

# PROJECT REPORT

**TO: PLANNING COMMISSION**  
**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA DATE: November 13, 2024**  
**AGENDA TIME: 9:00 AM / NO. 2**

PROJECT TYPE: Lyudmila Garcia  
Time Extension #24-0024 for CUP #07-0022 SUPERVISOR DIST # 5

LOCATION: 2251 McConnell Rd APN: 044-240-016-000

El Centro, CA 92243 PARCEL SIZE: 1.98-AC

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: November 13, 2024

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: \_\_\_\_\_

INITIAL STUDY: \_\_\_\_\_

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" 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				

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT THE PLANNING COMMISSION APPROVE TIME EXTENSION #24-0024 FOR CONDITIONAL USE PERMIT #07-0022 BY TAKING THE FOLLOWING ACTIONS:

- FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15301 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
- FIND THAT TIME EXTENSION #24-0024 FOR CONDITIONAL USE PERMIT #07-0022 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
- APPROVE TIME EXTENSION #24-0024 FOR CONDITIONAL USE PERMIT #07-0022 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

**STAFF REPORT**  
**Planning Commission Meeting**  
**November 13, 2024**

**Project Name:**       **Time Extension #24-0024 for Conditional Use Permit #07-0022**

**Applicant:**           **Lyudmila Garcia**  
                                  **2251 McConnell Road**  
                                  **El Centro, CA 92243**

**Project Location:**

The existing secondary dwelling unit is located at 2251 McConnel Road, El Centro, CA 92243, on an approximately 1.98 acre lot, further identified as S 300 FT OF E 287 FT LOT 29 SEC 25 15-14 1.98 AC, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 044-240-016-000 located in the unincorporated townsite of El Centro (Supervisorial District #5) of the County of Imperial, State of California.

The proposed project site is zoned A-2 and is surrounded by parcels zoned as A-2 (General Agricultural) on the north, south, east and west.

**Project Summary:**

The applicant, Lyudmila Garcia, has submitted a time extension request for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #07-0022 for an existing secondary dwelling unit of approximately 1,680 ft<sup>2</sup>, located at 2251 McConnel Road, El Centro, California; property identified under Assessor's Parcel Number (APN) 044-240-016-000.

Should the time extension be approved, Conditional Use Permit #07-0022 will be valid for three (3) years and will subsequently require time extension requests every three (3) years until April 7, 2038, when a new (15) fifteen-year term will be required. After a thorough review of the project file, compliance report, and photos from compliance inspections performed on September 25, 2024, it can be determined that CUP #07-0022 complies with the CUP's conditions of approval and applicable County Land Use regulations.

**Project Background:**

- CUP #07-0022 was approved by the Imperial County Planning Commission on April 1, 2008, for a (15) fifteen-year term.
- CUP #07-0022 was recorded on April 7, 2008.
- On August 26, 2016, a (3) three-year time extension was granted from April 7, 2011, to April 7, 2017.

- On June 13, 2018, a (3) three-year time extension was granted from April 7, 2017 to April 7, 2020.
- On August, 2020, a (3) three-year time extension was granted from April 7, 2020 to April 7, 2023.
- On September 13, 2024, ICPDS received from Lyudmila Garcia a time extension request and a compliance report for a new (15) fifteen-year term for Conditional Use Permit (CUP #07-0022).
- On September 25, 2024, a compliance inspection to the project site was performed.

**Land Use Analysis:**

Per Imperial County's General Plan, the land use designation for this project is Agricultural and is zoned as A-2 (General Agricultural) per Zoning Map #15 of the Imperial County Title 9 Land Use Ordinance. Per County's Land Use Ordinance (Title 9), Division 5, Section 90508.02, Subsection (b), Accessory Dwelling Unit with an area over 1,200ft<sup>2</sup> is allowed in an A-2 (General Agricultural) zone through an approved Conditional Use Permit (CUP). The proposed project is consistent with the County's General Plan, County's Land Use Ordinances (Title 9) and with the general agriculture land use.

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Farmland	A-2 (General Agriculture)	Agriculture
<b>North</b>	Farmland	A-2 (General Agriculture)	Agriculture
<b>South</b>	Farmland	A-2 (General Agriculture)	Agriculture
<b>East</b>	Farmland	A-2 (General Agriculture)	Agriculture
<b>West</b>	Farmland	A-2 (General Agriculture)	Agriculture

**Environmental Determination:**

Time Extension #24-0024 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

**Staff Recommendation:**

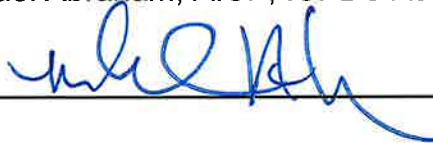
Staff recommends that the Planning Commission conducts a public hearing and hear all the opponents and proponents of the proposed project, and then take the following actions:

1. Find that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #24-0024 for Conditional Use Permit #07-0022 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #24-0024 for Conditional Use Permit #07-0022 for a new 15-year term, subject to the existing conditions.

**Prepared By:** Luis Bejarano, Planner I



**Reviewed By:** Michael Abraham, AICP, ICPDS Assistant Director



**Approved By:** Jim Minnick, Planning & Development Services Director



**Attachments:**

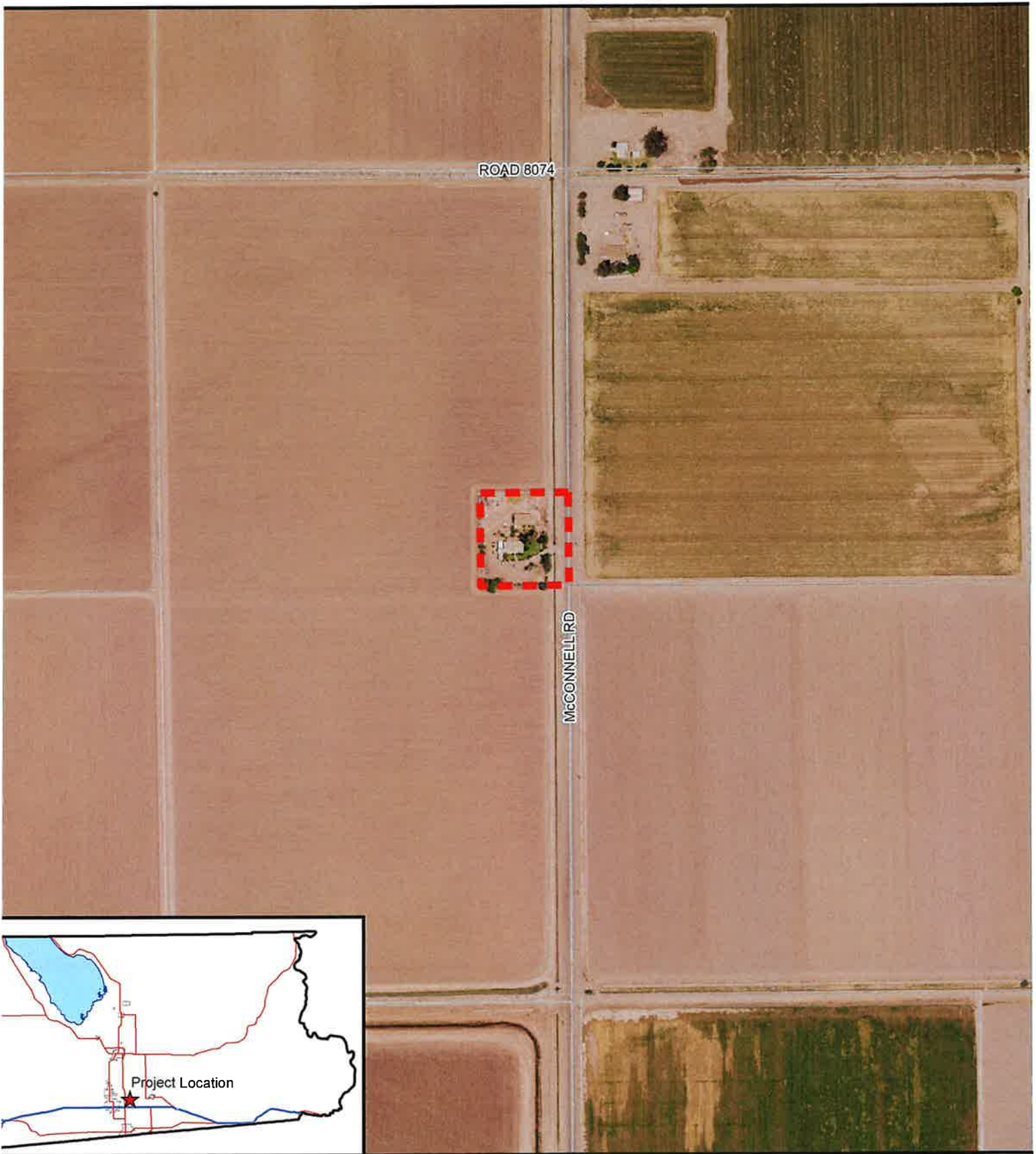
- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Previously Approved Conditional Use Permit CUP#24-0024
- E. Time Extension Request Documentation
- F. Comment Letters

**ATTACHMENT "A"**

**VICINITY MAP**






# PROJECT LOCATION MAP



**LYUDMILA GARCIA**  
**EXT# 24-0024; CUP# 07-0022**  
**APN 044-240-016-000**



-  Project Location
-  Centerline
-  Parcels

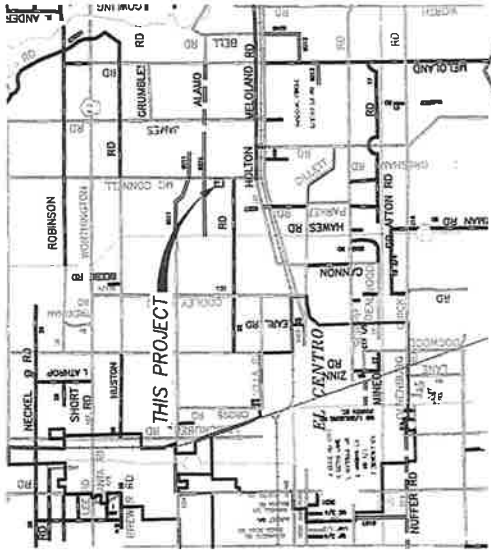




**ATTACHMENT "B"**

**SITE PLAN**





VICINITY MAP & PROJECT LOCATION

SCALE: NTS

GENERAL INFORMATION

PROJECT INFORMATION  
APN NUMBER: 044-240-16-01  
PROJECT AREA: 1.980 S.F., 0.046 ACRES  
ZONE: A-7  
FRONT YARD SETBACK: 30 FT.  
MINIMUM REAR YARD SETBACK: 10 FT.  
MINIMUM SIDE YARD SETBACK: 5 FT.

LEGEND

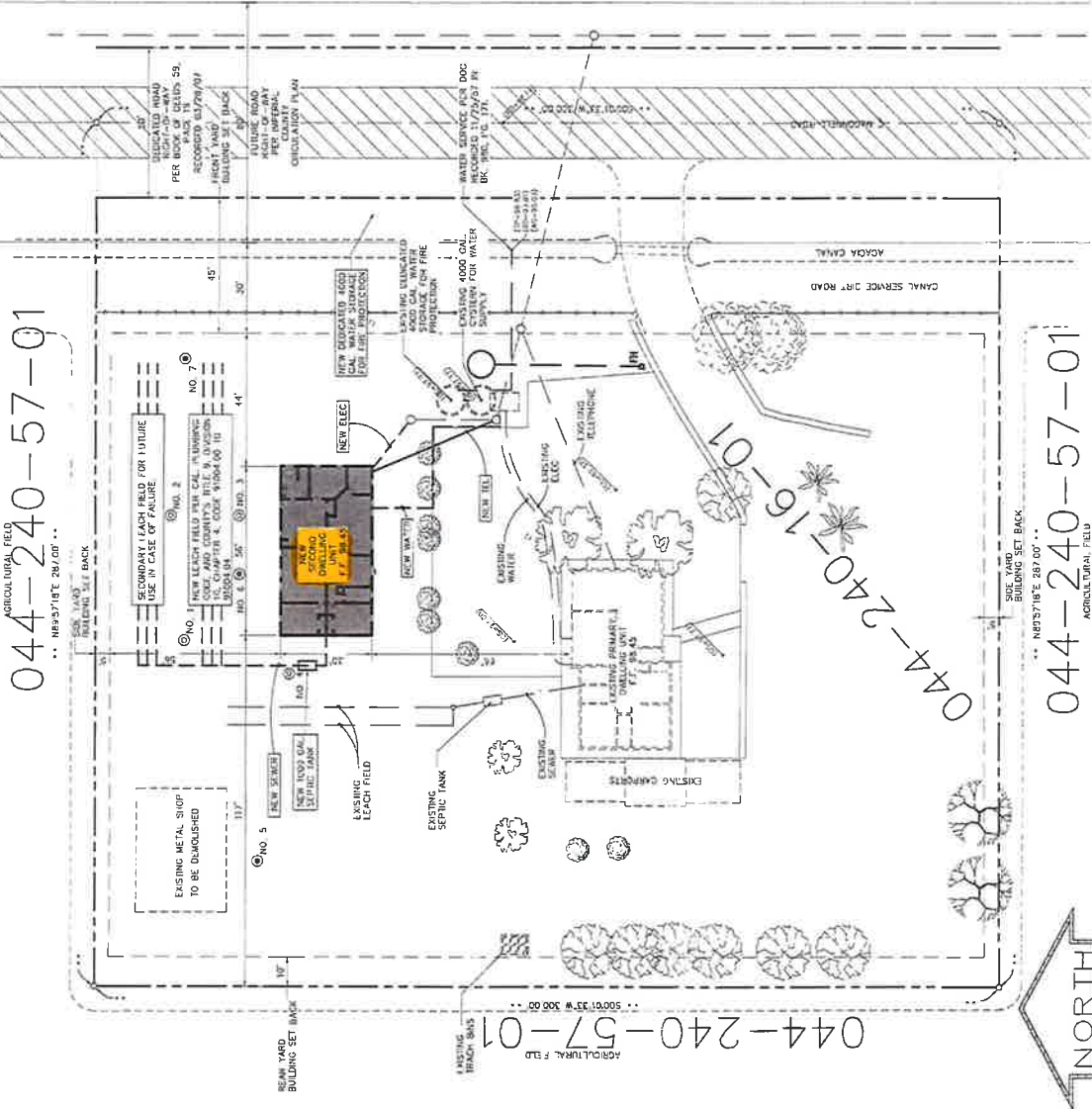
- EXISTING LOT LINE/ROW Approved By: **SR**
- PROPERTY BOUNDARY LINE
- SHEET CENTERLINE
- PUBLIC UTILITY EASEMENT
- BUILDING SET BACK LINE
- EXISTING WOOD FENCE
- PERCOLATION TEST BORING
- WATER TEST BORING

PROJECT DESCRIPTION

SITE NAME: GARCIA RESIDENCE  
 SITE ADDRESS: 2251 MCCONNELL ROAD  
 EL CENTRO, CA 92243  
 OWNERS NAME: ROBERT AND LYDDMILA GARCIA  
 OWNERS ADDRESS: 2251 MCCONNELL ROAD  
 EL CENTRO, CA 92243  
 ASSESSORS PARCEL NUMBER(S): 044-240-16-01  
 NET AREA OF UNDERLYING PARCEL(S): #2 ACRES  
 THE PROJECT CONSIST OF INSTALLING A PREMANUFACTURED HOME AS A SECOND DWELLING UNIT.

CUP #07-0022, APN 044-240-016  
REVISED 09/04/07

044-240-15-01



LEGAL DESCRIPTION

THAT PORTION OF LOT 29 OF SEC. 25, T. 13 S., R. 14 E. S. 8 M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, DESCRIBED AS: ...



**ATTACHMENT "C"**  
**PC RESOLUTIONS**

## **RESOLUTION NO. 2024-0028**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “TIME EXTENSION #24-0024” FOR A NEW (15-YEAR) TERM UNDER “CONDITIONAL USE PERMIT #07-0022” FOR LYUDMILA GARCIA.**

**WHEREAS**, Lyudmila Garcia has submitted Time Extension #24-0024 requesting a new 15-year term for the previously approved Conditional Use Permit (CUP) #07-0022 for an existing secondary dwelling unit of approximately 1,680 ft<sup>2</sup>, located at 2251 McConnel Road, El Centro California; property identified under Assessor’s Parcel Number (APN) 044-240-016-000; and,

**WHEREAS**, this existing secondary dwelling unit, was previously approved under Conditional Use Permit #07-0022; and,

**WHEREAS**, the project is categorically exempt in accordance with section 15301 of the requirements of the California Environmental Quality Act, the State Guidelines, and the County’s “Rules and Regulations to Implement CEQA as Amended”; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents; and,

**WHEREAS**, public notice of said request 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 November 13, 2024; and,

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

**SECTION 1.** The Planning Commission has considered the proposed Time Extension #24-0024 request for Conditional Use Permit #07-0022 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #07-0022 is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving Time Extension #24-0024 have been made as follows:

**A. The proposed use is consistent with the goals and policies of the adopted County General Plan.**

The General Plan designates the subject site as "Agricultural". This site is zoned A-2 (Heavy Agricultural) per Zoning Map #15 of the Imperial County Title 9 Land Use Ordinance. The Time Extension request is found consistent with the previously approved Conditional Use Permit #07-0022 and with the goals and policies of the General Plan.

**B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**

The Project is consistent with the purpose of the zone it is located within. The existing use is consistent with a Conditional Use Permit pursuant to Title 9, Division 5, Section 90508.02, subsection (b), which authorizes Accessory Dwelling Unit only through a Conditional Use Permit when approved by the County.

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**

The existing Secondary Dwelling Unit is consistent with the definition of Land Use Ordinance, Section 90508.02, subsection (b), Accessory Dwelling Unit with an approved Conditional Use Permit.

**D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.**

The existing Secondary Dwelling Unit complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 905089.02, subsection (b), which authorizes an Accessory Dwelling Unit only through a Conditional Use Permit when approved by the County. The existing Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #07-0022, General Condition 10 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable

land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. Therefore, the existing Conditional Use Permit (CUP #07-0022) meets the minimum requirements of the Land Use Ordinance of Imperial County.

**E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**

The existing Secondary Dwelling Unit will operate as established on previously approved Conditional Use Permit #07-0022. This use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

**F. The proposed use does not violate any other law or ordinance.**

The project consists of the request of a new fifteen (15) year term for the existing Conditional Use Permit (CUP #07-0022) which is currently subjected to Federal, State, and Local regulations and will not violate any laws or ordinances.

**G. The proposed use is not granting a special privilege.**

The existing Secondary Dwelling Unit complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90508.02, subsection (b), which authorizes an Accessory Dwelling Unit only through a Conditional Use Permit when approved by the County. The existing Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #07-0022, General Condition 10 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a

hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions; therefore, the proposed time extension (EXT #24-0024) for Conditional Use Permit (CUP #07-0022) will not grant a special privilege.

**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #24-0024 for a new 15-year term under Conditional Use Permit #07-0022, subject to the existing Conditions of Approval.

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**Rudy Schaffner, Chairperson**  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on November 13, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

ATTEST:

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



**ATTACHMENT “D”**

**PREVIOUSLY APPROVED CUP#07-0022**

**Dolores Provencio**  
County Clerk / Recorder

P Public

Doc#: 2008 - 009603



<b>Titles:</b>	1	<b>Pages:</b>	8
Fees		27.00	
Taxes		0.00	
Other		0.00	
PAID		\$27.00	

When Recorded Return To,  
 \_\_\_\_\_  
 Imperial County  
 Planning & Development Services Department  
 801 Main Street  
 El Centro, California 92243  
 \_\_\_\_\_

**AGREEMENT FOR CONDITIONAL USE PERMIT #07-0022  
 FOR ADDITIONAL DWELLING  
 (Roberto and Lyudmila Garcia)**

**Amended by the Board of Supervisors on October 16, 2007**

*RGA*  
*PAID*

This agreement is made and entered into on this 1st day of APRIL 2008  
 by Roberto and Lyudmila Garcia, hereinafter referred to as Permittee, and the COUNTY  
*Garcia RGA*  
 OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as  
 "COUNTY").

**RECITALS**

**WHEREAS**, Permittee is the owner, lessee or successor-in-interest in certain land  
 in Imperial County known as 2251 McConnel Rd., El Centro, CA 92243, identified as  
 Assessor's Parcel Number 044-240-016-000 and further identified as a Portion of Lot 29,  
 Section 25, Township 15 South, Range 14 East, SBM.

**WHEREAS**, Permittee has applied to the County to place a second residence on  
 the above property.

1           **WHEREAS**, the County Planning Commission denied the project on 9/12/07  
2 however upon appeal by pre-applicant, the Board of Supervisors on 9/12/07 and with  
3 amendments and after a noticed public hearing, agreed to issue Conditional Use Permit  
4 #07-0022 to Permittee and/or their successors-in-interest are subject to the following  
5 conditions:  
6

7  
8 **GENERAL CONDITIONS:**  
9

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10 **G-1 GENERAL LAWS:**

11 The Permittees shall comply with any and all local, state, and/or federal laws, rules,  
12 regulations, ordinances, and/or standards as they may pertain to this project whether  
13 specified herein or not.

14 **G-2 PERMIT/LICENSE:**

15 Permittees shall obtain any and all permits, licenses, and/or approvals, for the construction  
16 and/or operation of this project. This shall include, but shall not be limited to, County  
17 Division of Environmental Health Services (EHS), Planning/Building Department,  
18 Fire/Office of Emergency Services Department, and the Public Works Department.  
19 Permittees shall likewise comply with all such permit requirements for the life of the  
20 project. Additionally, Permittees shall submit a copy of such additional permit and/or  
21 licenses to the Planning & Development Services Department within 30-days of receipt,  
22 including amendments or alternatives thereto, as requested.

23 **G-3 RECORDATION:**

24 This permit shall not be effective until it is recorded at the Imperial County Recorders  
25 Office, and payment of the recordation fee shall be the responsibility of the Permittee. If  
26 the Permittee fails to pay the recordation fee within **six (6) months** from date of approval,  
27 this permit shall be deemed null and void.

28 **G-4 CONDITION PRIORITY:**

This project shall be constructed/operated as described in the Conditional Use Permit  
application, the project description, and as specified in these conditions. Where a conflict  
occurs, the Conditional Use Permit conditions shall govern and take precedence.

**G-5 INDEMNIFICATION:**

As a condition of this Permit, Permittees agree to defend, indemnify, hold harmless, and  
release the County, its agents, officers, attorneys, and employees from any claim, action,  
or proceeding brought against any of them, the purpose of which is to attack, set aside,  
void, or annul the Permit or adoption of the environmental document which accompanies it.

1 This indemnification obligation shall include, but not be limited to, damages, costs,  
2 expenses, attorneys fees, or expert witness fees that may be asserted by any person or  
3 entity, including the Permittee, arising out of or in connection with the approval of this  
4 Permit, whether or not there is concurrent, passive or active negligence on the part of the  
County, its agents, officers, attorneys, or employees.

5 **G-6 RIGHT OF ENTRY:**

6 The County reserves the right to enter the premises to make the appropriate inspection(s)  
7 and to determine if the condition(s) of this permit are complied with. Access to authorized  
8 enforcement agency personnel shall not be denied.

9 **G-7 SEVERABILITY:**

10 Should any condition(s) of this permit be determined by a Court or other agency with  
11 proper jurisdiction to be invalid for any reason, such determination shall not invalidate the  
12 remaining provision(s) of this permit.

13 **G-8 PROVISION TO RUN WITH LAND:**

14 The provisions of this project are to run with the land/project and shall bind the current and  
15 future owner(s), successor(s)-in-interest, assignee(s) and/or transferee(s) of said project.  
16 Permittees shall not without prior notification to the Planning & Development Services  
17 Department assign, sell, or transfer, or grant control of project or any right or privilege  
18 therein. The Permittees shall provide a minimum of 60 days written notice prior to such  
19 proposed transfer becoming effective. The permitted use identified herein is limited for use  
20 upon this parcel described herein and may not be transferred to another parcel.

21 **G-9 COMPLIANCE/REVOICATION:**

22 Upon the determination by the Planning/Building Department that the project is or may not  
23 be in full compliance with any one or all of the conditions of this Conditional Use Permit, or  
24 upon the finding that the project is creating a nuisance as defined by law, the issue shall  
25 be brought immediately to the appropriate enforcement agency or to the Planning  
26 Commission for hearing to consider appropriate response including but not limited to the  
27 revocation of the CUP or to consider possible amendments to the CUP. The hearing shall  
28 be held upon due notice having been provided to the Permittees.

**G-10 TIME LIMIT:**

Unless otherwise specified within the project's specific conditions this permit shall be limited to a maximum of (3) three years from the recordation of the CUP. The CUP may be extended for successive three (3) year(s) by the Planning Director upon a finding by the Planning & Development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. **An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a**

1 **history of non-compliance with the project conditions.** (This may require the removal  
2 of re-structure.)

3 **G-11 COSTS:**

4 Permittee shall pay any and all amounts determined by the County Planning &  
5 Development Services Department to defray any and all cost(s) for the review of reports,  
6 field investigations, monitoring, and other activities directly related to the  
7 enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance  
8 or any other applicable law. All County Departments, directly involved in the  
9 monitoring/enforcement of this project may bill Permittee under this provision; however,  
10 said billing shall only be through and with the approval of the Planning & Development  
11 Services Department.

12 **G-12 WATER AND SEPTIC SYSTEM:**

13 Permittee shall provide water and sewer that is in compliance with all Federal, State and  
14 County standards. All water and septic systems shall be approved by the County  
15 Environmental Health Services/Health Department and the Planning & Development  
16 Services Department.

17 **G-13 DEFINITIONS:**

18 In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or  
19 conditions or sections herein shall be determined by the Planning Director of the County of  
20 Imperial. His determination shall be final unless an appeal is made to the Planning  
21 Commission ten (10) days from the date of his decision.

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22 **PROJECT SPECIFIC CONDITIONS:**

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23 **S-1** An Encroachment Permit shall be secured from the Department of Public Works for  
24 any and all new, altered or unauthorized existing driveways to access the property.

25 **S-2** Permittee shall secure all necessary building permits and other required permits  
26 from the Planning & Development Services Department and other applicable  
27 Departments/Agencies for utilities and installation of the additional single family  
28 residence.

**S-3** At any time that the additional dwelling does not meet the regulatory definition of  
"Second Unit", as defined in California Government Code Section 65852.2, and  
"Second Residential Unit" as defined in Imperial County Land Use Ordinance  
Section 90405, Permittee shall remove the structure from the site within six months  
from the date the structure is no longer being used for the purpose allowed under  
this Conditional Use Permit. (NOTE: Purpose shall mean the reason stated is both

1 the application as well as the testimony during the hearing, namely for parental  
2 care!)

3 **S-4** This permit shall be null and void if any information submitted by the Permittee is  
4 found false.

5 **S-5** In the Event that the Permittee intends to install a manufactured home (mobile  
6 home), then it shall be done in compliance with applicable Building Codes and  
California Code of Regulations (CCR), Title 25, Chapter 2.

7 **S-6** As per Imperial County Fire Department requirements, the proposed second  
8 dwelling shall have the minimum 4,000 gallon cistern/tank for fire protection. A  
9 drafting hydrant shall also be installed, as per County Ordinance. The applicant  
10 shall make provisions according to Imperial County Fire Department standards for  
11 fire protection water storage devices and submit a site plan to the Imperial County  
Fire Department for approval. It is required that all trenching and installation be  
inspected and approved by the Imperial County Fire Department prior to the  
concealing of the piping and tank(s).<sup>1</sup>

12 **S-7** The driveway used to access the second unit shall be a minimum of twenty (20) feet  
13 in width. As per the 2001 California Fire Code it shall have an all-weather surface  
14 and turn-around areas will be required at the new proposed dwelling, as well as the  
existing home area.

15 **S-8** The applicant shall obtain necessary permit(s) for the installation of the proposed  
16 second septic system and/or any modifications to the existing septic system from  
the Environmental Health Services Division/Health Department.

17 **S-9** The premises shall be maintained in a good, clean, orderly manner, free of any  
18 debris, junk materials, or unsightly plant material, such as weeds, fallen branches,  
19 wood pilings or overgrown grass. All walls, fences, and landscaping shall be  
maintained in a clean, safe and sound condition at all times.

20 **S-10** Subject property prior to the issuance of any building permits for the installation of a  
21 second dwelling shall be cleaned up entirely by removal of all junk, vehicles, debris,  
22 word waste, etc.) to the satisfaction of the imperial County Planning & Development  
Services Department.

23 **S-11** There shall be only one electrical meter permitted on the property.

24 **S-12** The permitting and/or placement of a second dwelling unit shall not be the basis or  
25 in supporting of for a future subdivision.

26 *Note: Specific Conditions S-10, S-11, and S-12 were added by the Board of Supervisors  
27 on October 16, 2007 as part of the approval of Conditional Use Permit #07-0022.*  
28



1 NOW THEREFORE, County hereby issues Conditional Use Permit #07-0022 and  
2 Permittee hereby accepts such permit upon the terms and conditions set forth herein:

3  
4 IN WITNESS THEREOF, the parties hereto have executed this Agreement the day  
5 and year first written.

6 PERMITTEES:

7  
8 *EGA*  
9 By:   
~~04/01/2008~~  
Roberto Garcia, Owner

04/01/2008  
Date

10  
11   
Lyudmila Garcia, Owner

4/01/2008  
Date

12  
13 COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

14  
15  
16 By:   
JURG HEUBERGER, AICP, Planning Director

4/1/08  
Date

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**FOR COUNTY NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF IMPERIAL } S.S.

On April 11, 2008 before me, Patricia Valenzuela, a Notary Public in and for said County and State, personally appeared Jurg Heuberger, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

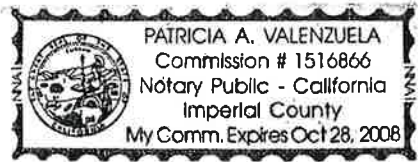
Signature Patricia A. Valenzuela

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_



**FOR PERMITTEES NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF IMPERIAL } S.S.

On APRIL 1, 2008 before me, PATRICIA A. VALENZUELA  
\_\_\_\_\_ a Notary Public in and for said County and State, personally  
appeared ROBERTO GARCIA & LYUDMILA GARCIA proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed  
to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in  
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal

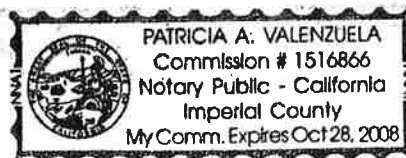
Signature Patricia A. Valenzuela

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent  
attachment of this certificate to unauthorized document.

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Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_



**ATTACHMENT "E"**  
**TIME EXTENSION REQUEST**

Lyudmila Garcia  
2251 McConnell Rd  
El Centro CA 92243  
760.427.9798 Cell  
lyudmila.garcia@gmail.com


9/13/2024

Imperial County Planning & Development Services Department  
ICPOS:

Please Allow this letter to serve as a formal request  
for a renewal (5) years extension of CUP 07-0022  
for Second Dwelling Unit.

I Promise to comply with each general & specific condition  
listed in the CUP. & at the same time I will request time  
extensions in the future in a timely matter.

If you have any questions please free to contact me.

  
Lyudmila Garcia  
9/13/24

RECEIVED

SEP 13 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES



Recorded in Official Records, Imperial County

4/07/2008  
2:53 PM  
IV

**Dolores Provencio**  
County Clerk / Recorder

P Public

Doc#: 2008 - 009603



Titles:	1	Pages:	8
Fees			27.00
Taxes			0.00
Other			0.00
<b>PAYD</b>			<b>\$27.00</b>

When Recorded Return To

Imperial County  
Planning & Development Services Department  
201 Main Street  
El Centro, California 92243

**RECEIVED**

SEP 13 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**AGREEMENT FOR CONDITIONAL USE PERMIT #07-0022  
FOR ADDITIONAL DWELLING  
(Roberto and Lyudmila Garcia)**

**Amended by the Board of Supervisors on October 16, 2007**

This agreement is made and entered into on this 1st day of APRIL 2008

by Roberto and Lyudmila Garcia, hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

**WHEREAS**, Permittee is the owner, lessee or successor-in-interest in certain land in Imperial County known as 2251 McConnel Rd., El Centro, CA 92243, identified as Assessor's Parcel Number 044-240-016-000 and further identified as a Portion of Lot 29, Section 25, Township 15 South, Range 14 East, SBM.

**WHEREAS**, Permittee has applied to the County to place a second residence on the above property.

RGA  
PAK



1           WHEREAS, the County Planning Commission denied the project on 9/12/07  
2 however upon appeal by pre-applicant, the Board of Supervisors on 9/12/07 and with  
3 amendments and after a noticed public hearing, agreed to issue Conditional Use Permit  
4 #07-0022 to Permittee and/or their successors-in-interest are subject to the following  
5 conditions:  
6

7  
8 **GENERAL CONDITIONS:**  
9

---

LG

10 **G-1 GENERAL LAWS:**  
11 The Permittees shall comply with any and all local, state, and/or federal laws, rules,  
12 regulations, ordinances, and/or standards as they may pertain to this project whether  
specified herein or not.

LG

13 **G-2 PERMIT/LICENSE:**  
14 Permittees shall obtain any and all permits, licenses, and/or approvals, for the construction  
15 and/or operation of this project. This shall include, but shall not be limited to, County  
16 Division of Environmental Health Services (EHS), Planning/Building Department,  
17 Fire/Office of Emergency Services Department, and the Public Works Department.  
18 Permittees shall likewise comply with all such permit requirements for the life of the  
19 project. Additionally, Permittees shall submit a copy of such additional permit and/or  
20 licenses to the Planning & Development Services Department within 30-days of receipt,  
21 including amendments or alternatives thereto, as requested.

LG

22 **G-3 RECORDATION:**  
23 This permit shall not be effective until it is recorded at the Imperial County Recorders  
24 Office, and payment of the recordation fee shall be the responsibility of the Permittee. If  
25 the Permittee fails to pay the recordation fee within **six (6) months** from date of approval,  
26 this permit shall be deemed null and void.

LG

27 **G-4 CONDITION PRIORITY:**  
28 This project shall be constructed/operated as described in the Conditional Use Permit  
application, the project description, and as specified in these conditions. Where a conflict  
occurs, the Conditional Use Permit conditions shall govern and take precedence.

LG

**G-5 INDEMNIFICATION:**  
As a condition of this Permit, Permittees agree to defend, indemnify, hold harmless, and  
release the County, its agents, officers, attorneys, and employees from any claim, action,  
or proceeding brought against any of them, the purpose of which is to attack, set aside,  
void, or annul the Permit or adoption of the environmental document which accompanies it.

1 This indemnification obligation shall include, but not be limited to, damages, costs,  
2 expenses, attorneys fees, or expert witness fees that may be asserted by any person or  
3 entity, including the Permittee, arising out of or in connection with the approval of this  
4 Permit, whether or not there is concurrent, passive or active negligence on the part of the  
5 County, its agents, officers, attorneys, or employees.

6 **G-6 RIGHT OF ENTRY:**

7 The County reserves the right to enter the premises to make the appropriate inspection(s)  
8 and to determine if the condition(s) of this permit are complied with. Access to authorized  
9 enforcement agency personnel shall not be denied.

10 **G-7 SEVERABILITY:**

11 Should any condition(s) of this permit be determined by a Court or other agency with  
12 proper jurisdiction to be invalid for any reason, such determination shall not invalidate the  
13 remaining provision(s) of this permit.

14 **G-8 PROVISION TO RUN WITH LAND:**

15 The provisions of this project are to run with the land/project and shall bind the current and  
16 future owner(s), successor(s)-in-interest; assignee(s) and/or transferee(s) of said project.  
17 Permittees shall not without prior notification to the Planning & Development Services  
18 Department assign, sell, or transfer; or grant control of project or any right or privilege  
19 therein. The Permittees shall provide a minimum of 60 days written notice prior to such  
20 proposed transfer becoming effective. The permitted use identified herein is limited for use  
21 upon this parcel described herein and may not be transferred to another parcel.

22 **G-9 COMPLIANCE/REVOICATION:**

23 Upon the determination by the Planning/Building Department that the project is or may not  
24 be in full compliance with any one or all of the conditions of this Conditional Use Permit, or  
25 upon the finding that the project is creating a nuisance as defined by law, the issue shall  
26 be brought immediately to the appropriate enforcement agency or to the Planning  
27 Commission for hearing to consider appropriate response including but not limited to the  
28 revocation of the CUP or to consider possible amendments to the CUP. The hearing shall  
be held upon due notice having been provided to the Permittees.

**G-10 TIME LIMIT:**

Unless otherwise specified within the project's specific conditions this permit shall be  
limited to a maximum of (3) three years from the recordation of the CUP. The CUP  
may be extended for successive three (3) year(s) by the Planning Director upon a finding  
by the Planning & Development Services Department that the project is in full and  
complete compliance with all conditions of the CUP and any applicable land use  
regulation(s) and extension fees of the County of Imperial. Unless specified otherwise  
herein no conditional use permit shall be extended for more than four consecutive periods.  
If an extension is necessary or requested beyond fifteen years, Permittee shall file a  
written request with the Planning Director for a hearing before the Planning Commission.  
Such request shall include the appropriate extension fee. **An extension shall not be  
granted if the project is in violation of any one or all of the conditions or if there is a**

1 **history of non-compliance with the project conditions.** (This may require the removal  
2 of re-structure.)

3 **G-11 COSTS:**

4 Permittee shall pay any and all amounts determined by the County Planning &  
5 Development Services Department to defray any and all cost(s) for the review of reports,  
6 field investigations, monitoring, and other activities directly related to the  
7 enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance  
8 or any other applicable law. All County Departments, directly involved in the  
9 monitoring/enforcement of this project may bill Permittee under this provision; however,  
10 said billing shall only be through and with the approval of the Planning & Development  
11 Services Department.

12 **G-12 WATER AND SEPTIC SYSTEM:**

13 Permittee shall provide water and sewer that is in compliance with all Federal, State and  
14 County standards. All water and septic systems shall be approved by the County  
15 Environmental Health Services/Health Department and the Planning & Development  
16 Services Department.

17 **G-13 DEFINITIONS:**

18 In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or  
19 conditions or sections herein shall be determined by the Planning Director of the County of  
20 Imperial. His determination shall be final unless an appeal is made to the Planning  
21 Commission ten (10) days from the date of his decision.

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22 **PROJECT SPECIFIC CONDITIONS:**

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23 **S-1** An Encroachment Permit shall be secured from the Department of Public Works for  
24 any and all new, altered or unauthorized existing driveways to access the property.

25 **S-2** Permittee shall secure all necessary building permits and other required permits  
26 from the Planning & Development Services Department and other applicable  
27 Departments/Agencies for utilities and installation of the additional single family  
28 residence.

29 **S-3** At any time that the additional dwelling does not meet the regulatory definition of  
30 "Second Unit", as defined in California Government Code Section 65852.2, and  
31 "Second Residential Unit" as defined in Imperial County Land Use Ordinance  
32 Section 90405, Permittee shall remove the structure from the site within six months  
33 from the date the structure is no longer being used for the purpose allowed under  
34 this Conditional Use Permit. (NOTE: Purpose shall mean the reason stated is both

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the application as well as the testimony during the hearing, namely for parental care!)

LG

S-4 This permit shall be null and void if any information submitted by the Permittee is found false.

LG

S-5 In the Event that the Permittee intends to install a manufactured home (mobile home), then it shall be done in compliance with applicable Building Codes and California Code of Regulations (CCR), Title 25, Chapter 2.

LG

S-6 As per Imperial County Fire Department requirements, the proposed second dwelling shall have the minimum 4,000 gallon cistern/tank for fire protection. A drafting hydrant shall also be installed, as per County Ordinance. The applicant shall make provisions according to Imperial County Fire Department standards for fire protection water storage devices and submit a site plan to the Imperial County Fire Department for approval. It is required that all trenching and installation be inspected and approved by the Imperial County Fire Department prior to the concealing of the piping and tank(s).<sup>1</sup>

LG

S-7 The driveway used to access the second unit shall be a minimum of twenty (20) feet in width. As per the 2001 California Fire Code it shall have an all-weather surface and turn-around areas will be required at the new proposed dwelling, as well as the existing home area.

LG

S-8 The applicant shall obtain necessary permit(s) for the installation of the proposed second septic system and/or any modifications to the existing septic system from the Environmental Health Services Division/Health Department.

LG

S-9 The premises shall be maintained in a good, clean, orderly manner, free of any debris, junk materials, or unsightly plant material, such as weeds, fallen branches, wood pilings or overgrown grass. All walls, fences, and landscaping shall be maintained in a clean, safe and sound condition at all times.

LG

S-10 Subject property prior to the issuance of any building permits for the installation of a second dwelling shall be cleaned up entirely by removal of all junk, vehicles, debris, word waste, etc.) to the satisfaction of the imperial County Planning & Development Services Department.

LG

S-11 There shall be only one electrical meter permitted on the property.

LG

S-12 The permitting and/or placement of a second dwelling unit shall not be the basis or in supporting of for a future subdivision.

*Note: Specific Conditions S-10, S-11, and S-12 were added by the Board of Supervisors on October 16, 2007 as part of the approval of Conditional Use Permit #07-0022.*

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NOW THEREFORE, County hereby issues Conditional Use Permit #07-0022 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEES:

*EGA*  
*Roberto Garcia*  
By: ~~04/01/2008~~  
Roberto Garcia, Owner

04/01/2008  
Date

*Lyudmila Garcia*  
Lyudmila Garcia, Owner

4/01/2008  
Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: *Jurg Heuberger*  
JURG HEUBERGER, AICP, Planning Director

4/1/08  
Date

*Lyudmila Garcia*  
Lyudmila Garcia

9/13/24



**FOR COUNTY NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF IMPERIAL } S.S.

On April 20, 2008 before me, Patricia Valenzuela, a Notary Public in and for said County and State, personally appeared Jurg Heuberger, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

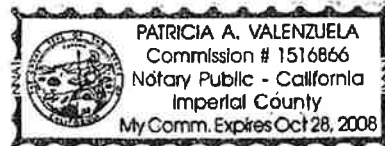
Signature Patricia A. Valenzuela

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_





**FOR PERMITTEES NOTARIZATION**

STATE OF CALIFORNIA  
COUNTY OF IMPERIAL } S.S.

On APRIL 1, 2008 before me, PATRICIA A. VALENZUELA  
\_\_\_\_\_ a Notary Public in and for said County and State, personally  
appeared ROBERTO GARCIA TUMADANA GARCIA proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed  
to the within instrument and acknowledged to me that he ~~she~~ they executed the same in  
~~his~~ her ~~their~~ authorized capacity(ies), and that by his ~~her~~ their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

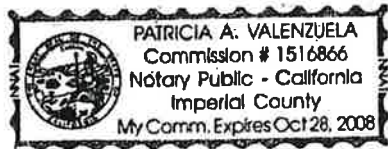
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Patricia A. Valenzuela

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent  
attachment of this certificate to unauthorized document.

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Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_



**ATTACHMENT "F"**  
**COMMENT LETTERS**

## Luis Bejarano

---

**From:** Carlos Yee  
**Sent:** Friday, October 4, 2024 9:36 AM  
**To:** ICPDSCCommentLetters  
**Cc:** Luis Bejarano  
**Subject:** RE: EXT24-0024/CUP07-0022 Request for Comments

Good morning,

Based on the information provided our Department has no comments on EXT 24-0024.

Regards.

**Carlos Yee** | Permit Specialist  
ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243  
Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: [CarlosYee@co.imperial.ca.us](mailto:CarlosYee@co.imperial.ca.us)

**From:** Olivia Lopez <[olivialopez@co.imperial.ca.us](mailto:olivialopez@co.imperial.ca.us)>  
**Sent:** Thursday, September 26, 2024 3:25 PM  
**To:** Antonio Venegas <[AntonioVenegas@co.imperial.ca.us](mailto:AntonioVenegas@co.imperial.ca.us)>; Ashley Jauregui <[AshleyJauregui@co.imperial.ca.us](mailto:AshleyJauregui@co.imperial.ca.us)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@co.imperial.ca.us)>; Margo Sanchez <[MargoSanchez@co.imperial.ca.us](mailto:MargoSanchez@co.imperial.ca.us)>; Belen Leon-Lopez <[BelenLeon@co.imperial.ca.us](mailto:BelenLeon@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Jesus Ramirez <[JesusRamirez@co.imperial.ca.us](mailto:JesusRamirez@co.imperial.ca.us)>; John Hawk <[johnhawk@co.imperial.ca.us](mailto:johnhawk@co.imperial.ca.us)>; Rosa Lopez <[RosaLopez@co.imperial.ca.us](mailto:RosaLopez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Sheila Vasquez-Bazua <[sheilavasquezbazua@co.imperial.ca.us](mailto:sheilavasquezbazua@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; David Lantzer <[davidlantzer@co.imperial.ca.us](mailto:davidlantzer@co.imperial.ca.us)>; Carlos Yee <[CarlosYee@co.imperial.ca.us](mailto:CarlosYee@co.imperial.ca.us)>; Veronica Atondo <[VeronicaAtondo@co.imperial.ca.us](mailto:VeronicaAtondo@co.imperial.ca.us)>; John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>; rkelly@icso.org; Fred Miramontes <[fmiramontes@icso.org](mailto:fmiramontes@icso.org)>; Robert Benavidez <[RBenavidez@icso.org](mailto:RBenavidez@icso.org)>; [dvargas@iid.com](mailto:dvargas@iid.com)  
**Cc:** Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Jim Minnick <[JimMinnick@co.imperial.ca.us](mailto:JimMinnick@co.imperial.ca.us)>; Diana Robinson <[DianaRobinson@co.imperial.ca.us](mailto:DianaRobinson@co.imperial.ca.us)>; Luis Bejarano <[luisbejarano@co.imperial.ca.us](mailto:luisbejarano@co.imperial.ca.us)>; Aimee Trujillo <[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)>; Jenyssa Gutierrez <[jenyssagutierrez@co.imperial.ca.us](mailto:jenyssagutierrez@co.imperial.ca.us)>; Kamika Mitchell <[kamikamitchell@co.imperial.ca.us](mailto:kamikamitchell@co.imperial.ca.us)>; Kayla Henderson <[kaylahenderson@co.imperial.ca.us](mailto:kaylahenderson@co.imperial.ca.us)>; Olivia Lopez <[olivialopez@co.imperial.ca.us](mailto:olivialopez@co.imperial.ca.us)>; Valerie Grijalva <[valeriegrijalva@co.imperial.ca.us](mailto:valeriegrijalva@co.imperial.ca.us)>  
**Subject:** EXT24-0024/CUP07-0022 Request for Comments

Good afternoon,

Please see attached Request for Comments packet for **EXT24-0024/CUP07-0022 (2251 McConnell Road, El Centro) Lyudmila Garcia**

Comments are due by **October 11<sup>th</sup> 2024 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Luis Bejarano at (442) 265-1736 or submit your comment letters to [ICPDSCcommentletters@co.imperial.ca.us](mailto:ICPDSCcommentletters@co.imperial.ca.us).



# Imperial County Planning & Development Services Planning / Building

**Jim Minnick**  
DIRECTOR

OCT 11 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**September 26<sup>th</sup>, 2024**  
**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 County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

- | To: County Agencies  | State Agencies/Other  | Cities/Other  |
|--|---|---|
| <input checked="" type="checkbox"/> County Executive Office – Rosa Lopez               | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley                | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper / David Lantzer     |
| <input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay/Veronica Atondo | <input checked="" type="checkbox"/> Board of Supervisors – John Hawk District #5                                      | <input checked="" type="checkbox"/> EHS – Jeff Lamoure / Jorge Perez / Sheila Vasquez     |
| <input checked="" type="checkbox"/> IID – Donald Vargas                                | <input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Ashley Jauregui/ Jolene Dessert | <input checked="" type="checkbox"/> APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier |

**From:** Luis Bejarano Planner I - (442) 265-1736 or [luisbejarano@co.imperial.ca.us](mailto:luisbejarano@co.imperial.ca.us)  
**Project ID:** EXT#24-0024  
**Project Location:** 2251 McConnell Road, El Centro, CA 92243 APN: 044-240-016-001  
**Project Description:** The applicant submitted a time extension request for a new (15) fifteen-year term for a previously approved Conditional Use Permit (CUP) #07-0022 for an existing second dwelling unit located at 2251 McConnel Road, El Centro, California; property identified under Assessor's Parcel Number (APN) 044-240-016-000.  
**Applicants:** Lyudmila Garcia  
**Comments due by:** **October 11<sup>th</sup>, 2024, at 5:00PM**

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)  
No Comment from the Agricultural Commissioner/Sealer of Weights & Measures

**Name:** Antonio Venegas      **Signature:**       **Title:** Agricultural Biologist/Standards Specialist IV  
**Date:** 10/11/2024      **Telephone No.:** (442) 265-1486      **E-mail:** [Antoniovenegas@co.imperial.ca.us](mailto:Antoniovenegas@co.imperial.ca.us)

LB\OLIS\VA\Users\VPN\044\240\016\EXT24-0024\EXT24-0024 Request for Comments 09-26-24.docx