South	Public Use	General Industrial (I-1)	Imperial County Airport
East	Low-Density Residential	Single Family Residential (R-1)	Retention Basin
West	Agricultural	Imperial County A2 Zone	Agricultural Land

Staff review has determined the proposed amendment is consistent with applicable land use policies, development regulations, and remains within the thresholds identified in the certified Mitigated Negative Declaration evidenced by adopted Resolution 2005-24 provided in Attachment C and Resolution 2005-33 approving and adopting of the environmental documents for Monterey Park Subdivision provided in Attachment D, both executed in June 2005. The revised project advances the City’s objectives of promoting sustainable, livable, and well-integrated residential communities while adhering to the legal and policy framework governing land use within the City of Imperial.

### **Public Notification**

The public hearing scheduled for April 23, 2025, was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation, on April 10, 2025. A Notice of Public Hearing was mailed to all property owners within 300 feet of the property. The City of Imperial has not received any public comments for or against this project as of the date of this report's publication.

### **Recommendation**

Staff recommends that 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 that the Planning Commission forward a recommendation for approval of Tentative Tract Map TM 24-02 for Monterrey Park to the City Council.

### **Attachments**

- Attachment A – Draft Resolution PC2025-08 with Conditions of Approval
- Attachment B – Tentative Map Monterrey Park Sub #2 Unit 3D
- Attachment C – Resolution 2005-24 Approving the Monterrey Park Tentative Tract Map and Certifying a Mitigated Negative Declaration
- Attachment D – Resolution 2005-33 Approving and Adopting the Environmental Documents for the Monterrey Park Subdivision

Respectfully submitted,



Othon Mora, MCM, CBO  
Community Development Director

# TENTATIVE MAP MONTERREY PARK SUB #2 UNIT 3D

IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

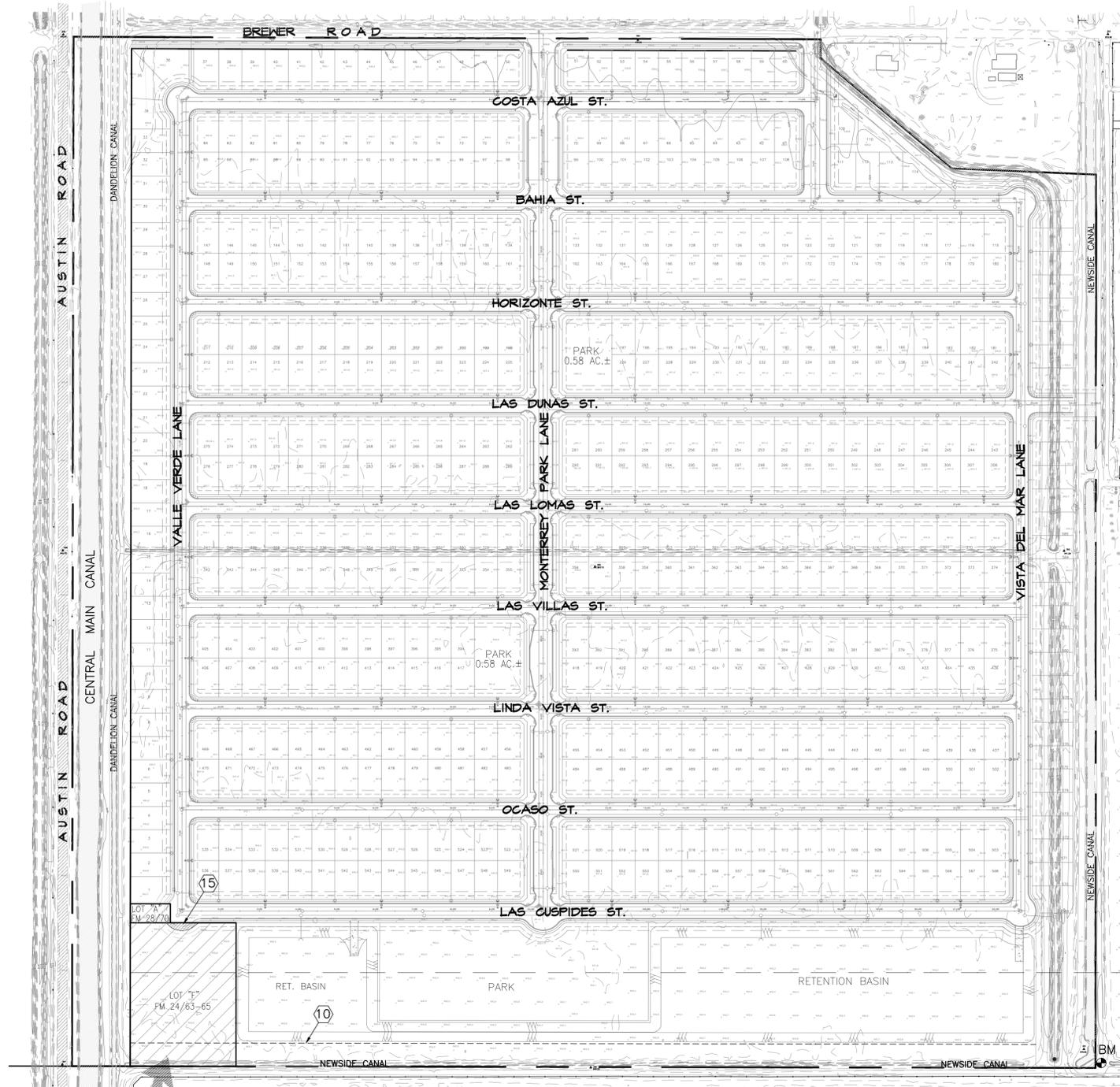
## GENERAL NOTES:

- (1) WATER AND SEWER FACILITIES PER THE CITY OF IMPERIAL
- (2) A GRADING AND DRAINAGE PLAN TO BE APPROVED BY THE CITY OF IMPERIAL CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT
- (3) IMPROVEMENTS MUST COMPLY WITH ALL STANDARDS, CODES AND ORDINANCES OF THE CITY OF IMPERIAL
- (4) SEWER LINES SLOPE A MINIMUM OF 0.002 FT/FT.
- (5) GUTTER FLOWLINE GRADES SLOPE A MINIMUM OF 0.002 FT / FT.
- (6) STREET NAMES ARE TO BE APPROVED BY THE CITY OF IMPERIAL
- (7) UNDERGROUND CONDUITS FOR ELECTRICAL POWER, CABLE, TELEVISION AND TELEPHONE TO BE LOCATED IN PARKWAYS BETWEEN SIDEWALKS AND PROPERTY LINE.
- (8) ESTIMATED POPULATION EQUIVALENTS:  
SINGLE FAMILY 4 PERSONS/LOT  
ESTIMATED POPULATION AT FULL DEV. 44 PERSONS
- (9) ESTIMATED AVERAGE DAY WATER DEMANDS:  
SINGLE FAMILY 250 GAL/PER/DAY  
ESTIMATED DEMAND AT FULL DEV. 11,000 GAL/ DAY  
PEAK FLOW AT FULL DEV. 19.10 GPM  
FIRE DEMAND AT PEAK FLOW AND 1500 GPM AT ONE HYDRANT AND 1000 GPM AT TWO SIMULTANEOUS HYDRANT.
- (10) ESTIMATED AVERAGE DAY SEWAGE DEMANDS:  
SINGLE FAMILY 100 GAL/PER/DAY  
ESTIMATED DEMAND AT FULL DEV. 1100 GAL/DAY  
PEAK FLOW AT FULL DEV. 2750 GAL/ DAY
- (11) FOR STORM WATER RETENTION BASIN SEE VICTORIA RANCH SUBDIVISION MASTER DRAINAGE DRAINAGE STUDY, RETENTION BASIN IS SIZED TO STORE THE 100-YEAR FREQUENCY STORM (3" OF RAIN). CONVEYANCE SYSTEM IS DESIGNED FOR A 25 YEAR STORM.
- (12) BUILDING SETBACKS:  
FRONT YARD SETBACK: (TO GARAGE) 20'  
SIDE YARD SETBACK: 5'  
REAR YARD SETBACK: 10'
- (13) STREET PAVING, CURBS AND GUTTERS, SIDEWALKS, STORM WATER DITCHES AND INLETS AND STORM WATER PIPELINES, LYING WITHIN STREET RIGHT- OF- WAY, TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF IMPERIAL
- (14) IMPROVEMENTS CALLED FOR OUTSIDE OF THE BOUNDARIES OF THIS SUBDIVISION SHALL BE SUBJECT TO ACQUISITION OF RIGHTS-OF-WAY AS PROVIDED BY SECTION 66456.1 OF THE SUBDIVISION MAP ACT
- (15) THE EXACT DESIGN AND LOCATION OF IMPROVEMENTS INDICATED ON THIS MAP SHALL BE DETERMINED BY THE DESIGN PROCESS AND APPROVED BY THE CITY ENGINEER
- (16) FINAL DESIGN OF THE STRUCTURAL PAVEMENT SECTION WILL BE DETERMINED BY THE SOILS ENGINEER
- (17) STREET SIGNAGE TO BE LOCATED PER THE CITY'S STANDARDS AND PAID BY THE DEVELOPER
- (18) THE FINAL LOCATION AND NUMBER OF STORM DRAIN LINES AND INLETS/OUTLETS SHALL BE DETERMINED IN FINAL ENGINEERING AND APPROVED BY THE CITY ENGINEER
- (19) 1" WATER SERVICE & 4" SEWER LATERAL WILL BE PROVIDED PER LOT
- (20) GROSS AREA: 2.03 ACRES
- (21) NET LOT AREA: +/- 2.43 ACRES
- (22) TOTAL NUMBER OF LOTS: 11
- (23) MINIMUM LOT SIZE: 6001.57 SQ FT
- (24) AVERAGE LOT SIZE: 6460.46 SQ FT
- (25) MINIMUM LOT WIDTH: 55.65 FT
- (26) MINIMUM LOT LENGTH: 96.85 FT

## RECORDED EASEMENTS:

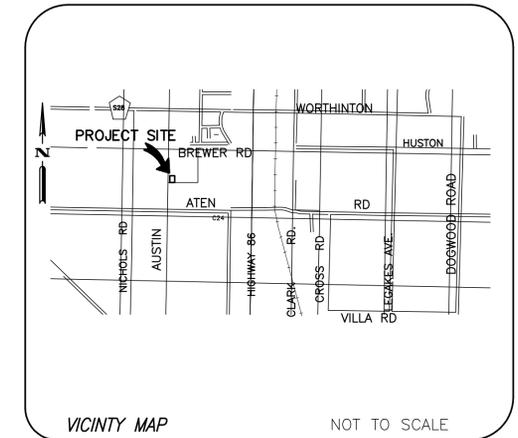
- 10 AN EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE AND/OR USE OF A NEWSIDE CANAL OR CANALS, OPEN AND/OR UNDERGROUND OR AS MAY HEREAFTER BE CONSTRUCTED, ENLARGED OR OTHERWISE CHANGED AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 2005 AS INSTRUMENT NO. 2005-037706 OF OFFICIAL RECORDS.  
IN FAVOR OF: IMPERIAL IRRIGATION DISTRICT  
AFFECTS: AS DESCRIBED THEREIN
- 13 AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED MAY 5, 2006 AS INSTRUMENT NO. 2006-022403 OF OFFICIAL RECORDS.  
IN FAVOR OF: COUNTY OF IMPERIAL, CALIFORNIA  
AFFECTS: AS DESCRIBED THEREIN  
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
- 15 AN EASEMENT FOR RIGHT OF WAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 11, 2024 AS INSTRUMENT NO. 2024005795 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF IMPERIAL  
AFFECTS: AS DESCRIBED THEREIN

LEGEND	SYMBOL	
	EXISTING	PROPOSED
CURB AND GUTTER AND SIDEWALK		
STREET LIGHT		
CATCH BASIN		
PAVEMENT		
DRAIN PIPE		
WATER LINE		
SEWER LINE		
LOT NUMBER	49	
PUBLIC UTILITY EASEMENT		
BUILDING SETBACK LINE		
RIGHT OF WAY		
B.M.		



PROJECT SITE

SITE MAP



## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 064-295-022-000)

LOT F OF MONTERREY PARK SUBDIVISION NO. 1, IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 24, PAGE(S) 63 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

PARCEL 2: (APN: PORTION OF 064-281-061-000 (UNDERLYING), 064-281-068-000 (NEW APN, NOT YET ASSESSED))

LOT A OF MONTERREY PARK SUBDIVISION NO. 2 - UNIT 3C, IN THE CITY OF IMPERIAL, AS PER MAP RECORDED IN BOOK 28, PAGE(S) 70 THROUGH 72 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, CALIFORNIA.

## OWNER/DEVELOPER

JUPITER VENTURES I, A CALIFORNIA LIMITED PARTNERSHIP  
32823 TEMECULA PKWY.  
TEMECULA, CA 92592

## ENGINEER

L C ENGINEERING CONSULTANTS INC.  
1065 STATE STREET  
EL CENTRO, CA 92243  
(760) 353-8110

## SOILS ENGINEER

LANDMARK CONSULTANTS, INC.  
780 N 4TH STREET  
EL CENTRO, CA 92243  
(760) 320-3000

## ASSESSORS PARCEL NUMBER

A.P.N. 064-295-022-000 AREA: 1.93 AC.  
A.P.N.(PORT)064-281-061-000 AREA: 0.096 AC.

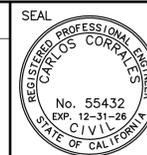
## FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 0625C1725C OF SEPTEMBER 26, 2008, THE SITE IS LOCATED IN FLOOD ZONE "X"

## LAND USE DATA

PRESENT ZONING: SINGLE FAMILY DWELLINGS  
PRESENT LAND USE: VACANT

ENGINEER OF RECORD  
PLANS PREPARED UNDER THE SUPERVISION OF  
BY: CARLOS CORRALES, P.E. DATE: \_\_\_\_\_  
R.C.E. NO.: 55432



BENCH MARK  
BM #1 TBM BRASS CAT WEST UPSTREAM WINGWALL OF CHECK @ DELIVERY 4&5 OF THE NEWSIDE CANAL. ELEVATION: 945.31

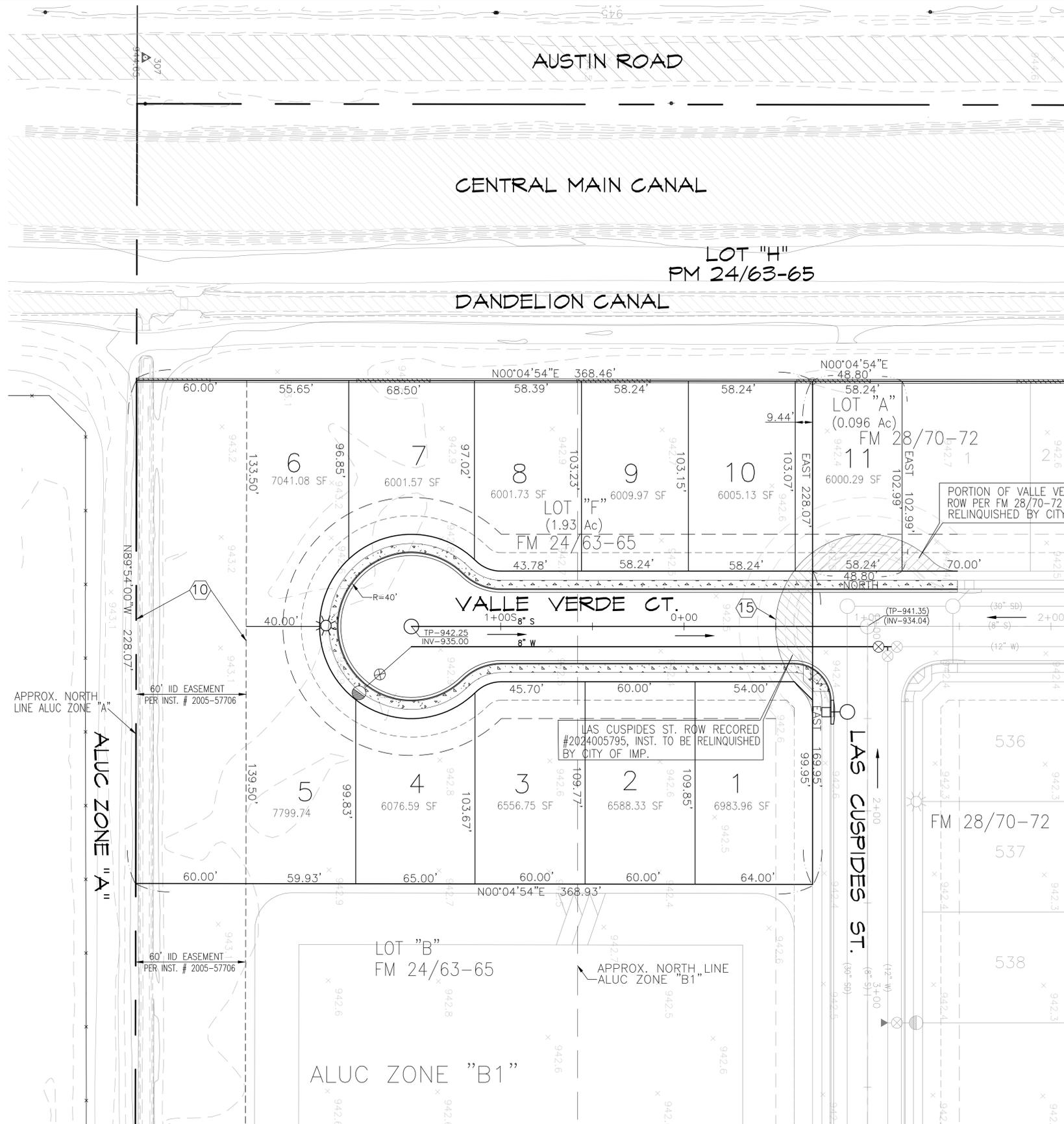
LC ENGINEERING CONSULTANTS INC.  
1065 State Street  
El Centro CA 92243  
www.lcec-inc.com info@lcec-inc.com  
tel: 760.353.8110 fax: 760.353.8148

TENTATIVE MAP  
MONTERREY PARK SUBD #2  
UNIT 3D

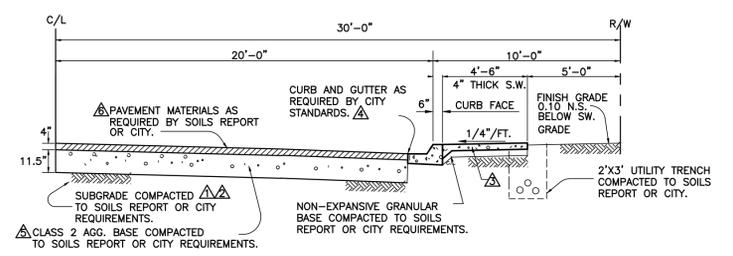
IMPERIAL, CALIFORNIA DATE: 01/27/25 BY: STAFF  
CLIENT: JUPITER VENTURES I, LP FILE NAME: C24035-00TM JOB NUMBER: C24035-00

SHEET 1  
2

L:\Projects\2024\C24035-00 (PWD-TM Monterrey Park-Parc F)\TM\C24035-00TM.dwg 01/27/2025 14:00



SCALE: 1" = 30'



TYPICAL STREET 1/2 SECTION - 60' R/W

T.I.=6 NO SCALE

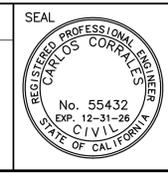
NOTES:

- ▲ REMOVE NATIVE MATERIAL TO 12-INCHES BELOW SUBGRADE DESIGN ELEVATION. IF DRY SOILS ARE ENCOUNTERED AT 12-INCHES BELOW SUBGRADE OF DESIGN ELEVATION, AN ADDITIONAL 12-INCHES OF SOIL SHALL BE UNIFORMLY MOISTURE CONDITIONED TO 4% TO 8% ABOVE OPTIMUM MOISTURE CONTENT.
- ▲ COMPACT SUBGRADE TO 90% OF MAXIMUM DENSITY PER ASTM D-1557. PRE WETTING OF SOILS SUBGRADE TO 3.5 FEET MAY BE REQUIRED DEPENDING ON MOISTURE OF SUBGRADE AT THE TIME OF AGGREGATE BASE PLACEMENT. MAXIMUM TESTS OF SUBGRADE SHALL BE 8-INCHES LOOSE MATERIAL.
- ▲ SIDEWALK PER CITY STANDARDS.
- ▲ PCC CURB AND GUTTER PER DETAIL CITY STANDARDS.
- ▲ CLASS 2 AGGREGATE BASE COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-1557. SEE SPECIFICATION 4.04 ON SHEET 12.
- ▲ ASPHALTIC CONCRETE SHALL BE CALTRANS TYPE A HMA WITH PG-70-10 AC, COMPACTED TO A MIN. OF 95% OF HVEEM DENSITY OR A MINIMUM OF 92% OF MAXIMUM THEORETICAL DENSITY (ASTM D2041). SEE SPECIFICATION 4.05 ON SHEET 12.

LEGEND

	EXISTING	PROPOSED
CURB AND GUTTER AND SIDEWALK		
STREET LIGHT		
CATCH BASIN		
PAVEMENT		
DRAIN PIPE		
WATER LINE		
SEWER LINE		
LOT NUMBER	49	
PUBLIC UTILITY EASEMENT		
BUILDING SETBACK LINE		
RIGHT OF WAY		

ENGINEER OF RECORD  
 PLANS PREPARED UNDER THE SUPERVISION OF  
 BY: CARLOS CORRALES, P.E. DATE: \_\_\_\_\_  
 R.C.E. NO.: 55432



LC ENGINEERING CONSULTANTS INC.  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES  
 1065 State Street  
 El Centro CA 92243  
 www.lce-inc.com info@lce-inc.com  
 442-950-8888 fax: 951-351-4948

TENTATIVE MAP  
 MONTERREY PARK SUBD #2  
 UNIT 3D  
 IMPERIAL, CALIFORNIA  
 CLIENT: JUPITER VENTURES I, LP  
 DATE: 01/27/25  
 SHEET: 2 OF 2  
 BY: STAFF  
 JOB NUMBER: C24035-00TM  
 FILE NAME: C24035-00TM

## RESOLUTION NO. 2005-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL  
APPROVING AND ADOPTING THE ENVIRONMENTAL DOCUMENTS FOR THE  
MONTERREY PARK SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF  
AUSTIN AND BREWER ROADS**

**WHEREAS**, the Environmental Evaluation Committee has conducted an initial study on the possible environmental consequences of the proposed Monterrey Park project, which study was initially completed November 11, 2004; and

**WHEREAS**, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

**WHEREAS**, the Environmental Evaluation Committee, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Planning Director, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

**WHEREAS**, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

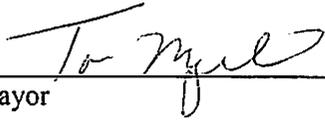
**WHEREAS**, the Council of the City of Imperial has reviewed and considered the environmental study, the findings and determination of the Environmental Evaluation Committee and the Planning Commission, the proposed Mitigated Negative Declaration, the proposed Mitigation Monitoring Program, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the City Council at the public hearing held on June 15, 2005, and June 20, 2005, all comments and materials submitted prior thereto; and

**WHEREAS**, the Council of the City of Imperial has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Imperial, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Monterrey Park project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration and associated Mitigation Monitoring Program are implemented prior to development of the subject property.

**BE IT FURTHER RESOLVED** that the Council approves and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

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

I, the undersigned, City Clerk of the City of Imperial, DO HEREBY CERTIFY that the foregoing Resolution No. 2005-33 was duly and regularly adopted at an adjourned regular meeting of the Imperial City Council held on the 20<sup>th</sup> day of June 2005, by the following vote:

AYES: COX, SAMPSON, AND MAZEROLL  
NAYES: NONE  
ABSENT: DALE  
ABSTAIN: GRAN MOTION CARRIED 3-0-1

  
\_\_\_\_\_  
DEBRA JACKSON, CITY CLERK  
CITY OF IMPERIAL, CALIFORNIA

## RESOLUTION NO. 2005-33

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL  
APPROVING AND ADOPTING THE ENVIRONMENTAL DOCUMENTS FOR THE  
MONTERREY PARK SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF  
AUSTIN AND BREWER ROADS**

**WHEREAS**, the Environmental Evaluation Committee has conducted an initial study on the possible environmental consequences of the proposed Monterrey Park project, which study was initially completed November 11, 2004; and

**WHEREAS**, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

**WHEREAS**, the Environmental Evaluation Committee, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and the Planning Director, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

**WHEREAS**, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

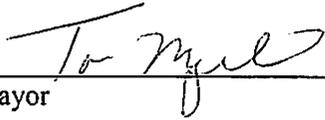
**WHEREAS**, the Council of the City of Imperial has reviewed and considered the environmental study, the findings and determination of the Environmental Evaluation Committee and the Planning Commission, the proposed Mitigated Negative Declaration, the proposed Mitigation Monitoring Program, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the City Council at the public hearing held on June 15, 2005, and June 20, 2005, all comments and materials submitted prior thereto; and

**WHEREAS**, the Council of the City of Imperial has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Imperial, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Monterrey Park project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration and associated Mitigation Monitoring Program are implemented prior to development of the subject property.

**BE IT FURTHER RESOLVED** that the Council approves and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA)  
COUNTY OF IMPERIAL )ss  
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AYES: COX, SAMPSON, AND MAZEROLL  
NAYES: NONE  
ABSENT: DALE  
ABSTAIN: GRAN MOTION CARRIED 3-0-1

  
\_\_\_\_\_  
DEBRA JACKSON, CITY CLERK  
CITY OF IMPERIAL, CALIFORNIA