

IMPERIAL VALLEY COMPUTER MANUFACTURING LLC

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December 18, 2025

To: Planning Director

Attn: Chairman John Hawk & Mr. Jim Minnick

County of Imperial

Address: 801 Main Street

El Centro, CA 92243

RE: NOTICE OF APPEAL

Project Name: Imperial Valley Computer Manufacturing, LLC- Lot Merger (MERG) #00191

Property Address: 044-220-044, 044-220-045, 044-220-007, 044-022-046, 044-220-042

Decision Date: 12/18/2025

Dear Chairman John Hawk & Mr. Jim Minnick,

This letter serves as a formal appeal of the Planning Commission's decision dated December 18, 2025 regarding the proposed lot merger for the above-referenced parcels. (§ 90101.05)

GROUND FOR APPEAL

The "Lot Merger Initiated by Property Owner" procedure set forth in Imperial County Zoning Code § 90808.03 requires findings that: the lots are contiguous; (B) the merger conforms to state and county law; (C) the lots were legally created; (D) no right-of-way is affected; (E) access is not impaired; (F) access to adjoining lots is not restricted; (G) no conflict with existing structures is created; and (H) no new lot is created.

Section 90808.08 expressly authorizes approval with conditions, providing that "[u]pon compliance with all conditions of approval, the Planning Director shall record a Lot Merger Certificate of Compliance."

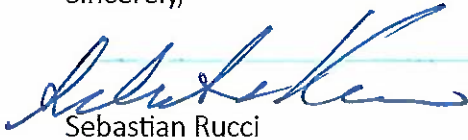
The applicant accepts as a condition of approval—that all parcels will be placed into common ownership prior to recordation of the lot merger. With this condition, the merger satisfies every requirement of § 90808.03. The lots are contiguous, legally created, create no new parcels, impair no access, and conflict with no structures. The merger fully complies with both state and

county law. The applicant agrees, as a condition of approval, that Leimgruber Road will be vacated prior to recordation of the lot merger. Leimgruber Road has long been unused; the land on both sides of the roadway is vacant. Accordingly, the merger will not affect any functional right-of-way.

The applicant fully intends to meet with the residents in formal and informal settings. However, a compliant lot merger, which erases lines and is recommended for approval by staff, should be approved on its merits. Hence, we are appealing the planning commissions decision because we were compliant with the existing rules as written and as staff recommended.

Attached is the required appeal fee of \$ 1,000.00. I look forward to the hearing date regarding this matter.

Sincerely,



Sebastian Rucci