

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: 08/23/2023

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/ No.4

Conditional Use Permit #23-0003

PROJECT TYPE: Edwin & Mary Mealey SUPERVISORY DISTRICT #5

LOCATION: 1805 Bass Cove Road APN: 054-403-011-000

El Centro, CA 92259 PARCEL SIZE: +/- 3.04 acres

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

ZONE (existing) A-1-L-2-U (Limited Agricultural, Lot 2 acre minimum)Urban ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 08/23/2023

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 checked="" type="checkbox"/>	NONE	<input 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		<u>IID, Quechan Indian Tribe</u>		

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 YOU TAKE THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301, CLASS 1 (EXISTING FACILITIES) OF THE CEQA GUIDELINES AND THAT NO FURTHER DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT THE CONDITIONAL USE PERMIT #23-0003 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
3. ADOPT THE ATTACHED RESOLUTION(S) AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #23-0003, SUBJECT TO ALL THE CONDITIONS OF APPROVAL AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP UPON RECEIPT FROM THE APPLICANT.

Planning & Development Services

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

STAFF REPORT
Planning Commission
August 23, 2023
Conditional Use Permit (CUP) #23-0003

Applicant/Owner: Edwin & Mary Mealey
1805 Bass Cove Rd
El Centro, CA 92243

Project Location:

The proposed project is located at 1805 Bass Cove Road within the Limited Agriculture Urban Boundaries area. The property is legally described as Lot 1 Green Acre West-TR 902 Por Tr 144 16-14, located in a portion of the unincorporated town site of El Centro (Supervisorial District #5) of the County of Imperial, State of California. The property is also known as Assessor's Parcel Number (APN) 054-403-011-000, and is 3.04 acres; the 2nd Dwelling residence will be approximately 1,935.5 square feet.

Project Summary:

The proposed project site is located on an established agricultural parcel zoned A-1-L-2-U (Limited Agricultural with Urban Overlay, Lot 2-acre minimum). The project site is adjacent to the following land uses: Zone A-2-U (General Agricultural with Urban Overlay) to the North; Zone A-1-L-2-U (Limited Agricultural with Urban Overlay, Lot 2 acre minimum) to the East; and, Zone A-1-L-1-U (Limited Agricultural with Urban Overlay, Lot 1 acre minimum) to the South and West. The applicant is proposing to construct a 2nd Dwelling, Single Family Residence within an existing 5,000 square feet (100' x 50') metal storage warehouse. The 2nd Dwelling, Single Family Residence will be constructed within the metal storage warehouse disturbing 1,938.5 square feet of the existing 5,000 square feet storage warehouse.

Land Use Analysis:

Per Imperial County's General Plan, the land use designation for this project is: Urban, and the zoning is A-1-L-2-U (Limited Agricultural with Urban Overlay, Lot 2-acre minimum) per Zoning Map #1 of the Imperial County Title 9 Land Use Ordinance. The existing water cistern of 5,000 gallon with fire hydrant hookup will serve the proposed project. The existing septic with leach lines will serve the proposed project. 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 USE	ZONING	GENERAL PLAN
Project Site	Residential	A-1-L-2-U	Urban/General Plan
North	Farmed Land	A-2-U	Urban/General Plan
South	Residential	A-1-L-1-U	Urban/General Plan
East	Residential	A-1-L-2-U	Urban/General Plan
West	Residential	A-1-L-1-U	Urban/General Plan

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that CUP #23-0003 is categorically exempt from CEQA per Article 19, Section 15301, Class 1 (existing facilities); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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 you take the following action:

1. Find that the project is categorically exempt from CEQA pursuant to Section 15301, Class 1 (existing facilities) of the CEQA guidelines and that no further documentation is necessary; and,
2. Find that the Conditional Use permit #23-0003 is consistent with applicable zoning, state laws and county building ordinances; and
3. Adopt the attached resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #23-0003, subject to all the conditions of approval and authorize the Planning and Development Services Director to sign the CUP upon

receipt from the applicant.

PREPARED BY: Evelia Jimenez, Planner II
Planning & Development Services



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



APPROVED BY: Jim Minnick, Director
Planning & Development Services



ATTACHMENTS: A. Vicinity Map
B. Site Plan/Plot Plan
C. CEQA Resolutions
D. CUP #23-0003 - Conditions of Approval
E. Applicant's Submittal
F. Comment Letters

Attachment A

Vicinity Map

PROJECT LOCATION MAP



EDWIN & MARY MEALEY
CUP #23-0003
APN #054-403-011-000

 Project Parcel
 Centerline



Attachment B

Site Plan

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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21. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

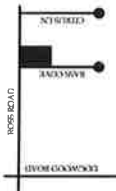
SHEET INDEX

1. TITLE SHEET, SITE PLAN, FLOOR PLAN & ELEVATIONS
2. ELECTRICAL PLAN
3. MECHANICAL PLAN
4. ROOF PLAN
5. GENERAL NOTES

BUILDING CODE

- THIS PROJECT SHALL COMPLY WITH:
- 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE

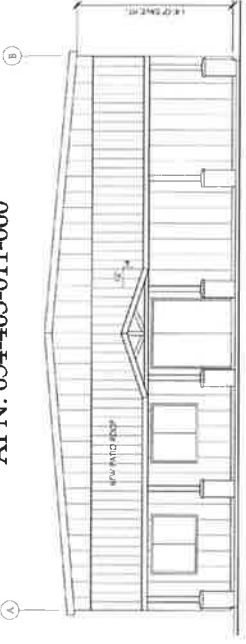
VICINITY MAP



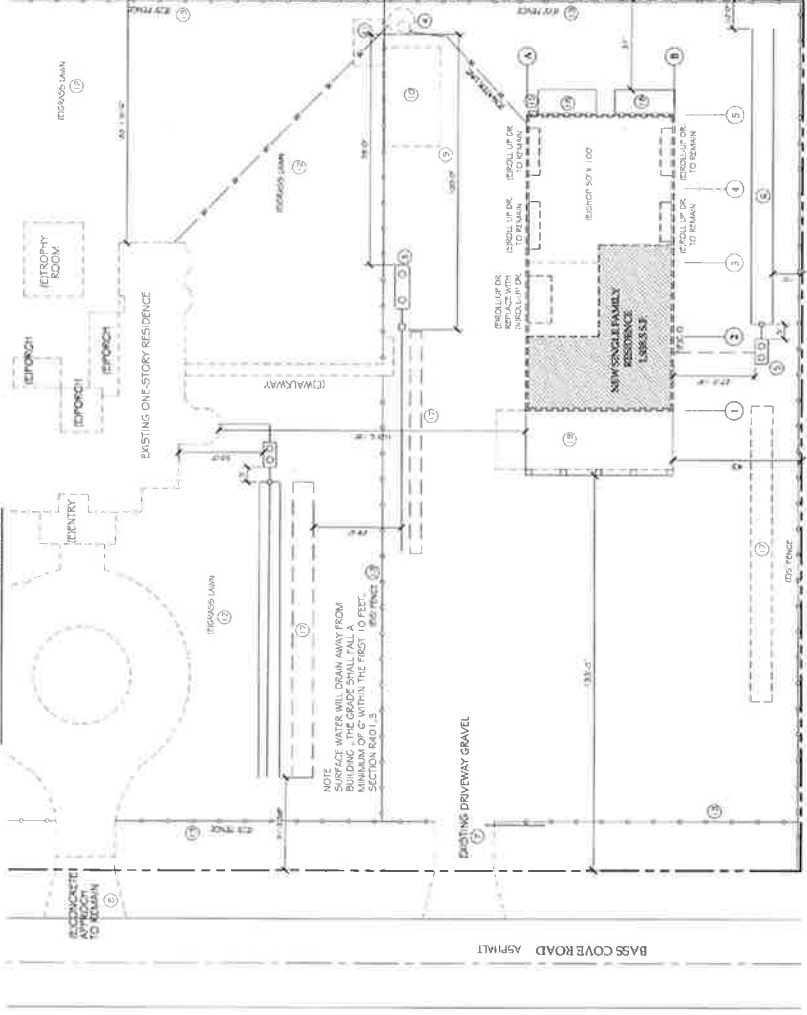
PROJECT SITE
1805 BASS COVE RD.
INDIO, CA 92261

Vogel Residence Addition

BARDOMINIUM
1805 Bass Cove Rd., El Centro, CA 92243
APN: 054-403-011-000



WEST ELEVATION
SCALE: 3/16" = 1'-0"



NOTE:
SURFACE WATER WILL DRAIN AWAY FROM THE NEW RESIDENCE TO THE PERVIOUS LANE WITHIN THE FEET TO FEET SECTION (A01.3).

EXISTING DRIVEWAY GRAVEL

PERMITTED INFORMATION:
THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

OVERALL SITE PLAN SCALE: 1" = 48'-0"



PROJECT INFORMATION

PROJECT NAME	VOGEL RESIDENCE
OWNER	1805 BASS COVE RD, EL CENTRO, CA 92243
YEAR CONSTRUCTED	2019
LOT AREA	4,000 SQUARE FEET / 3.0 AC
CONTRACTOR	SHAWL BUILDERS
ARCHITECT	SHAWL BUILDERS
OCCUPANCY GROUP	RESIDENTIAL
CONSTRUCTION TYPE	WOOD
FINISHES	AS NOTED
FINAL DESCRIPTION	NEW SINGLE-FAMILY RESIDENCE, 1,586 SQ. FT. WITH 2 CAR GARAGE AND DRIVEWAY.
SQUARE FOOTAGE	AS NOTED
ESTIMATED COST	AS NOTED
PERMITS	AS NOTED
REMARKS	AS NOTED

KEY NOTES:

1. NEW DRIVEWAY
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20. NEW DRIVEWAY

PARTIAL SITE PLAN SCALE: 1" = 48'-0"



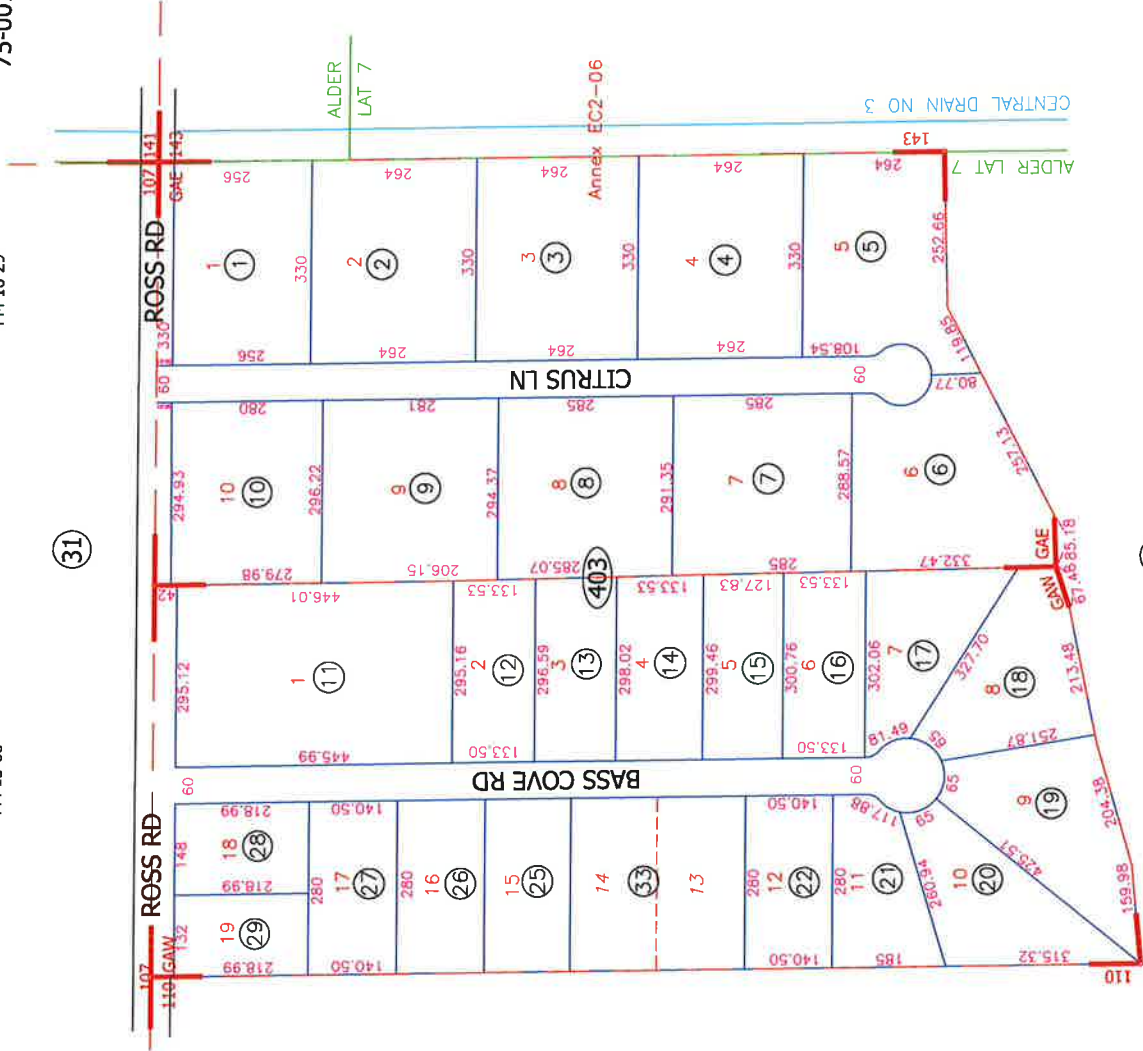
NORTH

1805 BASS COVE ROAD
INDIO, CA 92261

GREEN ACRES ESTATES TRACT 850 & GREEN ACRES WEST TRACT 902
FM 13-66

Tax Area Code
75-001

54-40



2-22-12 MF
5-11-09 MF
11-14-06 LC
7-3-06 LC
12-28-05 RM
5-8-05 AR
2-12-92 DP
FROM 54-40 & 41

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

Attachment C

Resolutions

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA,
APPROVING "CONDITIONAL USE PERMIT #23-0003" EDWIN & MARY MEALEY**

WHEREAS, Edwin & Mary Mealey, have submitted an application for Conditional Use Permit #23-0003 for the construction of a 2nd Dwelling, Single Family Residence; and,

WHEREAS, the project is categorically exempt in accordance with Section 15301, Class 1 (existing facilities) 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 application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on August 23, 2023; 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 Conditional Use Permit #23-0003 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit 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 analyzes 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 the Conditional Use Permit #23-0003 have been made as follows:

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

The General Plan designates the subject site as "Urban". This site is zoned A-1-L-2-U pursuant to Title 9, Division 5, Section 90507.00. The project is found consistent with the goals/ policies of the Imperial County General Plan and, therefore, consistent with the County's 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 purpose of the project is for the construction of a 2nd Dwelling Single Family Residence. The project is zoned A-1-L-2-U. Pursuant to Title 9, Division 5, Section 90507.02 (Conditional Use Permit) the proposed use is consistent with the purpose of the A-1-L-2-U zone uses.

- 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 construction of the second dwelling is listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Section 90507.02.

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

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90507.02. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California.

- 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 project is zoned A-1-L-2-U (Limited Agriculture within Urban Boundaries Only) there are a number of residential located within Green Acre West – Tract 902 por Tract 144 16-14, and the additional dwelling does not appear to create a potential for impacts near or around this project site. Therefore, the proposed project appears not to 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 will be subject to the Conditional Use Permit and current Federal, State and Local regulations; the subject use does not violate any law or ordinance.

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

The project is a permitted use is allowed by the Imperial County Land use Ordinance and is subject to approval of a Conditional Use Permit #23-0003 under Land Use Ordinance, Section 90203.00 *et seq.* and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #23-0003, subject to the attached Conditions of Approval.

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 August 23, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

Attachment D

Conditions of Approval

1 When Recorded Return To:

2 Imperial County Planning & Development Services Dept.
3 801 Main Street
4 El Centro, California 92243

5
6 **AGREEMENT FOR**
7 **CONDITIONAL USE PERMIT #23-0003**
8 **Edwin & Mary Mealey/ Accessory Dwelling Unit**
9 **(APN 054-403-011-000)**
10 **(Approved by the Planning Commission on 08/23/2023)**

11 This agreement is hereby made and entered into on this ___ day of _____ 2023, by and
12 between Edwin & Mary Mealey hereinafter referred to as the Permittee, and the COUNTY
13 OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as
14 "COUNTY").

15 **RECITALS**

16 **WHEREAS**, Permittee is the owner, lessee or successor-in-interest in certain land in
17 Imperial County known as 1805 Bass Cove Rd, El Centro, California, identified as a portion
18 of Assessor's Parcel Number 054-403-011-000 and further identified as Lot 1 of the GREEN
19 ACRE WEST-TR 902 POR TR 144 16-14 in the County of Imperial, State of California,
20 according to Map recorded in Book 54, Page 403 of Official Maps in the Office of the County
21 Recorder of Imperial County.

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

24 **WHEREAS**, the County, after a noticed public hearing, agreed to issue Conditional
25 Use Permit #23-0003 to Permittee and/or their successors-in-interest subject to the following
26 conditions:
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3 **GENERAL CONDITIONS:**

4 The "GENERAL CONDITIONS" are shown by the letter "G". These conditions
5 are conditions that are either routinely and commonly included in all Conditional
6 Use Permits as "standardized conditions and/or are conditions that the Imperial
7 County Planning Commission have established as a requirement on all CUP's
8 for consistent application and enforcement. The Permittee is hereby advised that
9 the General Conditions are as applicable as the SITE SPECIFIC conditions.

10
11 **G-1 GENERAL LAWS:**

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

15
16 **G-2 PERMIT/LICENSE:**

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

25
26 **G-3 RECORDATION:**

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

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, Permittee 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. This

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

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

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

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14 **G-7 SEVERABILITY:**

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

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

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

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30 **G-9 COMPLIANCE/REVOCAATION:**

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

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40 **G-10 TIME LIMIT:**

41 Unless otherwise specified within the specific conditions, this permit shall be limited to a
42 maximum of fifteen (15) years from the approval of the CUP. The CUP may be extended for
43 a successive three (3) year period(s) by the Planning Director upon a finding by the Planning
44 & Development Services Department that the project is in compliance with all conditions of
45 the CUP as stated herein and any applicable Land Use regulation of the County of Imperial.
46 Unless otherwise specified herein no Conditional Use Permit(s) shall be extended for more
47 than (4) four consecutive periods by the Planning & Development Services Department. If
48

1 an extension is necessary or is requested beyond (15) fifteen years the Permittee shall file
2 a written extension request with the Planning & Development Services Department at least
3 (60) sixty days prior to the expiration date of the Permit. Such an extension request shall
4 include the appropriate extension fee. If the original approval was granted by the Planning
5 Commission and/or Board of Supervisors, such an extension shall only be considered by
6 the Planning Commission and/or Board of Supervisors after a Notice of public Hearing.
Nothing Stated or implied within this permit shall constitute a guarantee that an extension
shall be granted. An extension may 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.

7 **G-11 COSTS:**

8 The Permittee shall pay any and all amounts determined by the County Planning &
9 Development Services Department to defray any and all cost(s) for the review of reports,
10 field investigations, and other activities directly related to the enforcement/monitoring for
11 compliance of this Permit, County Ordinance or any other applicable law as provided in the
12 Land Use Ordinance, Section 90901.03 et. seq., General Planning fees. All County
Departments, directly involved in the monitoring/enforcement of this project may bill
Permittee under this provision; however, said billing shall only be through and with the
approval of the Planning & Development Services Department.

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

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

17 **G-13 REPORTS/INFORMATION:**

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

21 **G-14 DEFINITIONS:**

22 In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or
23 conditions or sections herein shall be determined by the Planning Director of the County of
24 Imperial. His determination shall be final unless an appeal is made to the Planning
25 Commission ten (10) days from the date of his decision.
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3 **PROJECT SPECIFIC CONDITIONS:**
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5 **S-1 PROJECT DESCRIPTION:**

6 The Permittee shall only construct and operate the following facilities in compliance with the
7 Imperial County General Plan, Land Use Ordinance and all other applicable local, state, and
8 federal laws, ordinances, regulations and standards:

- 9 a) To construct a 1,938.5 square feet 2nd dwelling, Single Family Residence
10 within a 5,000 square foot metal storage building.

11 **S-2 ENCROACHMENT:**

12 An Encroachment Permit shall be secured from the Department of Public Works for any and
13 all new, altered or unauthorized existing driveways to access the property.

14 **S-3 PERMITS:**

15 Permittee shall secure all necessary building permits and other required permits from the
16 Planning & Development Services Department and other applicable Departments/Agencies
17 for utilities and installation of the additional single family residence.

18 **S-4 GOVERNMENT CODE:**

19 At any time that the additional dwelling does not meet the regulatory definition of "Second
20 Unit", as defined in California Government Code Section 65852.2, and "Second Residential
21 Unit" as defined in Imperial County Land Use Ordinance Section 90405, Permittee shall
22 remove the structure from the site within six months from the date the structure is no longer
23 being used for the purpose allowed under this Conditional Use Permit.

24 **S-5 IMPERIAL COUNTY FIRE DEPARTMENT** (comment letter dated June 28, 2023):

- 25 1) An approved fire sprinkler systems be installed throughout the entire structure as required
26 by the California Fire Code and California Residential Code. The system shall be
27 designed and installed by a licensed C-16 contractor with the State of California.
- 28 2) An approved draft hydrant connection and 4,000 gallon water storage for firefighting shall
be installed on site if not already installed. The connection and water storage shall meet
Imperial County Fire Department Rural Water Storage for Firefighting.

S-6 MAINTAINANCE:

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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.

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2
3 **NOW THEREFORE**, County hereby issues Conditional Use Permit #23-0003 and
4 Permittee hereby accepts such permit upon the terms and conditions set forth herein:

5
6 **IN WITNESS THEREOF**, the parties hereto have executed this Agreement the day
7 and year first written.

8 **PERMITTEES:**

9
10
11 By: _____
12 Edwin Mealey _____ Date

13 By: _____
14 Mary Mealey _____ Date

15
16 **COUNTY OF IMPERIAL**, a political subdivision of the STATE OF CALIFORNIA:

17
18 By: _____
19 James Minnick, Director _____ Date
20 Planning and Development Services.

1 **FOR PERMITTEES NOTARIZATION**

2 A notary public or other officer completing this certificate verifies only the identity of the
3 individual who signed the document to which this certificate is attached, and not the
4 truthfulness, accuracy, or validity of that document.
5

6 **STATE OF CALIFORNIA**

7 COUNTY OF IMPERIAL } S.S.
8

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

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

17 WITNESS my hand and official seal
18

19
20 Signature _____
21 _____

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

24 **Title or Type of Document** _____
25

26 Number of Pages _____ Date of Document _____
27

1 **FOR COUNTY NOTARIZATION**

2
3 A notary public or other officer completing this certificate verifies only the identity of the
4 individual who signed the document to which this certificate is attached, and not the
5 truthfulness, accuracy, or validity of that document.

6 STATE OF CALIFORNIA
7 COUNTY OF IMPERIAL } S.S.

8
9 On _____ before me, _____, a Notary Public in and for said County and
10 State, personally appeared James Minnick who proved to
11 me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
12 subscribed to the within instrument and acknowledged to me that he/she/they executed the
13 same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
14 instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
15 the instrument.

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

18 WITNESS my hand and official seal

19
20 Signature _____

21
22 ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to
23 unauthorized document.

24 Title or Type of Document _____

25 Number of Pages _____ Date of Document _____

26 Signer(s) Other Than Named Above _____

27 S:\AllUsers\APNI054\403\011\CUP23-0003\IPC\CUP23-0003 AGREEMENT.docx

Attachment E
Applicant's Submittal

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME EDWIN AND MARY MEALEY		EMAIL ADDRESS CG4557600@GMAIL.COM	
2. MAILING ADDRESS (Street / P O Box, City, State) 1805 BASS COVE ROAD, EL CENTRO, CA		ZIP CODE 92243	PHONE NUMBER 760-455-7600
3. APPLICANT'S NAME CECILIA GRIFFITHS VOGEL (AGENT)		EMAIL ADDRESS cg4557600@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 652 LEE ROAD, IMPERIAL, CA		ZIP CODE 92251	PHONE NUMBER 760-455-7600
4. ENGINEER'S NAME Kesri S. Sekhon	CA. LICENSE NO. 72573	EMAIL ADDRESS kesiskhon@yahoo.com	
5. MAILING ADDRESS (Street / P O Box, City, State) 7072 Cordgrass Ct., Carlsbad, CA		ZIP CODE 92011	PHONE NUMBER 858-395-1143
6. ASSESSOR'S PARCEL NO. 054-403-011-000		SIZE OF PROPERTY (in acres or square foot) 3.04 AC, 4,005 S.F.	ZONING (existing) A1U
7. PROPERTY (site) ADDRESS 1805 BASS COVE ROAD, EL CENTRO, CA 92243			
8. GENERAL LOCATION (i.e. city, town, cross street) EL CENTRO, OFF ROSS ROAD, BETWEEN DOGWOOD ROAD AND HWY 111			
9. LEGAL DESCRIPTION LOT 1 OF GREEN ACRES WEST TRACT NO. 902, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL STATE OF CA., ACCORDING TO MAP ON FILE IN BOOK 16, PAGE 27 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY. APN 054-403-011-000 (1805 BASS COVE ROAD, EL CENTRO, CA. 92243) 3.04 AC			

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>2ND DWELLING SINGLE FAMILY RESIDENCE</u>	
11. DESCRIBE CURRENT USE OF PROPERTY	<u>SINGLE FAMILY RESIDENCE</u>
12. DESCRIBE PROPOSED SEWER SYSTEM	<u>SEPTIC WITH LEACH LINES</u>
13. DESCRIBE PROPOSED WATER SYSTEM	<u>CANEL, WATER CISTERN 5,000 GALLON WITH FIRE HYDRANT HOOKUP</u>
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	<u>NEW FIRE SPRINKLERS IN RESIDENCE</u>
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

CECILIA GRIFFITHS VOGEL (AGENT)	2-17-2023
Print Name	Date
<u>Cecilia Griffiths Vogel</u>	
Signature	
Print Name	Date
Signature	

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	<u>\$2,000.00</u>
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE <u>Feb 17 23</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"/> _____
		<input type="checkbox"/> _____

CUP #
23-003

Attachment F
Comment Letters

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

June 28, 2023

RE: Conditional Use Permit #23-0003

1805 Bass Cove Road

El Centro CA 92243

RECEIVED

JUN 28 2023

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

Imperial County Fire Department would like to thank you for the opportunity to review and comments on CUP #23-0003 located at 1805 Bass Cove Road, El Centro CA 92243.

- An approved fire sprinkler systems be installed throughout the entire structure as required by the California Fire Code and California Residential Code. The system shall be designed and installed by a license C-16 contractor with the State of California.
- An approved draft hydrant connection and 4,000 gallon water storage for firefighting shall be installed on site if not already installed. The connection and water storage shall meet Imperial County Fire Department Rural Water Storage for Firefighting.

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
Imperial County Fire Department
Fire Prevention Bureau

CC
Robert Malek
Deputy Chief Fire Marshal
Imperial County Fire Department

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June 27, 2023

Ms. Evella Jimenez
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

JUN 27 2023

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: 2nd Family Residence at 1805 Bass Cove Road, El Centro, CA; CUP23-0003

Dear Ms. Jimenez:

On June 13, 2023, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit No. 23-0003. The applicants, Edwin and Mary Mealey, propose to construct a 1,938.5 sq. ft. 2nd single-family residence at 1805 Bass Cove Road, El Centro, CA (APN 054-403-011-000).

The IID has reviewed the application and has the following comments:

1. For electrical service to the proposed communication tower, the applicant should be advised to contact Ignacio Romo, IID project development service planner, at (760) 462-3426 or e-mail Mr. Romo at IGRomo@ild.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the district website <http://www.ild.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The only IID water facility on parcel APN 054-403-011-000 is a service pipe connection to an existing house. There are no laterals or drains located on this parcel.

5. All new projects requiring water service from IID should contact the IID Water Department directly to discuss water availability and service issues. If you have questions, please contact Justina Gamboa-Arce, Water Resources Planner Senior, at (760) 339-9085 or at jgamboaarce@iid.com.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Sergio Quiroz – Interim General Manager
Mike Pacheco – Manager, Water Dept.
Jamie Asbury – Manager, Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Optrns., Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Evelia Jimenez

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Thursday, June 22, 2023 6:55 AM
To: Kamika Mitchell; Evelia Jimenez
Cc: CommentLetters@co.imperial.ca.us
Subject: RE: [EXTERNAL]:Quechan Indian Tribe AB 52 letter for CUP23-0003

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we do not wish to comment on this project.

*Thank you,
Jill McCormick, M.A.*

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com



From: Kamika Mitchell <kamikamitchell@co.imperial.ca.us>
Sent: Wednesday, June 21, 2023 4:05 PM
To: Gabby Emerson <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Evelia Jimenez <EJimenez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:Quechan Indian Tribe AB 52 letter for CUP23-0003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached hereto please find copy of Quechan Indian Tribe AB 52 letter for CUP23-0003. Original letter has been sent via certified mail.

If you have any questions and/or comments, please direct them to Evelia Jimenez, Planner II at (442) 265-1736 and/or via email at ejimenez@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





Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

IMPERIAL COUNTY
AIR POLLUTION CONTROL DISTRICT
RECEIVED VIA EMAIL
June 13, 2023

June 13th, 2023
**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

- County Executive Office- Miguel Figueroa/Rosa Lopez
- Board of Supervisors- John Hawk District #5
- County Counsel - Eric Havens
- Public Works - Guillermo Mendoza/John Gay
- APCD - Belen Leon/Monica Soucier/Jesus Ramirez

State Agencies/Other

- Caltrans District 11- Roger Sanchez
- Campo Band of Mission Indians-Marcus Cuero/Jonathan Mesa
- Fort Yuma Quechan Indian Tribe-Jill McCormick/Jordan D Joaquin
- EHS Office - Jeff Lamoure/Vanessa Ramirez/Alphonso Andrade/Jorge Perez/Marlo Salinas
- IC Sheriff's Office -Ryan Kelley/Robert Benavidez/Fred Miramontes

Cities/Other

- City of El Centro -Angel Hernandez
- IID-Donald Vargas
- IC Fire/OES Office - Sal Flores/Robert Malek/Andrew Loper
- Ag. Commissioner - Rachel Grewal/Sandra Mendivil/Jolene Dessert/Miguel Sanchez/Ana L Gomez

RECEIVED

JUN 23 2023

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Evelia Jimenez, Planner II - (442) 265-1736 or via-email at ejjimenez@co.imperial.ca.us

Project ID: Conditional Use Permit #23-0003.

Project Location: 1805 Bass Cove Road, El Centro; APN 054-403-011-000

Project Description: Applicant submitted a Conditional Use Permit proposing to construct a 2nd Single Family Residence on the property

Applicant: Edwin & Mary Mealey

Your written comments, recommendations, or conditions are requested by the deadline below so that they can be reviewed for appropriateness by the Director of Planning & Development Services and incorporated as part of project consideration. Please submit your response to the Case Planner, Jim Minnick, Director, Thank You!

Comments due by: June 28, 2023

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

Name: Monica N. Soucier Signature: Monica N. Soucier Title: APC Division Manager

Date: 06/23/2023 Telephone No.: (442) 265-1800 E-mail: monicasoucier@co.imperial.ca.us