

HEBER PUBLIC UTILITY DISTRICT

REPORT TO BOARD OF DIRECTORS

MEETING DATE: December 18, 2025

FROM: Madeline Dessert, General Manager

SUBJECT: Imperial Center Similarity of Use Request – Information Only

Background:

A tenant and Transitional Housing facility within the Imperial Center Specific Plan Area has applied for a similarity of use determination with the County of Imperial Planning Department stating that the proposed use is functionally indistinguishable from an extended-stay hotel with embedded social services, a use already contemplated in the Specific Plan for that location. The facility would provide “Interim, Recuperative Care and Transition Housing”

The applicant is requesting a Similar Use Determination and the issuance of a Conditional Use Permit under the same review framework applied to hotels and transitional/supportive housing projects within the Imperial Center. The County of Imperial Planning Commission held a public hearing on the matter on December 18, 2025.

Update to follow posting.

Fiscal Impact:

No Fiscal Impact to the District.

Respectfully,

Madeline Dessert

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: December 18, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM / No.8

PROJECT TYPE: Similarity of Use – Interim Recuperative Care and Transitional Housing Facility SUPERVISOR DIST #5

LOCATION: 1131 & 1147 Yourman Rd APN: 054-680-007-000 & 008

Heber, CA 92249 PARCEL SIZE: +/-1.88 & 2.05AC

GENERAL PLAN (existing) Heber Specific Plan Area GENERAL PLAN (proposed) N/A

ZONE (existing) ICC-G-SPA (Imperial Center Commercial Zone with Geothermal Overlay within the Specific Plan Area) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 12/18/2025

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED

OTHER CEO

REQUESTED ACTION:

IT IS RECOMMENDED THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. MAKE THE FINDING THAT THIS "SIMILARITY OF USE" DETERMINATION IS STATUTORILY EXEMPT FROM CEQA PER ARTICLE 18, SECTION 15268 (A) AND (C) MINISTERIAL PROJECTS, OF CEQA AND SECTION 90203.10 (F) OF THE IMPERIAL COUNTY LAND USE ORDINANCE, TITLE 9, AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND
2. APPROVE OF DENY THE RESOLUTION AND MAKE THE ATTACHED FINDINGS TO ALLOW THE REQUESTED USE; AND,
3. DETERMINE WHETHER THE PROPOSED "INTERIM RECUPERATIVE CARE & TRANSITIONAL HOUSING PROGRAM" IS A SIMILAR USE TO THE IMPERIAL CENTER SPECIFIC PLAN "HOTEL" DESIGNATION (AS A PERMITTED USE WITH A CONDITIONAL USE PERMIT).

Planning & Development Services
 801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736
 (Jim Minnick, Director)

STAFF REPORT
Planning Commission Meeting
December 18, 2025

Project Name: **Similarity of Use – Imperial Center LLC**

Applicant: **Community Care Campus, Imperial Valley**
By National Healthcare & Housing Advisors
1131 Yourman Road Ste A
Heber Ca. 92249

Agent: **Duggins Construction Inc.**
341 Crown Ct.
Imperial, CA, 92251

Project Location:

The location of the proposed project is at 1131 Yourman Rd. & 1147 Yourman Rd, Heber CA. within the Imperial Center Specific Plan Area, property identified under Assessor's Parcel Numbers (APN) 054-680-007-000 and 054-680-008-000 and legally described as LOT 7 OF IMPERIAL CENTER SUB UN1 TR954 1.88AC, and LOT 8 OF IMPERIAL CENTER SUB UN1 TR954 2.05AC in an unincorporated area of the County of Imperial.

Project Summary:

The applicant is requesting a Similarity of Use determination to operate an Interim Recuperative Care and Transitional Housing facility within the Imperial Center Specific Plan Area, stating that the proposed use is functionally indistinguishable from an extended-stay hotel with embedded social services, a use already contemplated in the Specific Plan. The facility would provide transitional housing outcomes using hotel-style operations, while imposing fewer impacts than either use individually. They are requesting a Similarity of Use Determination to apply for a Conditional Use Permit under the same review framework applied to hotels and transitional/supportive housing projects within the Imperial Center.

The program provides short-term, service-enriched lodging with wraparound support that includes light case management, service coordination, 24/7 on-site staffing, and staff oversight of clients' self-directed medical regimens to support recovery from illness or injury while experiencing homelessness. The State Department of Health Care Services categorizes Recuperative Care as unlicensed temporary room and board, further aligning the use with hotel-type accommodations.

This program offers structured, temporary lodging designed to stabilize individuals exiting hospitals or shelters and transition them into permanent housing. Its operational characteristics, short-term stays, individual rooms, daily services, on-site staffing, and supportive coordination functionally align with those of a hotel while incorporating

elements of transitional housing. As such, the proposed use generates impacts, activities, and outcomes comparable to those already anticipated and permitted within the Specific Plan.

1. The proposed use resembles or is of the same basic nature as an identified use or a conditional use in that zone?

- a. The proposed Interim Housing and Wraparound Supports Program is similar to the "Hotel" use listed in the Imperial Center Specific Plan under the allowed uses for commercial zones.

2. The proposed use includes activities, equipment, or materials typically employed in the identified use?

- a. The activities, equipment, and materials associated with a "Hotel" use are similar to those of the Interim Housing program, which provides short-term, non-permanent stays; 24/7 on-site staff; structured daily meals; sleeping rooms with individual beds and personal storage; daily housekeeping and linen services; concierge-style support; and non-clinical medical coordination. The primary goal for clients is to achieve stability and transition out of the facility or to a higher level of care.

3. The proposed use has equal to or less impacts on traffic, noise, dust, odor, vibration and appearance than the identified listed use?

- a. The proposed use will have equal or less impact on traffic, noise, dust, odor, vibration, and appearance, as it will operate in a manner similar to hotel operations.

4. All impacts identified could and would be mitigated through conditions?

- a. The Imperial Center Specific Plan is subject to Development Standards which would be placed through conditions to reduce any identified impacts.

5. The "Similar" use, if allowed in the proposed zone, will not affect the health, safety and welfare of the public or impact the property and residents in the vicinity?

No negative effects to the health, safety or welfare of the public are expected as the operations the proposed Interim Housing.

Once a use has been found to be "similar" by the Commission, it shall be listed as such by the Department within the Imperial Center Specific Plan Area, Chapter 6- Land Use Plan, and may be used by other applicants.

The determination of similar use shall be ministerial action and shall not require CEQA documentation.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND	ZONING	GENERAL
Project Site	Imperial Center Existing Building Vacant	ICC-G-SPA Imperial Center Commercial Zone with Geothermal Overlay within a Specific Plan Area	Specific
North	Vacant	ICC-G-SPA Imperial Center Commercial Zone with Geothermal Overlay within a Specific Plan Area	Specific
South	Vacant	ICC-G-SPA Imperial Center Commercial Zone with Geothermal Overlay within a Specific Plan Area	Specific
East	Vacant	A-2 General Agricultural Zone	Agriculture
West	Vacant	A-2-G-SPA General Agricultural Zone with Geothermal Overlay, within a Specific Plan Area	Specific

Staff Recommendation:

It is recommended that the Planning Commission conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you take following actions:

- 1) Make the finding that this "Similarity of Use" determination is Statutorily Exempt from CEQA per Article 18, Section 15268 (a) and (c) Ministerial Projects, of CEQA and Section 90203.10 (F) of the Imperial County Land Use Ordinance, Title 9, and that no further environmental documentation is necessary; and,
- 2) Approve or Deny the Resolution and make the attached Findings to allow the requested use; and,
- 3) Determine whether the proposed "Interim Recuperative Care & Transitional Housing Program" is a similar use to the Imperial Center Specific Plan "Hotel" designation (as a Permitted Use with a Conditional Use Permit).

PREPARED BY: Rocio Yee, Planner II
Planning & Development Services

For [Signature]

REVIEWED BY: Michael Abraham, AICP, Assistant Director of
Planning & Development Services

[Signature]

APPROVED BY: Jim Minnick, Director of
Planning & Development Services

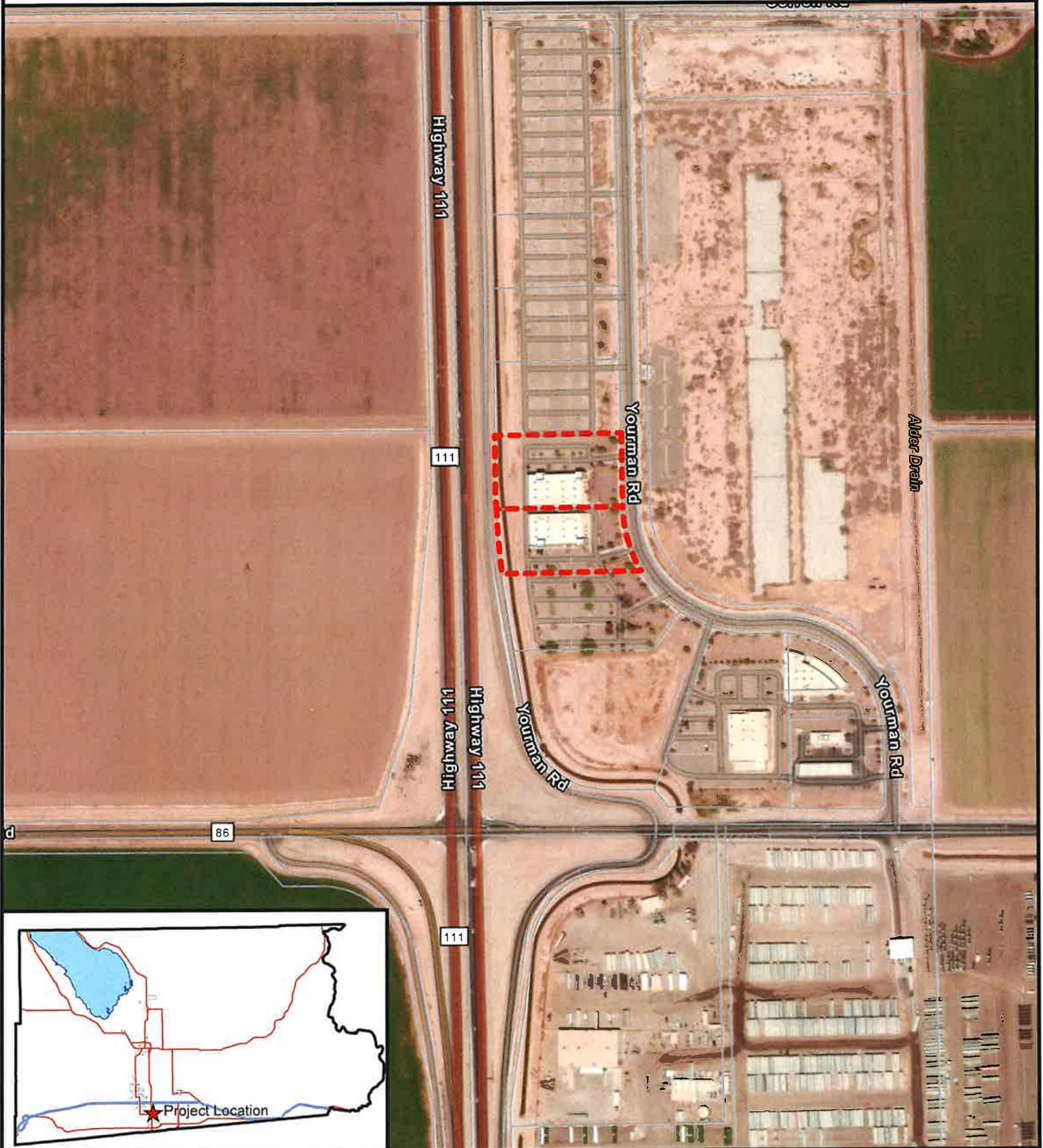
For [Signature]

ATTACHMENTS:

- A. Vicinity Map
- B. Planning Commission Resolution
- C. Application
- D. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



**INTERIM HOUSING
NATIONAL HEALTHCARE & HOUSING
ADVISORS (NHHA)
SIMILARITY OF USE / IMPERIAL CENTER LLC
APN: 054-680-007 & 054-680-008**

-  Project Location
-  Parcels
-  Centerline



ATTACHMENT "B"
PLANNING COMMISSION
RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA TO DETERMINE THAT INTERIM RECUPERATIVE CARE AND TRANSITIONAL HOUSING FACILITY IS A “SIMILAR USE” TO THE PERMITTED USES FOR THE IMPERIAL CENTER SPECIFIC PLAN AREA.

WHEREAS, Community Care Campus (Imperial Valley), has submitted a request for a determination of “similar use” for an Interim Recuperative Care, in the Imperial Center Specific Plan Area; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 18, 2025; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the request for determination of “similar use” prior to approval; the Planning Commission finds and determines that the request for determination is adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance and based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings have been made:

A. The proposed use resembles or is of the same basic nature as an identified use or a conditional use in that zone?

The proposed Interim Recuperative Care and Transitional Housing facility is similar to the “Hotel” use listed in the Imperial Center Specific Plan under the allowed uses for commercial zones.

B. The proposed use includes activities, equipment, or materials typically employed in the identified use?

The activities, equipment, and materials associated with a “Hotel” use are similar to those of the Interim Housing program, which provides short-term, non-permanent stays; 24/7 on-site staff; structured daily meals; sleeping rooms with individual beds and personal storage; daily housekeeping and linen services; concierge-style support; and non-clinical medical coordination. The primary goal for clients is to achieve stability and transition out of the facility or to a higher level of care.

C. The proposed use has equal to or less impacts on traffic, noise, dust, odor, vibration and appearance than the identified listed use?

The proposed use will have equal or less impact on traffic, noise, dust, odor, vibration, and appearance, as it will operate in a manner similar to hotel operations.

D. All impacts identified could and would be mitigated through conditions?

The Imperial Center Specific Plan is subject to Development Standards which would be placed through conditions to reduce any identified impacts.

E. The "Similar" use, if allowed in the proposed zone, will not affect the health, safety and welfare of the public or impact the property and residents in the vicinity?

No negative effects to the health, safety or welfare of the public are expected as the operations the proposed Interim Housing.

Once a use has been found to be "similar" by the Commission, it shall be listed as such by the Department within the Imperial Center Specific Plan Area, Chapter 6- Land Use Plan, and may be used by other applicants.

The determination of similar use shall be ministerial action and shall not require CEQA documentation.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission DOES HEREBY DETERMINE THE PROPOSED USE IS SIMILAR.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on December 18, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick
Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT "C"
APPLICATION



November 13, 2025

County of Imperial Planning Department
801 Main Street
El Centro, CA 92243
Attn: Jim Minick

Property Address:

1131 Yourman Road, Heber, CA 92249 (APN #054-680-007)
1147 Yourman Road Suite A, Heber, CA 92249 (APN #054-680-008)

Subject: Similar Use Request Justification

Similar Use Request Justification

We believe that our planned use of Interim Housing and Wraparound supports Program is similar to the Hotel use as listed in the Imperial Center Specific Plan under allowed uses for commercial zones because of the similarities. The wraparound support includes light case management, services coordination, 24/7 on-site staffing, staff oversight of clients’ self-directed medical regimen to ensure recovery from illness or injury while experiencing homelessness. Furthermore, the State Department of Healthcare Services categorizes Recuperative Care as unlicensed temporary room and board.

This short-term, structured, service-enriched lodging program—designed to stabilize individuals exiting hospitals or shelters and move them into permanent housing—operates at the **functional intersection of a hotel and transitional housing**, delivering impacts, services, and outcomes already anticipated and approved under the Plan.

Why This Program Is Substantially Similar to “Hotel” and “Transitional Housing”

Criterion	Our Program	Hotel / Transitional Housing
1. Short-Term, Non-Permanent Stays	Average 30–90 days; goal is exit to permanent housing	Hotels: transient lodging; Transitional Housing: 30–180 days max
2. 24/7 On-Site Staffing	Trained staff 24/7 for safety, support, and coordination including Safety & Stabilization Counselors cross-trained to also provide security 24/7	Hotels: front desk, security; Transitional: Site manager, security
3. Structured Daily Meals	3 nutritious meals/day in common dining	Hotels: complimentary breakfast, room service; Transitional: shared kitchen/dining



4. Sleeping Room	Individual beds and personal storage, Wi-Fi	Hotels: guest rooms; Transitional: dorm-style or apartment units
5. Housekeeping & Linen Service	Daily deep cleaning, fresh linens	Standard hotel operations
6. Concierge-Style Support	Case managers assist with medical follow-ups, housing applications, transportation, life skills	Hotels: concierge; Transitional: case management required
7. Medical Coordination (Non-Clinical)	Medication education, appointment scheduling, transport to clinics	Hotels often arrange doctor visits; Transitional links to health services
8. Goal: Stability & Exit	Goal is for clients graduate to housing or a higher level of care	Transitional housing mandate; hotels facilitate onward travel
9. Traffic & Parking	< 50 daily trips (staff + transport); 1 space per 2 beds + 3 staff	Well within hotel trip-generation tables (ITE)
10. No Clinical Treatment	Zero medical procedures, no licensing, no Title 22	Neither hotels nor transitional housing provide treatment

Public Benefit & Community Alignment

This program is **not a medical facility**—it is **recovery-focused transitional lodging** that:

- Prevents hospital readmissions
- Reduces shelter bed demand
- Ends chronic street homelessness for participants
- (Operates with less intensity than a hotel (fewer peak trips, most clients do not have vehicles, no bar/lounge, no events))

It directly advances **Imperial County General Plan** goals:

- **Housing Element:** Increase transitional & supportive housing supply
- **Health & Human Services:** Bridge healthcare and housing
- **Economic Development:** Reuse vacant commercial buildings for community benefit

Operational Safeguards (Same as Hotel/Transitional Use)

We commit to all standard conditions applied to hotels and transitional facilities:

- Professional management plan (24/7 staffing roster)
- Good Neighbor Agreement with local businesses
- Secured entry, camera monitoring, fire/life-safety compliance
- Quarterly reporting: length of stay, housing outcomes, incident log
- No walk-ins; intake only via hospital/shelter referral



Conclusion

Our **Interim Recuperative Care & Transitional Housing Program** is **functionally indistinguishable** from an **extended-stay hotel with embedded social services**—a use already contemplated in the Specific Plan. It delivers **transitional housing outcomes** using **hotel-style operations**, all while imposing **fewer impacts** than either.

We therefore request a **Similar Use Determination** and issuance of a **Conditional Use Permit** under the same review framework applied to hotels and transitional/supportive housing projects in the Imperial Center.

A handwritten signature in black ink, appearing to read "Terry Campbell".

Terry Campbell, COO of NHHA

November 14, 2025



Wednesday, November 26, 2025

Dear Imperial Valley Planning Commission,

National Healthcare and Housing Advisors, LLC ("NHHA") hereby authorizes **Duggins Construction Inc.** to act as our designated representative for matters related to: Community Care Campus, Imperial Valley Project located 1131 & 1147 Yourman Rd Heber, CA 92249

Duggins Construction Inc. is authorized to represent NHHA solely for purposes associated with the Imperial Valley Project listed above. This authorization may be modified or revoked at NHHA's discretion with written notice.

We understand and appreciate the importance of adhering to all County of Imperial Valley guidelines and requirements. We are prepared to provide any necessary documentation and pay any associated fees promptly to facilitate the prompt establishment of the requested.

If you require additional verification or have any questions, please contact me directly at 714-361-0014 or ygurrola@nhhadvisors.com. Thank you.

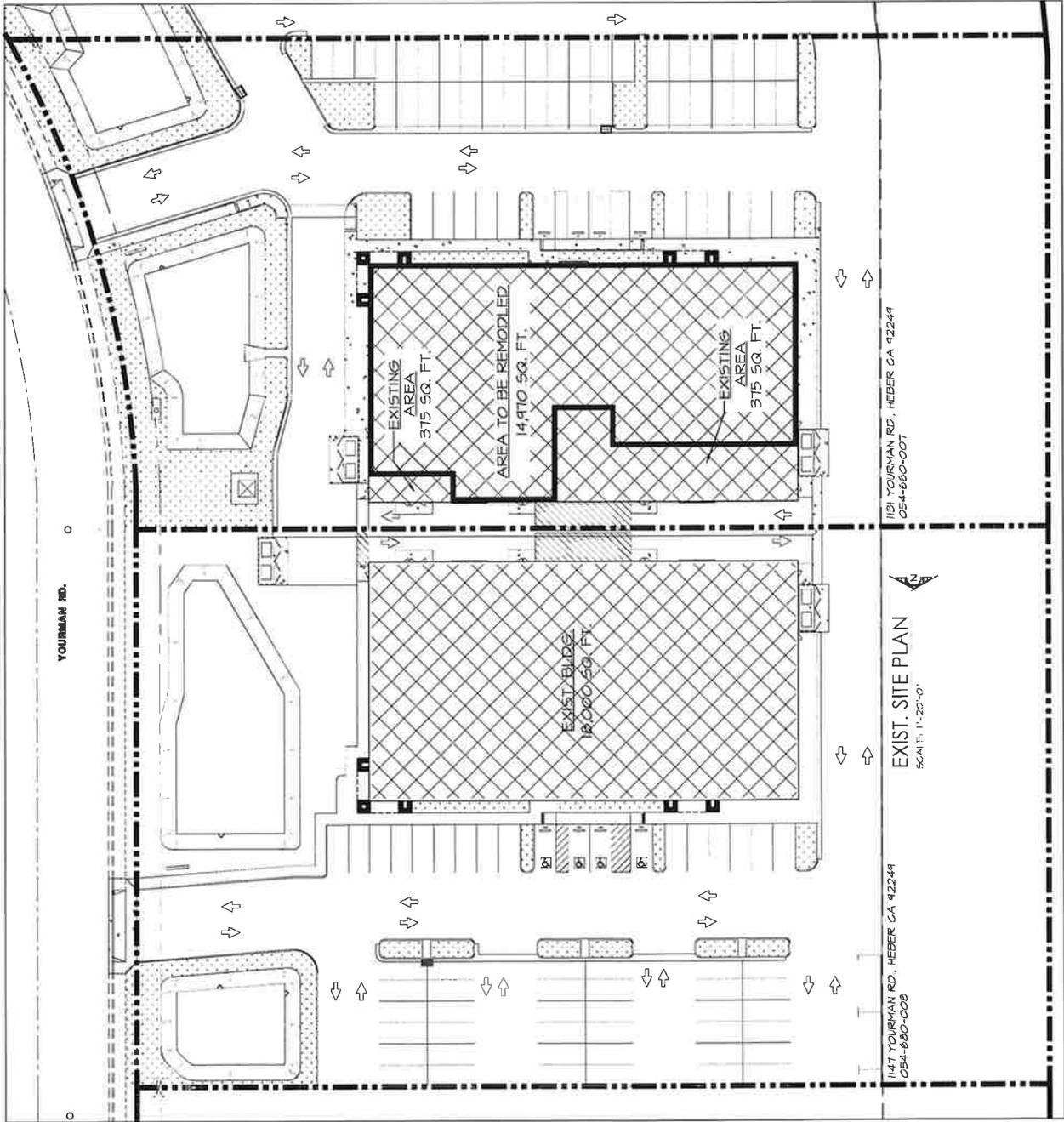
Sincerely,

A handwritten signature in black ink that appears to read "Paul Leon". The signature is fluid and cursive.

Paul Leon, RN, BSN, PHN, FAAN

Chief Executive Officer

National Healthcare & Housing Advisors, LLC



VICINITY MAP
NOT TO SCALE

PROJECT DATA #1

PROJECT OWNER:
 IMPERIAL CENTER HEBER, LLC
 22 CORPORATE DRIVE, SUITE 150
 TEMPO, BEAUMONT, CA 92605
 ATTORNEY:
 1720 TEBANO AVE
 LONG BEACH, CA 90804
 562-439-0555
 562-439-0555
 CONTRACTOR:
 DUGGINS CONSTRUCTION
 3411 A CROWN COURT
 IMPERIAL, CA 92251

PROJECT DATA #2

PROJECT OWNER:
 IMPERIAL CENTER HEBER, LLC
 22 CORPORATE DRIVE, SUITE 150
 TEMPO, BEAUMONT, CA 92605
 ATTORNEY:
 1720 TEBANO AVE
 LONG BEACH, CA 90804
 562-439-0555
 562-439-0555
 EXIST. LOT:
 IMPERIAL CENTER COMMERCIAL (CC2)
 PROJECT DESCRIPTION:
 INTERIOR REPAIR
 CONTRACTOR:
 DUGGINS CONSTRUCTION, INC.
 3411 A CROWN COURT
 IMPERIAL, CA 92251

EXIST. SITE PLAN
 SCALE: 1"=20'-0"
 NORTH

1147 YOURMAN RD., HEBER CA 92249
 054-660-008

1151 YOURMAN RD., HEBER CA 92249
 054-660-007

PROJECT NO.	2025-084
DATE	11/10/2025
SCALE	N.G.
PROJECT NAME	IMPERIAL CENTER COMMERCIAL (CC2)

DUGGINS CONSTRUCTION
 3411 A CROWN COURT, IMPERIAL, CA 92251
 PHONE: 760-830-8878
 FAX: 760-830-8878
 WWW.DUGGINSCONSTRUCTION.COM

PROJECT NO. 2025-084
 DATE 11/10/2025
 SCALE N.G.
 PROJECT NAME IMPERIAL CENTER COMMERCIAL (CC2)

SHEET NO.

AS SHOWN

DATE

PROJECT NO.

DATE

SCALE

PROJECT NAME

PROJECT NO.

DATE

**ATTACHMENT “D”
COMMENT LETTERS**



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

December 1, 2025

Rocio Yee, Planner
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 3:42 pm, Dec 01, 2025

Re: Conditional Use Permit #18-0022

Dear Ms. Yee,

Our department has reviewed the documents pertaining to Similarity of Use/ Imperial Center LLC (1131 Yourman Rd. & 1147 Yourman Rd., Heber, CA 92249); National Healthcare & Housing Advisors (NHHA).

For this project, be aware of landscaping standards for industrial uses in the notification attached. Our office asks that if plant material is not sourced from a nursery within Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines for movement of plant material, as there are several quarantines that must be observed.

If you or the applicant has any questions, please feel free to contact our office at (442) 265-1500.

Best regards,

Jolene Dessert
Agricultural Commissioner



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)

COUNTY EXECUTIVE OFFICE

Dr. Kathleen Lang
County Executive Officer
kathleenlang@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

RECEIVED

By Imperial County Planning & Development Services at 10:02 am, Nov 24, 2025

November 24, 2025

TO: Rocio Yee, Planning and Development Services Department

FROM: Rosa Lopez, Executive Office 

SUBJECT: Request for Comments – Interim Housing Project, APN 054-680-007-000 & 054-680-008-000

The County of Imperial Executive Office is responding to a request for comments: Interim Housing Project, APN 054-680-007-000 & 054-680-008-000. The Executive Office would like to inform the developer of conditions and responsibilities of the applicant seeking a Conditional Use Permit (CUP). The following conditions will be written into the permit, but not limited to:

- Sales Tax Guarantee. The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the County of Imperial, Jurisdictional Code 13998. The permittee will provide the County of Imperial a copy of the California Department of Taxation and Fee Administration (CDTFA) account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits and subsequently continue throughout the permitting process.
- At developers cost, the County Executive Office shall hire a third-party consultant to produce a Fiscal and Economic Impact Analysis & Job and Employment Analysis (FEIA & JEIA). Report shall be completed prior to project being placed on Planning Commission meeting/approval of project.

Should there be any concerns and/or questions, do not hesitate to contact me.