



staff report

Agenda Item No.

D-3

To: Imperial Planning Commission

From: Jorge Galvan, AICP, Director of Planning and Development

Date: April 18, 2016

Project: **Justo Felix Annexation**
West Side of Clark Road ("P" Street) North of Aten Road

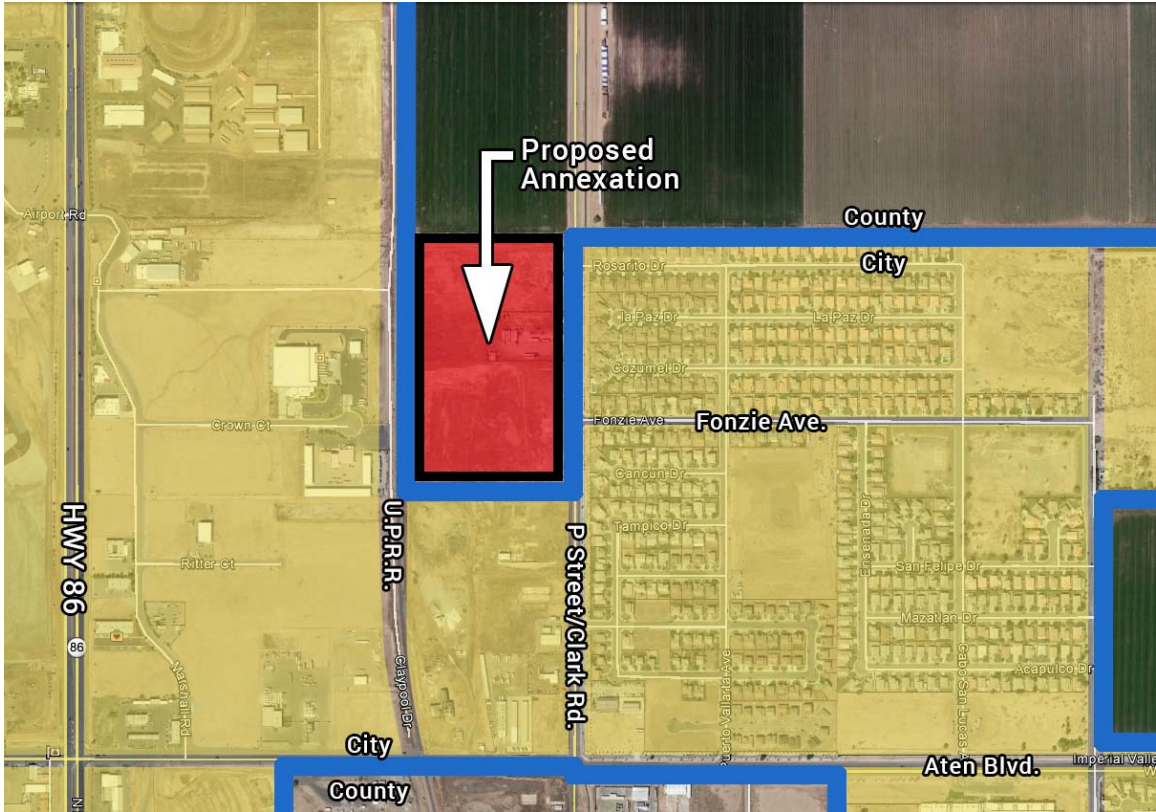
Summary:

Applicant:	Justo Felix/T.O. Transport
Project Location:	West Side of Clark Road ("P" Street) North of Aten Road (27.01 acres) Assessor's Parcel Numbers: 044-200-077, 044-200-079, and 044-200-081
Pending Action:	<ul style="list-style-type: none">• CEQA Compliance• Pre-Zone• Annexation
Zoning:	Current: County Zoning M2-U (Medium Industrial, Urban Overlay) Proposed: City of Imperial I-2 Rail Served Industrial
General Plan:	Existing: County Land Use Designation Urban Area Proposed: City of Imperial Rail Served Industrial (No Change)
Environmental:	Negative Declaration

INTRODUCTION AND BACKGROUND

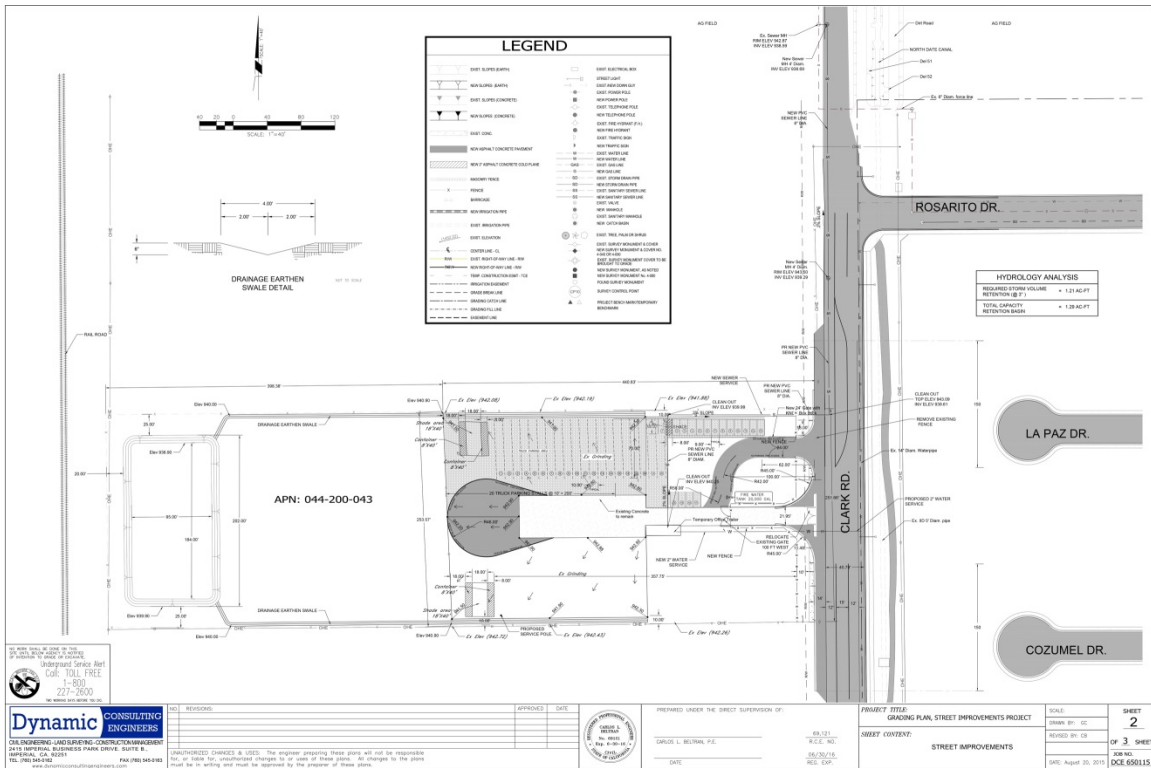
T.O. Transport Company began developing a truck parking and storage facility at 2475 Clark Road located in an unincorporated area of the County of Imperial across the street from the Bratton Subdivision. The development project was done without a building permit and was subsequently red-tagged by the County of Imperial. The owner then started the compliance process. The County required that the project obtain water and sewer services from the City of

Imperial and City Council approved the extension of services to the project site. Since the project is located outside of City limits, the owner had to also obtain approval from the Local Area Formation Commission (LAFCo). LAFCo required that 2475 Clark Road and the adjacent parcels be annexed into the City of Imperial because of their proximity to the City boundaries (see image below).



The proposed project involves the annexation of three parcels (Assessor's Parcel Numbers: 044-200-077, 044-200-079, and 044-200-081) with a total area of approximately 27.01 acres. Only one of the parcels (APN 044-200-079) would be developed as a truck parking and storage facility while the other two parcels would remain vacant (see site plan on next page).

It is important to note that the Applicant owns two of the three parcels (044-200-077 and 044-200-079). Attempts have been made by the Applicant to obtain consent from the other property owner but there has been no contact. The Applicant constitutes a majority vote for the purposes of LAFCo approval.



General Plan Consistency

The project site is currently undeveloped land located on the west side of Clark Road ("P" Street) within an unincorporated area of the County of Imperial. Under Imperial County's General Plan the Land Use designation is Urban Area. The project area is planned for Urban Development and is currently zoned by Imperial County as County Zoning M2-U (Medium Industrial, Urban Overlay). Properties to the north and northeast of the project site have agricultural land under production. The property to the south of the site is a vacant, industrially-zoned parcel. Immediately to the west of the project site is the Crown Court Industrial Business Park separated from the project site by railroad right-of-way. Across the street on Clark Road is the Bratton Subdivision comprising of single-family residential development.

The Imperial General Plan Land Use Element designates the subject site as Rail Served Industrial and included as an area for annexation into the City. No changes to the General Plan Land Use Designation are proposed. Proposed zoning would be I-2 Rail Served Industrial to be consistent with the General Plan.

Clark Road ("P" Street) is designated as a Major Arterial in the General Plan Circulation Element since it connects areas of the City of Imperial to El Centro and beyond. Additional right-of-way will be required from the project site to ensure consistency with the General Plan.

Since the project is consistent with the General Plan, no amendment is required.

Environmental Review

An Initial Study was prepared to identify any potential impacts resulting from the proposed truck parking facility and annexation of the entire project site. Due to the limited nature of the project,

only less-than-significant impacts were identified. The Initial Study shows that a Negative Declaration is appropriate.

RECOMMENDATION

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. The Planning Commission may add Conditions of Approval and make recommendations on the following actions pending by City Council:

1. Approval and Certification of the Draft Negative Declaration;
2. Approval of the Pre-Zone and
3. Approval of the Annexation subject to the attached Conditions of Approval

Respectfully Submitted,



Jorge Galvan, Planning Manager

Attachments: Initial Study
Resolution No. PC2016-06 with Conditions of Approval