

# PROJECT REPORT

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

**AGENDA DATE: July 10, 2024**  
**AGENDA TIME: 9:00 AM / No. 4**

PROJECT TYPE: A&A Auto Dismantlers, LLC  
Time Extension #24-0009 for CUP #964-90 SUPERVISOR DIST # 2

LOCATION: 30 West U.S. Highway 98 APN: 059-070-009-000

Calexico, CA 92231 PARCEL SIZE: 20-AC

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

ZONE (existing) M-1-PE (Light Industrial, Pre-Existing Allowed/Restricted) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: 07-10-2024

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 checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE / OES	<input type="checkbox"/> NONE	<input checked="" 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 #24-0009 FOR CONDITIONAL USE PERMIT #964-90 BY TAKING THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS CATEGORICALLY EXCEPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15301 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT TIME EXTENSION #24-0009 FOR CONDITIONAL USE PERMIT #964-90 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE TIME EXTENSION #24-0009 FOR CONDITIONAL USE PERMIT #964-90 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

**Planning & Development Services**

801 MAIN ST., EL CENTRO, CA, 92243 760-482-4236

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**STAFF REPORT**  
**Planning Commission Meeting**  
**July 10, 2024**

**Project Name:**      **Time Extension (EXT) #24-0009 for CUP #964-90**

**Applicant:**        **A & A Auto Dismantlers, LLC**  
                                 **30 West U.S. Highway 98**  
                                 **Calexico, CA 92231**

**Project Location:**

The existing auto dismantling facility with storage yard is located at 30 West U.S. Highway 98, Calexico, CA, in an unincorporated area of the County of Imperial. It is bounded by U.S. Highway 98 on the South, Dogwood Road on the East, and by the New River on the West. The subject property is further identified as Parcel 1 of Certificate of Compliance for Parcel Map #2237 of the West Half of Section 7, Township 17 South, Range 14 East, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 059-070-009-000 and located approximately (5) five miles west of the city limits of the City of Calexico.

**Project Summary:**

The applicant, A & A Auto Dismantlers, LLC has submitted a time extension request for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #964-90 to bring into compliance an existing auto dismantling facility with storage yard.

Should the time extension be approved, Conditional Use Permit #964-90 will be subject to three (3) year time extensions, and subsequently every three (3) years until April 10, 2021, when a new (15) fifteen-year term will be required. After a thorough review of the project file, compliance report, and photos from a compliance inspection performed on May 24, 2024, it can be determined that CUP #964-90 complies with the CUP's conditions of approval and applicable County Land Use regulations.

**Project Background:**

- CUP #964-90 was approved by the Imperial County Planning Commission on January 23, 1991, for a (15) fifteen-year term.
- CUP #0965-90 was recorded on April 10, 1991.
- On March 20, 2024, ICPDS received from A & A Auto Dismantlers, LLC a time extension request, payment of outstanding fees, a compliance report, and supporting documents for a new (15) fifteen-year term for Conditional Use Permit (CUP) #964-90. The applicant stated the business was recently transferred to him from his father and that he was willing to bring it back into full compliance.
- On May 24, 2024, a compliance inspection to the project site was performed. Property was found in compliance, in good conditions, clean, and well maintained. On the same day, the applicant provided the County with a copy of their Workers Compensation Insurance as required by the State of California and as per General Condition G-6 of CUP #964-90.

**Land Use Analysis:**

Per Imperial County’s General Plan, the land use designation for this project is “Agriculture” and zoned as M-1-PE (Light Industrial with a Pre-Existing Allowed/Restricted Overlay) per Zoning Map #28 of the Imperial County Title 9 Land Use Ordinance. Per County’s Land Use Ordinance (Title 9), Division 5, Section 90515.02, Subsection (f), an Auto Towing/Dismantling [Facility] is allowed in an M-1 (Light Industrial) 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).

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

DIRECTION	CURRENT LAND	ZONING	GENERAL PLAN
Project Site	Existing Auto Dismantling Facility	M-1-PE (Light Industrial, Pre-Existing Allowed/Restricted Overlay)	Agriculture
North	Agricultural Field	A-2 (General Agricultural)	Agriculture
South	Vacant	A-2 (General Agricultural), C-1-PE (Light Commercial, Pre-Existing Allowed/Restricted Overlay) & M-1-PE (Light Industrial, Pre-Existing Allowed/Restricted Overlay)	Agriculture
East	Agricultural Field	A-2 (General Agricultural)	Agriculture
West	Agricultural Field	A-2 (General Agricultural)	Agriculture

**Environmental Determination:**

Time Extension #24-0009 is categorically except 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 except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #24-0009 for Conditional Use Permit #964-90 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #24-0009 for Conditional Use Permit #964-90 for a new 15-year term, subject to the existing conditions.

Prepared By:

Gerardo A. Quero, Planner II

Reviewed By: Michael Abraham, AICP, ICPDS Assistant Director



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Approved By: Jim Minnick, Planning & Development Services Director



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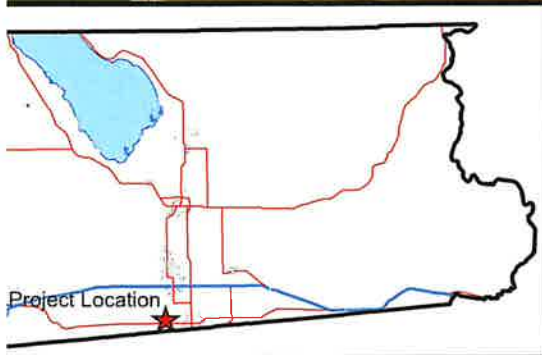
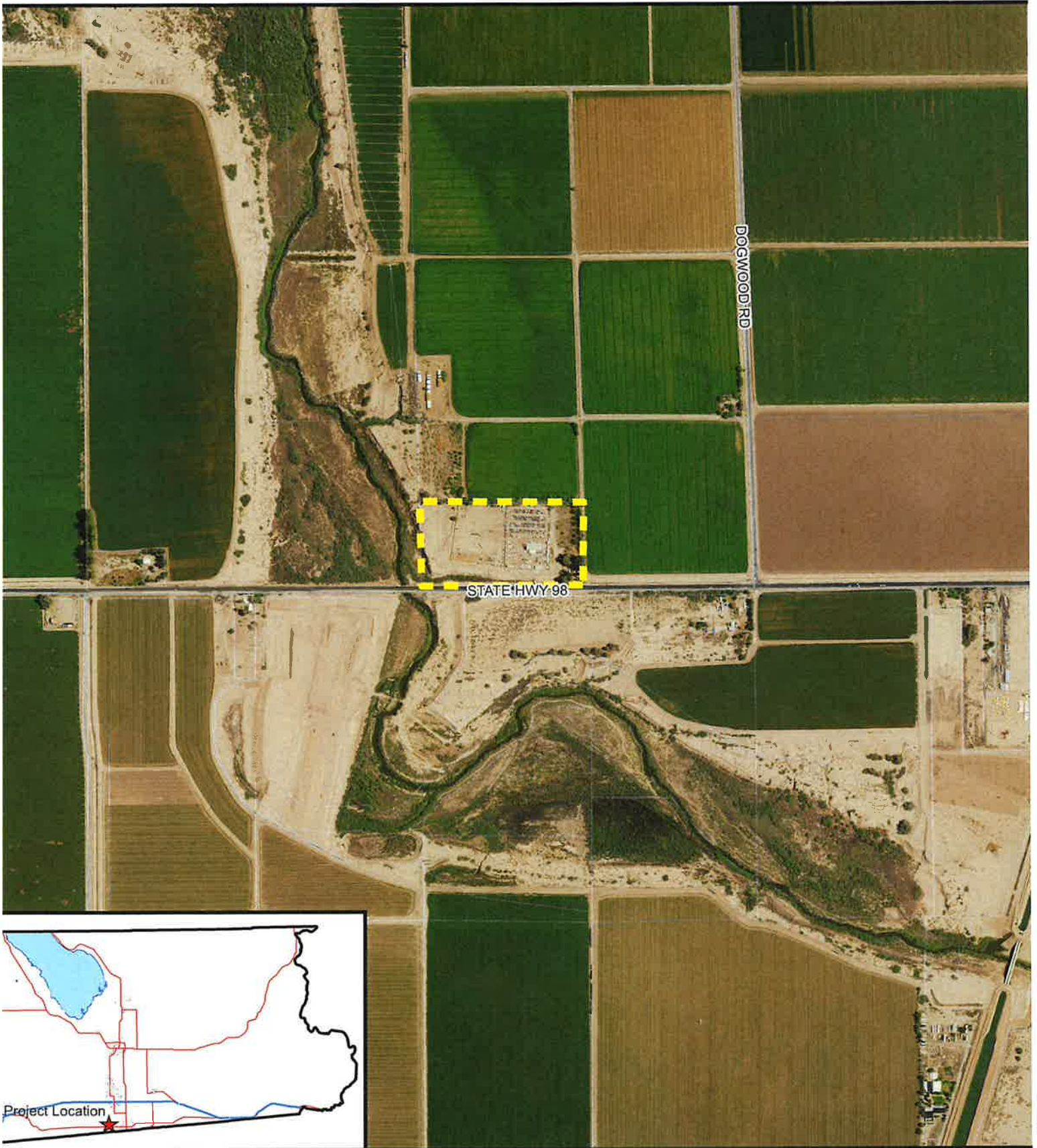
Attachments:

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Previously Approved Conditional Use Permit CUP#964-90
- E. Time Extension Request Documentation
- F. Comment Letters




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**ATTACHMENT “A”**  
**VICINITY MAP**

# PROJECT LOCATION MAP



**A & A AUTO DISMANTLERS, LLC**  
**EXT #24-0009 FOR CUP #964-90**  
**APN 059-070-009-000**

-  Existing Auto Dismantling Facility
-  Centerline
-  Parcels



**ATTACHMENT “B”**  
**SITE PLAN**

**OWNER**

Owner: Javier Antunez

Legal description: S1/2 of SW1/4  
of SE 1/4 SEC 9T17SR1 4E 20AC

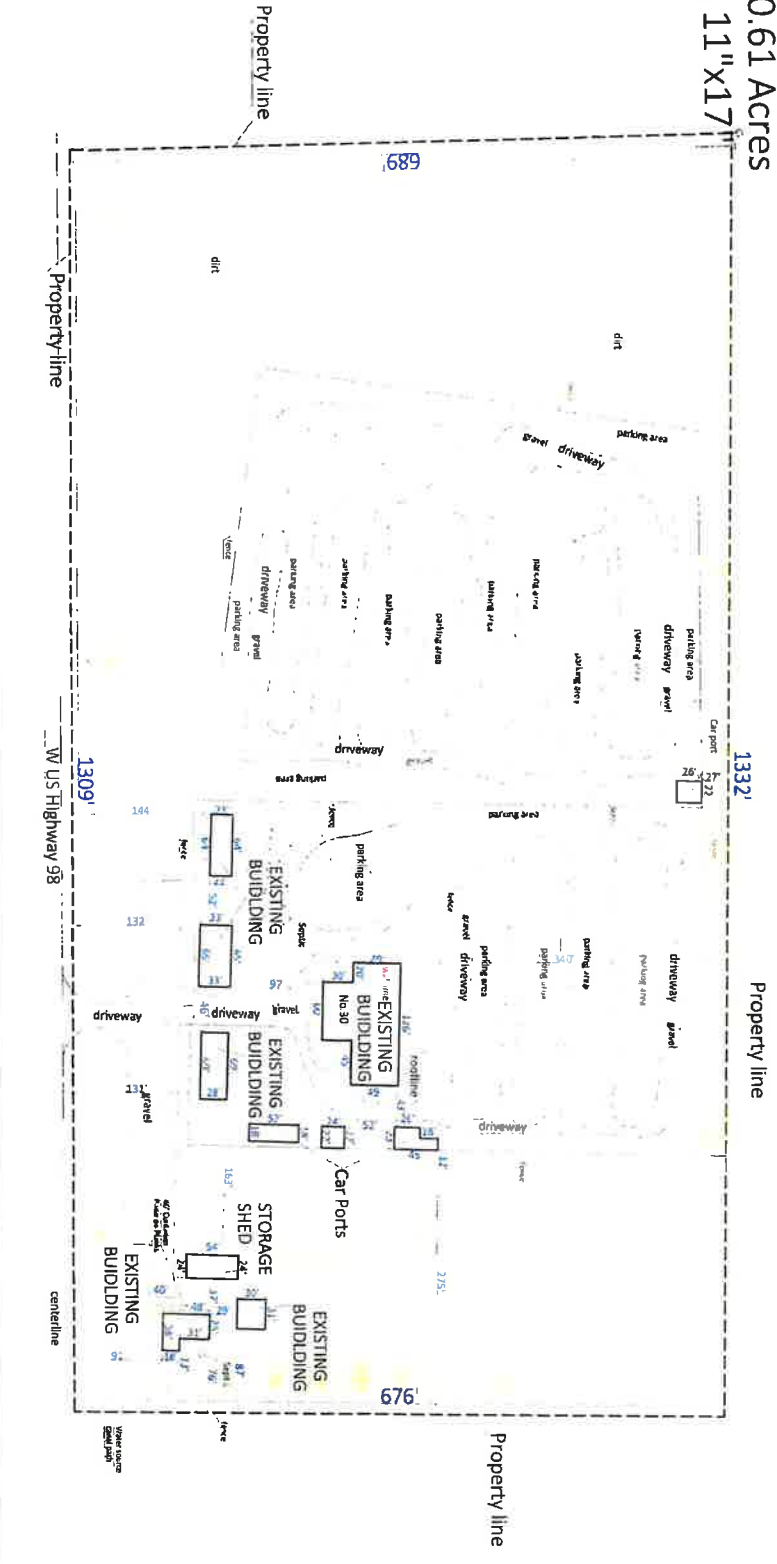
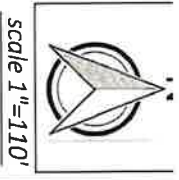
30 W US Highway 98

Calexico, CA 92231

Parcel ID: 059-070-009-000

Lot area: 20.61 Acres

Paper Size: 11"x17"





**ATTACHMENT “C”  
PLANNING COMMISSION  
RESOLUTION**

## RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “TIME EXTENSION #24-0009” FOR A NEW (15-YEAR) TERM UNDER “CONDITIONAL USE PERMIT #964-90” FOR A & A AUTO DISMANTLERS, LLC.**

**WHEREAS**, A & A Auto Dismantlers, LLC has submitted Time Extension #24-0009 requesting a new 15-year term for an existing operation of an auto dismantling facility with storage yard; and,

**WHEREAS**, this existing auto dismantling facility with storage yard was previously approved under Conditional Use Permit #964-90; 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 July 10, 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 #24-0009 request for Conditional Use Permit #964-90 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #964-90 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 #24-0009 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 “Agriculture”. This site is zoned M-1-PE (Light Industrial, Pre-Existing Allowed/Restricted Overlay) per Zoning Map #28 of the Imperial County Title

9 Land Use Ordinance. The Time Extension request is found consistent with the previously approved Conditional Use Permit #964-90 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 a compatible use through an approved Conditional Use Permit pursuant to Title 9, Division 5, Section 90515.02, subsection (f), which authorizes an auto towing/dismantling [facility] 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 auto dismantling facility with storage yard is consistent with the definition of Land Use Ordinance, Section 90515.02, subsection (f), 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 auto dismantling facility with storage yard complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90515.02, subsection (f), which authorizes an auto towing/dismantling [facility] 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 #964-90, 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) of the County of Imperial. No CUP shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. 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 #964-90) 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 auto dismantling facility with storage yard will operate as established on previously approved Conditional Use Permit #964-90. 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 #964-90) 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 auto dismantling facility with storage yard complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90515.02, subsection (f), which authorizes an auto towing/dismantling [facility] 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 #964-90, 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) of the County of Imperial. No CUP shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. 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. The existing Conditional Use Permit (CUP #964-90) meets the minimum requirements of the Land Use Ordinance of Imperial County; therefore, the proposed time extension (EXT #24-0009) for Conditional Use Permit (CUP #964-90) will not grant a special privilege.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #24-0009 for a new 15-year term under Conditional Use Permit #964-90, 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 July 10, 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#964-90**

Planning Department  
County of Imperial  
Courthouse  
El Centro, CA 92243

91006306

BOOK 1670 PAGE 324

DOLORES FROVENCIO

COUNTY RECORDER

BOOK 1670 PAGE 324

'91 APR 10 PM 1 45

OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

REG	\$ 3
RIF	\$ 1
MC	\$ 1
NIL	\$ —
TOTAL	\$ 5

And When Recorded Mail To  
 Planning Department  
 County of Imperial  
 Courthouse  
 El Centro, CA 92243

**HOLD**

MEMORANDUM OF CONDITIONAL USE PERMIT

This is a Memorandum of Conditional Use Permit recorded by the County of Imperial, to witness that:

Pursuant to County Ordinance Section 83423(4), a Conditional Use Permit (Permit # 964-90) to Arturo Javier Antunez for a Amendment to #806-88 Auto Dismantling/Storage Yard has been granted by the County of Imperial for certain premises located at 30 West Highway 98, Calexico, further described as (LEGAL DESCRIPTION) South 1/2 of the Southwest 1/4 of the Southeast 1/4, of Section 9, Township 17 South, Range 14 East described by Assessor's Parcel # 059-070-09-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 964-90) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 4/10/91 at El Centro, Imperial County, California.

By: Jurg Heuberger  
 JURG HEUBERGER  
 Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)  
 )ss.  
 COUNTY OF IMPERIAL )

On this 10th day APRIL of 1991, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within Instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.



By: Linda Weaver  
 LINDA WEAVER, Clerk of the  
 Board of Supervisors  
 County of Imperial

RECEIVED

APR 19 1991

IMPERIAL COUNTY  
PLANNING DEPARTMENT

# CONDITIONAL USE >> PERMIT <<

HAVING DULY APPLIED FOR A CONDITIONAL USE PERMIT AS PER SECTION 83423(4) OF ORDINANCE NO. 259, AND THE  PLANNING DIRECTOR,  PLANNING COMMISSION,  BOARD OF SUPERVISORS, HAVING DULY CONSIDERED SAID APPLICATION AS PER THE ABOVE ORDINANCE, HEREBY GRANT THIS PERMIT TO THE BELOW SPECIFIED, AND SUBJECT TO THE FOLLOWING CONDITIONS=== ( 1 through \_\_\_\_\_ )

See attached sheets

NOTICE

THIS PERMIT SHALL EXPIRE BY LIMITATION AND SHALL BE NULL AND VOID IF THE USE AUTHORIZED HEREIN IS NOT COMMENCED WITHIN SIX MONTHS OF DATE ISSUED AND/OR IF CONDITIONS ARE NOT OR HAVE NOT BEEN COMPLIED WITH.  
*REQUESTS FOR EXTENSION MUST BE IN WRITING TO THE DEPT. PRIOR TO THE EXPIRATION DATE !!!*

PAGE  
1 of 1

PROPERTY OWNER Arturo Javier Antunez  
PROPERTY ADDRESS 30 West Highway 98, Calexico  
AUTHORIZED "USE" Auto Dismantling/Storage Yard

  
JURGEN HEUBERGER, PLANNING DIRECTOR  
PLANNING DEPARTMENT

ZONE M-1-N  
ASSESS. PARCEL 059-070-09-01  
REVIEW CYCLE Three Years  
DATE ISSUED: 4/10/91



RESOLUTION GRANTING  
CONDITIONAL USE PERMIT #964-90  
(AMENDMENT TO CUP #806-88)  
AS SUBMITTED BY ARTURO JAVIER ANTUNEZ

WHEREAS, there was submitted to the Imperial County Planning Commission an application for Conditional Use Permit #964-90 (amendment to CUP #806-88), as submitted by Arturo Javier Antunez, proposing an expansion of Auto Dismantling/Storage Yard, on the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 17 South, Range 14 East, Assessor's Parcel Number 059-070-09-01, (30 West Highway 98, Calexico), (Supervisory District #1), and

WHEREAS, there was a public meeting scheduled pursuant to the Imperial County Codified Ordinances in the Board of Supervisors Chambers, El Centro, California on January 23, 1991 at 9:20 a.m., AND,

WHEREAS, it was the findings of the Commission that the project should be granted subject to the following conditions:

Motion made by Commissioner Cardenas and seconded by Commissioner Martinez and carried on the affirmative roll call of Commissioners Manger, Martinez, Gauna, Cannell, Colvin, Cardenas, Doyle, Hoffmeyer, and Hoopes.

BE IT FURTHER RESOLVED, that the Commission approved the Negative Declaration on the basis of Initial Study #3160-90, by making a finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein as part of the conditions have been added to the project, made the findings, and approved Conditional Use Permit #964-90 subject to the conditions.

GENERAL CONDITIONS:

G1 GENERAL LAW:

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

G2 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, and/or other approvals for the construction and/or operation of this project. This shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally Permittee shall submit a copy of such additional permit and/or licenses to the Planning Department within 30 days of receipt.

G3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee, this permit shall be deemed null and void.

G4 CONDITION PRIORITY:

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

G5 INDEMNIFICATION:

At no cost to the County Permittee shall indemnify and deem harmless the County, the Board of Supervisors, and all officers and agents of the County against any and all claims or actions and liabilities arising out of the permitting and/or operation of this project.

G6 INSURANCE:

The permittee shall secure and maintain Workers Compensation Insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as may be required by the State and/or Federal Law. A certificate of insurance is to be provided to the Planning Department by the Insurance Carrier and said insurance and certificate shall be kept current for the life of the project. Certificate(s) of insurance shall be sent directly to the Planning Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices. Failure to maintain required insurance shall result in the immediate revocation of this permit.

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**G7 RIGHT OF ENTRY:**

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

**G8 SEVERABILITY:**

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

**G9 PROVISION TO RUN WITH LAND:**

The provision of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective.

**G10 TIME LIMIT:**

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three year(s) by the Planning Director upon a 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) 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.

**G11 DEFINITIONS:**

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time.

**G12 REPORTS/INFORMATION:**

If request by the Planning Director, Permittee shall provide any such documentation/report as necessary to ascertain compliance with the Conditional Use Permit. The format, content and supporting documentation shall be as required by the Director.

11 G13 MINOR AMENDMENTS:

1 The Planning Director may approve minor changes or  
2 modification(s) to the design, construction, and/or operation  
3 of the project provided said changes are necessary for the  
4 project to meet other laws, regulations, codes, or conditions  
5 of the CUP and provided further, that such changes will not  
6 results in any additional environmental impacts. This  
7 provision shall only be applicable to the minor and  
8 intermediate CUP's.

9 G14 SPECIFICITY:

10 The issuance of this permit does not authorizes the permittee  
11 to construct or operate this project in violation of any  
12 state, federal, local law nor beyond the specified boundaries  
13 of the project as shown the application/project  
14 description/permit, nor shall this permit allow any accessory  
15 or ancillary use not specified herein. This permit does not  
16 provided any prescriptive right or use to the permittee for  
17 future addition and or modifications to this project.

18 G-15 Non-Compliance (Enforcement & Termination):

19 Should Permittee violate any condition herein, County shall  
20 give notice of violation. If Permittee does not act to correct  
21 the violation given reasonable notice and opportunity, the  
22 County may revoke the permit. Length of time (reasonable)  
23 shall be determined by Planning Director or Planning  
24 Commission.

25 (a) If the Planning Commission finds and determines that the  
26 Permittee or successor-in-interest has not complied with the  
27 terms and conditions of the CUP, or cannot comply with the  
28 terms and conditions of the CUP, of the Planning Commission  
determines that the permitted activities constitute a public  
nuisance, the Planning Director shall provide Permittee with  
notice and a reasonable opportunity to comply with the  
enforcement or abatement order.

(b) If after receipt of the order (1) Permittee fails to  
comply, and/or (2) Permittee cannot comply with the conditions  
set forth in the CUP, the matter shall be referred to the  
Planning Commission for permit modification suspension, or  
termination, or to the appropriate prosecuting authority.

29 G-16 Responsible Agent:

30 All operations shall be conducted under the direction of a  
31 responsible agent. The name and telephone number of this  
32 individual shall be provided to the Planning Department. The  
33 agent shall insure that the project's activities comply with  
34 the conditions contained herein.

35 PROJECT SPECIFIC CONDITIONS:

36 S-1 (a) A complete fire protection plan acceptable to the  
37 County Fire Marshall shall be prepared and submitted to  
38 the County Fire Department.

1 (b) Permittee shall provide adequate fire protection  
2 system equipment and storage, accessibility to all  
3 on-site facilities in accordance with National Fire  
4 Protection Act (NFPA), Uniform Fire Code and County Fire  
5 Department Standards.

6 **S-2** Permittee shall submit a Hazardous Waste Material Plan to  
7 Environmental Health Services/Health for review and  
8 approval.

9 **S-3** No burning of waste or other materials including tires  
10 and other by products shall be allowed on site.

11 **S-4** All hazardous liquids will be handled and disposed of in  
12 an approved manner and no processing of products shall be  
13 allowed on site.

14 **S-5** Property shall be fenced with 6 foot solid type fencing  
15 compatible with existing fencing. Fencing shall be to  
16 County requirements and be maintained for life of  
17 project.

18 **S-6** No stocking of vehicles above fence height shall be  
19 allowed.

20 **S-7** No shredding of vehicles or parts will be permitted.  
21 Crushing of vehicles is permitted.

22 **S-8** Any on site lighting shall be shielded so that all rays  
23 are directed on site.

24 **S-9** Permittee shall submit a parking plan for customer and  
25 employee parking to be reviewed and approved by Public  
26 Works and Planning Department.

27 **S-10** An Encroachment Permit shall be secured, as necessary  
28 from CALTRANS for new or altered driveways. Entrance  
improvements shall meet the appropriate agency's  
standards, requirements and/or approvals.

**S-11** Permittee shall secure all necessary building permits for  
utilities and all subject buildings shall be constructed  
and maintained in compliance with the latest Uniform  
Building Code(s).

**S-12** Permittee is to install water and sewer to County  
standards. Water and sewer systems shall be reviewed by  
Environmental Health Services and Building Department.

**S-13** All operations shall be conducted entirely within the  
fenced area only. The storage of, dismantling of, repair  
of or other operations conducted outside of, the fenced  
area shall constitute a violation of this permit and be  
grounds for revocation.

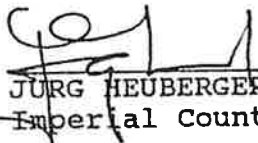
**S-14** If the County Health Officer determines that a public  
health hazard exists, the County Health Officer shall  
require appropriate measures, and the applicant shall  
take such steps to mitigate the health hazard. If the  
hazard to the public is determined to be imminent, the  
Permittee shall meet with the Health Officer immediately

to plan and immediately mitigate the hazard. Such mitigation may include suspension of the subject operation.

1  
2 8-15 This permit is issued for that site identified on the  
3 application consisting of 12.1 acres, legally  
4 described as the South 1/2 of the Southwest 1/4 of  
5 the Southeast 1/4 of Section 9, Township 17 South,  
6 Range 14 East, also known as Assessor's Parcel Number  
7 059-070-59-01, no other property is affected by this  
8 permit.

9 This is to certify that the foregoing is a true and  
10 correct copy of a resolution passed by the Imperial County  
11 Planning Commission at a regular meeting January 23, 1991 in  
12 the Board of Supervisors Chambers, El Centro, California.

Susan Manger, Chairman

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JURG HEUBERGER, Secretary  
Imperial County Planning Commission

sm

# **ATTACHMENT “E”**

**TIME EXTENSION (EXT)#24-0009**

**REQUEST DOCUMENTATION**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME <u>Javier Antunez</u>	EMAIL ADDRESS <u>Javier@antunezshell.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>500 S Imperial Ave</u>	ZIP CODE <u>92231</u>	PHONE NUMBER <u>760-352-0220</u>
3. APPLICANT'S NAME <u>A&amp;A Auto Dismantlers LLC</u>	EMAIL ADDRESS <u>support@aaautodismantlers.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>30 W. HWY 98</u>	ZIP CODE <u>92231</u>	PHONE NUMBER <u>760-357-0244</u>
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. <u>059-070-009-000</u>	SIZE OF PROPERTY (in acres or square foot) <u>20 ACRES</u>	ZONING (existing)
7. PROPERTY (site) ADDRESS <u>30 W Hwy 98 Calexico CA 92231</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>WEST of Calexico city limits, Dogwood Rd (closest cross street)</u>		
9. LEGAL DESCRIPTION <u>5 1/2 of SW 1/4 of SE 1/4 SEC 9 T17S R1 4E 20 AC</u>		

**PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)**

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	<u>Auto dismantler yard, selling used auto parts, car storage yard.</u>
11. DESCRIBE CURRENT USE OF PROPERTY	<u>Existing Auto dismantler yard</u>
12. DESCRIBE PROPOSED SEWER SYSTEM	<u>Existing septic</u>
13. DESCRIBE PROPOSED WATER SYSTEM	<u>Existing canal (noncity)</u>
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	<u>Existing water tanks</u>
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>2</u>

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

JAVIER ANTUNEZ 3-20-24  
Print Name Date  
[Signature]  
Signature  
\_\_\_\_\_  
Print Name Date  
\_\_\_\_\_  
Signature

**REQUIRED SUPPORT DOCUMENTS**

- A. SITE PLAN \_\_\_\_\_
- B. FEE \_\_\_\_\_
- C. OTHER \_\_\_\_\_
- D. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE <u>2/21/24</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O E S
		<input type="checkbox"/> _____

**CUP #**  
ext  
24-009





30 W HWY 98 CALEXICO CA 92231  
760-357-0244  
[SUPPORT@AAAUTODISMANTLERS.COM](mailto:SUPPORT@AAAUTODISMANTLERS.COM)

April 11, 2024

Imperial County Planning / Building Department  
801 Main St  
El Centro CA 92243

RE: A&A Auto Dismantlers LLC CUP# 694-90

This letter serves as a formal 15-year extension request for the aforementioned CUP. Attached with this letter is all signed and filled out application documents. A&A Auto Dismantlers LLC will comply with all general conditions stated in the CUP.

If you have any questions, please feel free to contact me at 619-549-5848 cell.

Regards,

A handwritten signature in blue ink, appearing to read 'Javier Antunez', is written in a cursive style.

Javier Antunez  
A&A Auto Dismantlers LLC Manager



30 W HWY 98 CALEXICO CA 92231  
760-357-0244  
[SUPPORT@AAAUTODISMANTLERS.COM](mailto:SUPPORT@AAAUTODISMANTLERS.COM)

Extension cover letter for CUP # 964-90

The following items are included:

- Conditional Use Permit application
- General Indemnification Agreement
- Notice to applicant form
- Site Plan
- Title Report (dated Mar 6, 2024) original stamped on back of last page
- Resolution granting and general conditions signed and initialed

No details for project description as there are no scheduled projects for the property. The extension for this CUP is to continue doing business at the existing Dismantler yard. The house that is also on the property is vacant and will continue to be until a future date if we decide to renovate or demolish the home. No "as built" plans are available as my father passed in Sept 2021 and we have no means of retrieving any if so, said plans exist.

The cargo container has been included in the site plan and has also been raised on 6x8 wood planks.

The water heater and piping were removed along with the RV and any utilities connected to it. All hazardous/substandard electrical that was observed has been removed.

We will comply with all general conditions stated in the CUP.

Regards,

A handwritten signature in blue ink, appearing to read 'Javier Ant6nez', is written over a light blue horizontal line.

Javier Ant6nez



30 W HWY 98 CALEXICO CA 92231  
760-357-0244  
[SUPPORT@AAAUTODISMANTLERS.COM](mailto:SUPPORT@AAAUTODISMANTLERS.COM)

A&A Auto Dismantlers LLC (AAA) CUP # 964-90 Compliance Report for 2024

**CUP General Conditions**

G1 – General Law

AAA is in compliance and agrees with G1

G2 – Permits/Licenses

AAA is in compliance and agrees with G2

G3 – Recordation

AAA agrees to comply with G3

G4 – Condition Priority

AAA is in compliance and agrees with G4

G5 – Indemnification

AAA agrees with G5

G6 – Insurance

AAA is in compliance and agrees with G6

G7 – Right of Entry

AAA agrees with G7

G8 – Severability

AAA agrees with G8

G9 – Provisions To Run With Land

AAA agrees with G9

G10 – Time Limit

AAA agrees with G10

G11 – Definitions

AAA agrees with G11

**RECEIVED**

**MAY 02 2024**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

G12 – Reports/Information  
AAA agrees with G12

G13 – Minor Amendments  
AAA agrees with G13

G14 – Specificity  
AAA is in compliance and agrees with G14

G15 – Non-Compliance (Enforcement & Termination)  
AAA agrees with G15

G16 – Responsible Agent  
AAA agrees with G16

S1 – AAA is in compliance and agrees with S1

S2 – AAA is in compliance and agrees with S2

S3 - AAA is in compliance and agrees with S3

S4 - AAA is in compliance and agrees with S4

S5 - AAA is in compliance and agrees with S5

S6 - AAA is in compliance and agrees with S6

S7 - AAA is in compliance and agrees with S7

S8 - AAA is in compliance and agrees with S8

S9 - AAA is in compliance and agrees with S9

S10 - AAA is in compliance and agrees with S10

S11 - AAA is in compliance and agrees with S11

S12 - AAA is in compliance and agrees with S12

S13 - AAA is in compliance and agrees with S13

S14 - AAA is in compliance and agrees with S14

S15 - AAA is in compliance and agrees with S15

  
\_\_\_\_\_

Date 5-1-24

Planning Department  
County of Imperial  
Courthouse  
El Centro, CA 92243

91006306

BOOK 1670 PAGE 324

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1670 PAGE 324  
91 APR 10 PM 1 45

OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

REG	\$ 3
RIF	\$ 1
MC	\$ 1
RIL	\$
TOTAL	\$

And When Recorded Mail To  
 Planning Department  
 County of Imperial  
 Courthouse  
 El Centro, CA 92243

10:0

MEMORANDUM OF CONDITIONAL USE PERMIT

This is a Memorandum of Conditional Use Permit recorded by the County of Imperial, to witness that:

Pursuant to County Ordinance Section 83423(4), a Conditional Use Permit (Permit # 964-90) to Arturo Javier Antunez for a Amendment to #806-88 Auto Dismantling/Storage Yard has been granted by the County of Imperial for certain premises located at 30 West Highway 98, Calxico, further described as (LEGAL DESCRIPTION) South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 17 South, Range 14 East and further described by Assessor's Parcel # 059-070-09-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 964-90) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 4/10/91 at El Centro, Imperial County, California.

By: Jurg Heuberger  
 JURG HEUBERGER  
 Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF IMPERIAL )

On this 10th day APRIL of 1991, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.

By: Linda Weaver  
 LINDA WEAVER, Clerk of the  
 Board of Supervisors  
 County of Imperial



RECEIVED

APR 19 1991

IMPERIAL COUNTY  
PLANNING DEPARTMENT

*Handwritten notes:*  
 10:0  
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# CONDITIONAL USE >> PERMIT <<

HAVING DULY APPLIED FOR A CONDITIONAL USE PERMIT AS PER SECTION 83423(4) OF ORDINANCE NO. 289 AND THE  PLANNING DIRECTOR,  PLANNING COMMISSION,  BOARD OF SUPERVISORS, HAVING DULY CONSIDERED SAID APPLICATION AS PER THE ABOVE ORDINANCE, HEREBY GRANT THIS PERMIT TO THE BELOW SPECIFIED, AND SUBJECT TO THE FOLLOWING CONDITIONS=== (1 through \_\_\_\_\_ )

see attached sheets

**NOTICE**

THIS PERMIT SHALL EXPIRE BY LIMITATION AND SHALL BE NULL AND VOID IF THE USE AUTHORIZED HEREIN IS NOT COMMENCED WITHIN SIX MONTHS OF DATE ISSUED AND/OR IF CONDITIONS ARE NOT OR HAVE NOT BEEN COMPLIED WITH.  
**REQUESTS FOR EXTENSION MUST BE IN WRITING TO THE DEPT. PRIOR TO THE EXPIRATION DATE !!!**

PAGE  
1 of 1

PROPERTY OWNER Arturo Javier Antunez  
PROPERTY ADDRESS 30 West Highway 98, Calexico  
AUTHORIZED "USE" Auto Dismantling/Storage Yard

  
JURG HEUBERGER, PLANNING DIRECTOR  
PLANNING DEPARTMENT

ZONE M-1-N  
ASSESS. PARCEL 059-070-09-01  
REVIEW CYCLE Three Years  
DATE ISSUED: 4/10/91

RESOLUTION GRANTING  
CONDITIONAL USE PERMIT #964-90  
(AMENDMENT TO CUP #806-88)  
AS SUBMITTED BY ARTURO JAVIER ANTUNEZ

WHEREAS, there was submitted to the Imperial County Planning Commission an application for Conditional Use Permit #964-90 (amendment to CUP #806-88), as submitted by Arturo Javier Antunez, proposing an expansion of Auto Dismantling/Storage Yard, on the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 17 South, Range 14 East, Assessor's Parcel Number 059-070-09-01, (30 West Highway 98, Calexico), (Supervisory District #1), and

WHEREAS, there was a public meeting scheduled pursuant to the Imperial County Codified Ordinances in the Board of Supervisors Chambers, El Centro, California on January 23, 1991 at 9:20 a.m., AND,

WHEREAS, it was the findings of the Commission that the project should be granted subject to the following conditions:

Motion made by Commissioner Cardenas and seconded by Commissioner Martinez and carried on the affirmative roll call of Commissioners Manger, Martinez, Gauna, Cannell, Colvin, Cardenas, Doyle, Hoffmeyer, and Hoopes.

BE IT FURTHER RESOLVED, that the Commission approved the Negative Declaration on the basis of Initial Study #3160-90, by making a finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein as part of the conditions have been added to the project, made the findings, and approved Conditional Use Permit #964-90 subject to the conditions.

GENERAL CONDITIONS:

**G1 GENERAL LAW.**

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

**G2 PERMITS/LICENSES:**

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, and/or other approvals for the construction and/or operation of this project. This shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally Permittee shall submit a copy of such additional permit and/or licenses to the Planning Department within 30 days of receipt.

**G3 RECORDATION:**

This permit shall not be effective until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee, this permit shall be deemed null and void.

**G4 CONDITION PRIORITY:**

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

**G5 INDEMNIFICATION:**

At no cost to the County Permittee shall indemnify and deem harmless the County, the Board of Supervisors, and all officers and agents of the County against any and all claims or actions and liabilities arising out of the permitting and/or operation of this project.

**G6 INSURANCE:**

The permittee shall secure and maintain Workers Compensation Insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as may be required by the State and/or Federal Law. A certificate of insurance is to be provided to the Planning Department by the Insurance Carrier and said insurance and certificate shall be kept current for the life of the project. Certificate(s) of insurance shall be sent directly to the Planning Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices. Failure to maintain required insurance shall result in the immediate revocation of this permit.



JA  
1 **G7 RIGHT OF ENTRY:**

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

JA  
6 **G8 SEVERABILITY:**

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

JA  
11 **G9 PROVISION TO RUN WITH LAND:**

12 The provision of this project are to run with the land/project  
13 and shall bind the current and future owner(s) successor(s) of  
14 interest, assignee(s) and/or transferee(s) of said project.  
15 Permittee shall not with out prior notification to the  
16 Planning Department assign, sell, or transfer, or grant  
17 control of project or any right or privilege therein. The  
18 Permittee shall provide a minimum of 60 days written notice  
19 prior to such proposed transfer becoming effective.

JA  
20 **G10 TIME LIMIT:**

21 Unless otherwise specified within the project specific  
22 conditions this project shall be limited to a maximum of (3)  
23 three years from the recordation date of the CUP. The CUP may  
24 be extended for successive three year(s) by the Planning  
25 Director upon a finding by the Planning Department that the  
26 project is in full and complete compliance with all conditions  
27 of the CUP and any applicable land use regulation(s) of the  
28 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.

JA  
29 **G11 DEFINITIONS:**

30 In the event of a dispute the meaning(s) or the intent of any  
31 word(s) phrase(s) and/or conditions or sections herein shall  
32 be determined by the Planning Commission of the County of  
33 Imperial. Their determination shall be final unless an appeal  
34 is made to the Board of Supervisors within the required time.

JA  
35 **G12 REPORTS/INFORMATION:**

36 If request by the Planning Director, Permittee shall provide  
37 any such documentation/report as necessary to ascertain  
38 compliance with the Conditional Use Permit. The format,  
content and supporting documentation shall be as required by  
the Director.

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G13 MINOR AMENDMENTS:

The Planning Director may approve minor changes or modification(s) to the design, construction, and/or operation of the project provided said changes are necessary for the project to meet other laws, regulations, codes, or conditions of the CUP and provided further, that such changes will not results in any additional environmental impacts. This provision shall only be applicable to the minor and intermediate CUP's.

JA  
G14 SPECIFICITY:

The issuance of this permit does not authorizes the permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provided any prescriptive right or use to the permittee for future addition and or modifications to this project.

JA  
G-15 Non-Compliance (Enforcement & Termination):

Should Permittee violate any condition herein, County shall give notice of violation. If Permittee does not act to correct the violation given reasonable notice and opportunity, the County may revoke the permit. Length of time (reasonable) shall be determined by Planning Director or Planning Commission.

(a) If the Planning Commission finds and determines that the Permittee or successor-in-interest has not complied with the terms and conditions of the CUP, or cannot comply with the terms and conditions of the CUP, of the Planning Commission determines that the permitted activities constitute a public nuisance, the Planning Director shall provide Permittee with notice and a reasonable opportunity to comply with the enforcement or abatement order.

(b) If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, the matter shall be referred to the Planning Commission for permit modification suspension, or termination, or to the appropriate prosecuting authority.

JA  
G-16 Responsible Agent:

All operations shall be conducted under the direction of a responsible agent. The name and telephone number of this individual shall be provided to the Planning Department. The agent shall insure that the project's activities comply with the conditions contained herein.

PROJECT SPECIFIC CONDITIONS:

JA  
S-1 (a) A complete fire protection plan acceptable to the County Fire Marshall shall be prepared and submitted to the County Fire Department.

(b) Permittee shall provide adequate fire protection system, equipment and storage, accessibility to all on-site facilities in accordance with National Fire Protection Act (NFPA), Uniform Fire Code and County Fire Department Standards.

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3 **S-2** Permittee shall submit a Hazardous Waste Material Plan to Environmental Health Services/Health for review and approval.
- 4  
5 **S-3** No burning of waste or other materials including tires and other by products shall be allowed on site.
- 6  
7 **S-4** All hazardous liquids will be handled and disposed of in an approved manner and no processing of products shall be allowed on site.
- 8  
9 **S-5** Property shall be fenced with 6 foot solid type fencing compatible with existing fencing. Fencing shall be to County requirements and be maintained for life of project.
- 10  
11 **S-6** No stocking of vehicles above fence height shall be allowed.
- 12  
13 **S-7** No shredding of vehicles or parts will be permitted. Crushing of vehicles is permitted.
- 14  
15 **S-8** Any on site lighting shall be shielded so that all rays are directed on site.
- 16  
17 **S-9** Permittee shall submit a parking plan for customer and employee parking to be reviewed and approved by Public Works and Planning Department.
- 18  
19 **S-10** An Encroachment Permit shall be secured, as necessary from CALTRANS for new or altered driveways. Entrance improvements shall meet the appropriate agency's standards, requirements and/or approvals.
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21 **S-11** Permittee shall secure all necessary building permits for utilities and all subject buildings shall be constructed and maintained in compliance with the latest Uniform Building Code(s).
- 22  
23 **S-12** Permittee is to install water and sewer to County standards. Water and sewer systems shall be reviewed by Environmental Health Services and Building Department.
- 24  
25 **S-13** All operations shall be conducted entirely within the fenced area only. The storage of, dismantling of, repair of or other operations conducted outside of, the fenced area shall constitute a violation of this permit and be grounds for revocation.
- 26  
27 **S-14** If the County Health Officer determines that a public health hazard exists, the County Health Officer shall require appropriate measures, and the applicant shall take such steps to mitigate the health hazard. If the hazard to the public is determined to be imminent, the Permittee shall meet with the Health Officer immediately
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to plan and immediately mitigate the hazard. Such mitigation may include suspension of the subject operation.

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S-15 This permit is issued for that site identified on the application consisting of 12.1 acres, legally described as the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 17 South, Range 14 East, also known as Assessor's Parcel Number 059-070-59-01, no other property is affected by this permit.

This is to certify that the foregoing is a true and correct copy of a resolution passed by the Imperial County Planning Commission at a regular meeting January 23, 1991 in the Board of Supervisors Chambers, El Centro, California.

Susan Manger, Chairman



~~JURG HEUBERGER, Secretary  
Imperial County Planning Commission~~

sm

*Juan Lopez*  
2-20-24

**ATTACHMENT “F”  
COMMENT LETTERS**

## Gerardo Quero

---

**From:** Carlos Yee  
**Sent:** Thursday, May 23, 2024 2:34 PM  
**To:** Kamika Mitchell; Antonio Venegas; Ashley Jauregui; Jolene Dessert; Margo Sanchez; Belen Leon-Lopez; Monica Soucier; Jesus Ramirez; Luis Plancarte; Rosa Lopez; Jorge Perez; Sheila Vasquez-Bazua; Andrew Loper; salflores@co.imperial.ca.us; Robert Malek; David Lantzer; John Gay; Rkelley@icso.org; Fred Miramontes; rbenavidez@icso.org; dvargas@iid.com; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com  
**Cc:** Michael Abraham; Gerardo Quero; Aimee Trujillo; Jenyssa Gutierrez; Laryssa Alvarado; Olivia Lopez  
**Subject:** RE: Route for Comments: Time Extension (EXT) #24-0009 for CUP#964-90

To whom it may concern,

After reviewing the information provided our Department has no comments.

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)

**RECEIVED**

**MAY 23 2024**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**

**From:** Kamika Mitchell <kamikamitchell@co.imperial.ca.us>  
**Sent:** Tuesday, May 21, 2024 2:41 PM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; salflores@co.imperial.ca.us; Robert Malek <RobertMalek@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; rbenavidez@icso.org; dvargas@iid.com; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com  
**Cc:** Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>  
**Subject:** Route for Comments: Time Extension (EXT) #24-0009 for CUP#964-90

Good afternoon,

Please see attached Request for Comments packet for **Time Extension (EXT) #24-0009 for CUP#964-90**

Comments are due by **May 30<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 Gerardo Quero, Planner II at (442) 265-1736 or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Kamika Mitchell* ♥

**Office Assistant III**

*Imperial County Planning & Development Services*

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[kamikamitchell@co.imperial.ca.us](mailto:kamikamitchell@co.imperial.ca.us)



AIR POLLUTION CONTROL DISTRICT



May 29, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 5:20 pm, May 29, 2024

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

SUBJECT: Time Extension – 24-0009 for Conditional Use Permit 964-90 – A & A Auto Dismantlers, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Time Extension (EXT) 24-0009 for Conditional Use Permit (CUP) 964-90 (Project). The project proposes a new 15-year term for CUP 964-90 to bring the existing auto dismantling facility with storage yard into compliance. The project is located at 30 West US Highway 98, Calexico also identified with Assessor's Parcel Number 059-070-009.

After reviewing its records, the Air District is unable to find an active Air District permit for the site and is unable to find any information or records of the project having undergone a permit review or receiving a permit exemption. Depending on the specific equipment and services provided the project may require an Air District permit, consequently, the Air District is unable to concur the project is currently in compliance with the General Condition G2 PERMITS/LICENSES of CUP 964-90 and would be unable to concur with EXT 24-0009. Therefore, the Air District requests the applicant submit an application for engineering review of the project and coordinate with an Air District Permitting Engineer to determine the permitting requirements of the project to ensure compliance of the project.

The Air District reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity.

Finally, in the event the CUP will be updated/amended the Air District requests a copy of the draft prior to recording for review.




For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations> and permitting forms can be found at <https://apcd.imperialcounty.org/engineering/>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,



Ismael Garcia  
Environmental Coordinator



Reviewed by  
Monica Soucier  
APC Division Manager

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

May 30, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 9:44 am, May 31, 2024

RE: Time Extension Ext 24-0009 for CUP #964-90  
A&A Auto Dismantlers, LLC  
30 West U.S. Highway 98, Calexico, CA 92231

Imperial County Fire Department would like to thank you for the opportunity to review and comment on Ext 24-0009 for CUP #964-90 for A & A Auto Dismantlers located at 30 West U.S. Highway 98, Calexico, CA 92231.

Imperial County Fire Department is requesting verification of conditions noted in CUP #964-90.

*S-1 (a) A complete fire protection plan acceptable to the County Fire Marshall shall be prepared and submitted to the County Fire Department.*

Please provide the fire protection plan to Imperial County Fire Department for review.

*(b) Permittee shall provide adequate fire protection system equipment and storage, and accessibility to all on-site facilities in accordance with National Fire Protection Act (NFPA), uniform Fire Code and County Fire Department Standards.*

Please provide a list of onsite fire protection equipment and current fire inspection report.

The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely  
Andrew Loper  
Lieutenant/Fire Prevention Specialist

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

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Imperial County Fire Department  
Fire Prevention Bureau

CC  
David Lantzer  
Fire Chief  
Imperial County Fire Department.