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**Public Scoping
Meeting
Materials/
Comments**

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Public Scoping Meeting for the Glamis Specific Plan Area Project

Specific Plan (SP 19-0001) Zone Change (19-0006)
Conditional Use Permit (#19-0027)

County of Imperial
October 29, 2020, 6:00 PM



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Scoping Meeting Overview

- ▶ Introductions
- ▶ Purpose of Public Scoping Meeting
- ▶ Roles and Responsibilities
- ▶ Project Overview
- ▶ CEQA Purpose, Process, Schedule
- ▶ Topics to be Addressed in Draft EIR
- ▶ Contact Information
- ▶ Public Comments
- ▶ Adjourn



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Introductions

- ▶ County of Imperial - CEQA Lead Agency
- ▶ CEQA Consultants
- ▶ Project Applicant
 - ▶ Polaris Inc.
 - ▶ Consultant Team



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Purpose of Scoping Meeting

- ▶ Inform public of proposed Project and the County's intent to prepare an Environmental Impact Report (EIR)
- ▶ Present an overview of the CEQA process
- ▶ Review topics to be addressed in the Draft EIR
- ▶ Solicit comments and receive input on:
 - ▶ Scope and content of the environmental analysis (direct, indirect, cumulative, unavoidable)
 - ▶ Potential measures to reduce adverse environmental impacts
 - ▶ Potential Alternatives to avoid or reduce environmental impacts



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Roles and Responsibilities

- ▶ Imperial County is the “Lead Agency” responsible for Project’s CEQA documentation
- ▶ County is responsible for:
 - ▶ Adequacy/accuracy/objectivity of Project’s CEQA document
 - ▶ Considering Project’s CEQA document prior to acting upon/approving Project
- ▶ County has retained McIntyre Environmental, Inc. to prepare the Environmental Impact Report (EIR)



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Project Overview

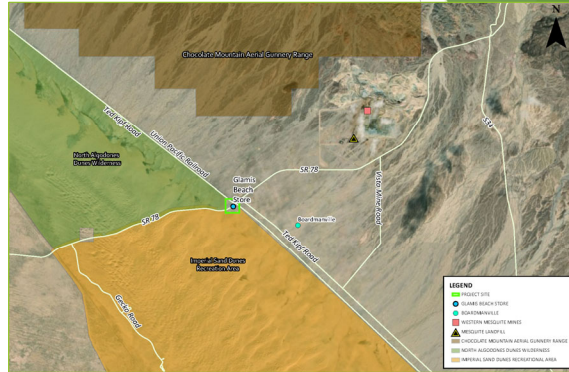
- ▶ The Project Area is contained within the County’s designated Glamis Specific Plan Area (GSPA).
- ▶ The GSPA allows for the development of a Specific Plan in accordance with design criteria, objectives and policies that are consistent with the County’s General Plan Land Use Element.
- ▶ Polaris Inc. (the Applicant) is proposing a Specific Plan for the development of the GSPA..
- ▶ The proposed Glamis Specific Plan (GSP) would implement the County’s objectives for the development of this area which is to accommodate recreation supporting land uses including retail and service commercial, motel accommodations, recreational vehicles and mobile home parks, and community facilities.



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Project Location

- ▶ The Project site is located in Section 33, Range 18 East, Township 13 South within the U.S. Geological Survey (USGS) Glamis, California 7.5-minute topographic quadrangle in an unincorporated area of the County of Imperial.
- ▶ Assessor Parcel Numbers (APN) 039-310-017, 039-310-022, 039-310-023, 039-310-026, 039-310-027, 039-310-029, and 039-310-030)



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Project Background

- ▶ Glamis and the Imperial Sand Dunes Recreation Area (ISDRA) have been utilized for off-highway vehicle (OHV) recreational activities since the 1960s.
- ▶ Enthusiasm for dune buggies and other sand vehicles brought 30,000 people to Glamis during the 1979 Thanksgiving weekend.
- ▶ By the 2010s, tens of thousands of OHV enthusiasts were visiting the ISDRA during the holidays in autumn, winter and early spring months, many of them camping in Recreational Vehicles (RVs) near Glamis.
- ▶ Glamis became known as the Sand Toy Capital of the World. As a result, events and activities such as “Camp RZR” started to occur within Glamis that attracted as many as 20,000 visitors each year.

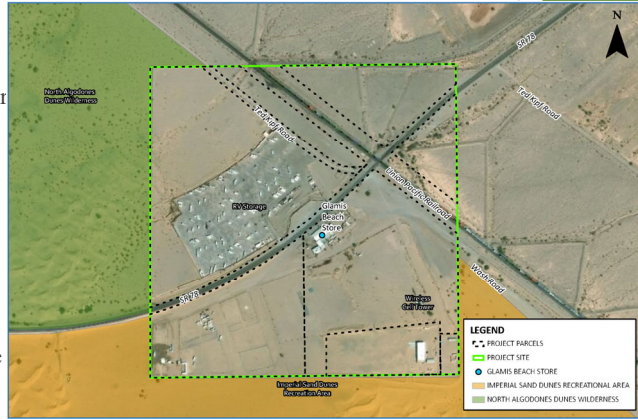


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Existing Characteristics

- ▶ The project vicinity is regionally accessible via State Route 78 (SR-78) (a.k.a. Ben Hulse Highway), which serves as the primary form of access for motorists.
- ▶ Ted Kipf Road, a County-maintained dirt road serves as a secondary form of access extending northwesterly for approximately 17 miles to Niland-Glamis Road from SR-78.
- ▶ The project vicinity is also crossed by the Union Pacific Railroad (UPRR) which runs north and south through the eastern half of the project vicinity and Wash Road which parallels the UPRR south of SR-78.

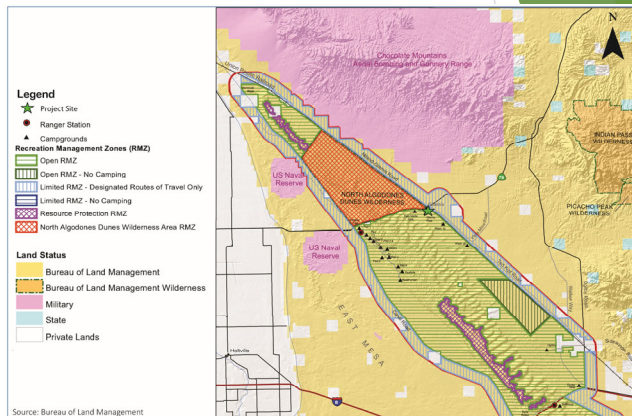


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Surrounding Land Use

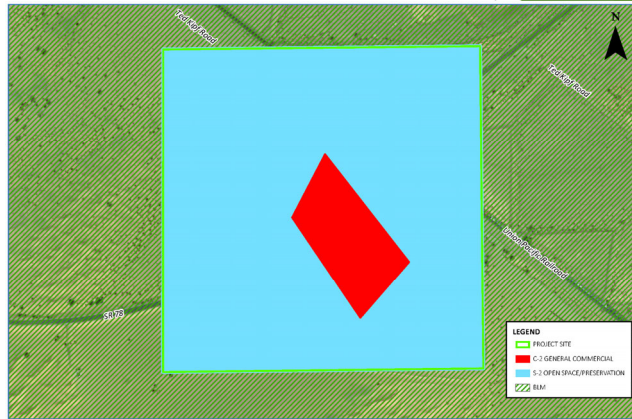
- ▶ Directly northwest of the project vicinity, is the North Algodones Dunes Wilderness (NADW); managed by the BLM as part of the National Wilderness Preservation System. The NADW is closed to all vehicles and mechanized use, however, camping is allowed.
- ▶ The project vicinity is directly adjacent to the ISDRA to the southwest, south and southeast.
- ▶ North of the NADW is the Chocolate Mountain Aerial Gunnery Range (CMAGR) which is a live-fire training range used for developing and training Marine Corps and Navy aviators.
- ▶ The area to the north east of the project vicinity is BLM land but is not part of the ISDRA.



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General Plan and Zoning Designation

- ▶ The project vicinity is designated on the adopted Land Use Element of the County of Imperial's General Plan as the GSPA.
- ▶ The GSPA allows for the development of a Specific Plan in accordance with design criteria, objectives and policies that are consistent with the County's General Plan Land Use Element. Approval of a specific plan by the County Board of Supervisors is required prior to any significant new use or development in this area, except agricultural use.
- ▶ The general area of the Glamis Beach Store is currently zoned as C-2 (Medium Commercial), while the remainder of the GSPA is zoned as S-2



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Specific Plan Process

- ▶ A specific plan is a regulatory tool for the thoughtful and systematic implementation of a General Plan for a defined area.
- ▶ The GSP is intended to meet the Specific Plan requirements as set forth in California State Law (California Government Code [CGC] Section [§] 65450) through which the State authorizes cities and counties to adopt Specific Plans as appropriate tools in implementing their General Plans.
- ▶ Under the provision of this Statute the County has the authority to include detailed regulations, conditions, programs and all proposed legislation within the Specific Plan that are necessary for the systematic implementation of the General Plan.
- ▶ The County's Zoning Ordinance establishes regulations to protect the public health, safety and welfare, to provide for orderly development, classify, regulate and where applicable segregate land uses and building uses; to regulate the height and size of buildings; to regulate the area of yards and other open spaces around buildings; to regulate the density of population, and to provide the economic and social advantages resulting from orderly planned land uses and resources.



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Specific Plan Process (cont.)

- ▶ During the preparation of the GSP, stakeholder meetings were held (in June through August 2019) with Caltrans District 11, the Imperial County Transportation Commission, the County of Imperial - Public Works Department, the BLM – El Centro Field Office, and other local governmental agencies, to get input into the overall development and implementation of the GSP as well as to make sure the proposed circulation plan for the project vicinity would be consistent with their requirements and general direction, and that the GSP would be properly integrated with the County’s Transportation System with the Regional Transportation System.



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Proposed Project

- ▶ The GSP creates a distinctive masterplan for recreation-serving land uses which are consistent with the historical use of the Glamis area.
- ▶ It provides for a great deal of flexibility as to the development of potential land uses within the GSP to promote the concept of an open desert playground that derives from the “Camp RZR” event, historically held in October of each year at the GSP area, and the surrounding ISDRA.
- ▶ This area attracts hundreds of thousands of OHV enthusiasts every Halloween, Thanksgiving, Christmas, New Years, and President’s Day weekend.



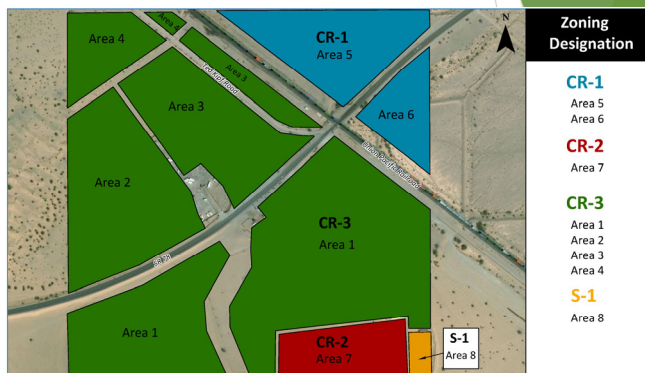
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Proposed Project (cont.)



► The GSPA consists of eight proposed Planning Areas. Planning Areas 1, 2, 3, and 4 are proposed for designation as Commercial-Recreation 3 (CR-3) (Figure 4-1). This designation is intended to accommodate a large variety of commercial uses that are generally supportive of OHV activities and provide for large scale events to be held both on private property as well as adjoining federal lands.

► Planning Areas 5 and 6 are designated Commercial-Recreation 1 (CR-1). This designation is intended to allow small scale, low density development of projects that will not enhance or contribute to the use of off-road vehicles on public highways or roads. This could include employee housing, research and development (R & D) facilities, RV park with restrictions and the like.



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Proposed Project (cont.)



► Planning Area 7 is designated Commercial-Recreation 2 (CR-2). This designation is intended to accommodate recreational related commercial opportunities and projects that will support the OHV and recreational uses of the area at a higher density and allowable uses than CR-1 but still be limited to specific uses that are less intense and more occasional than those allowed in CR-3. This could include small repair shops, limited housing, RV park with restrictions and the like.

► Planning Area 8 would be re-zoned to the County's existing S-1 (Open Space/Recreation) designation. S-1 is used to recognize areas that embody the unique Open Space and Recreational character of Imperial County including the deserts, mountains and water-front areas. The S-1 designation is primarily characterized by low intensity human utilization and small-scale recreation related uses.



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Proposed Land Uses

- ▶ **Recreational**
- ▶ **Commercial/Retail**
- ▶ **Storage**
- ▶ **Entertainment**
- ▶ **Infrastructure Improvements**
- ▶ **Hospitality**
- ▶ **Residential**
- ▶ **Renewable Energy**
- ▶ **Research & Development Facility**



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Required Project Approvals/Actions

County of Imperial

- ▶ Glamis Specific Plan (SP 19-0001)
- ▶ Conditional Use Permit (#19-0027)
- ▶ Zone Change (19-0006)
- ▶ Air Pollution Control District - Authority to Construct and Permit to Operate

Other Approvals

- ▶ State Water Resources Control Board - National Pollutant Discharge Elimination System General Permit
- ▶ Regional Water Quality Control Board (Region 8) - Waste Discharge Requirements
- ▶ U.S. Army Corps of Engineers - Section 404 of the Clean Water Act Permit
- ▶ California Dept. of Fish & Wildlife - 1602 Lake and Streambed Alteration Agreement



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Environmental Determination

- ▶ An environmental initial study has been prepared to determine if the project may have a significant effect on the environment
- ▶ Evaluated all environmental issues
- ▶ Determined that the proposed project may have a significant effect on the environment
- ▶ An Environmental Impact Report will be required



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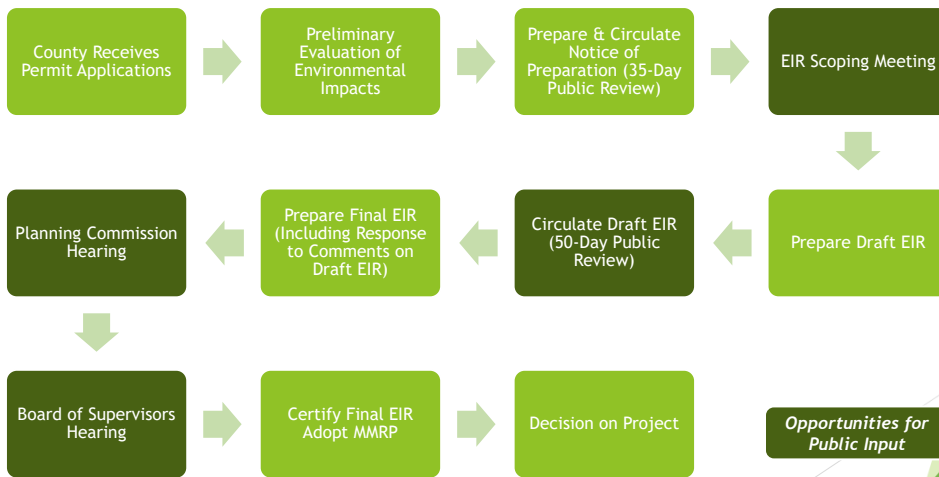
Draft EIR will:

- ▶ **Analyze Project's Environmental Impacts**
 - Short-Term Construction
 - Long-Term Operational
 - Direct and Indirect
 - Cumulative
 - Growth Inducing
 - Unavoidable
- ▶ **Identify feasible mitigation measures to avoid/reduce Project's significant impacts**
- ▶ **Evaluate feasible Alternatives to the Proposed Project**
- ▶ **Undergo 50-day public review period**



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CEQA EIR Process



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Topics to be Analyzed in Draft EIR

- ▶ Air Quality
- ▶ Biological Resources
- ▶ Aesthetics
- ▶ Energy
- ▶ Geology & Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards & Hazardous Materials
- ▶ Hydrology & Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Transportation/Traffic
- ▶ Tribal / Cultural Resources
- ▶ Utilities & Service Systems
- ▶ Cumulative Impacts
- ▶ Project Alternatives

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Tentative EIR Schedule

Tentative Schedule	
35-Day NOP Scoping Period	October 20, 2020 - Nov 24, 2020
Public Scoping Meeting	October 29, 2020
Draft EIR Preparation	Fall 2020
50-Day Draft EIR Public Review	Spring 2021
Final EIR Preparation	Summer 2021
Public Hearings	Fall 2021



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Public Comments

- ▶ Please fill out a speaker slip and hand it in.
- ▶ When your name is called, please walk up to the microphone, state your name and what agency/organization you represent (if any).
- ▶ Each speaker will be given 3 minutes to speak.
- ▶ In addition, you can fill out a Comment Form and hand it in before you leave or send it to the address provided on the form.



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Public Comments

- ▶ Your comments may be submitted in writing to:
Jim Minnick, Director,
Imperial County
Planning & Development Services Department,
801 Main Street,
El Centro, CA 92243
- ▶ You can email comments to PatriciaValenzuela@co.imperial.ca.us.
- ▶ Available project information may be reviewed at this location,
www.icpds.com.
- ▶ Due to the limits mandated by State law, your response must be sent at the earliest possible date but no later than November 24, 2020.



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Adjournment



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**Imperial County
Glamis Specific Plan
Project EIR
Public Scoping Meeting
October 29, 2020, 6:00 pm**

Request to Speak



**Imperial County
Glamis Specific Plan
Project EIR
Public Scoping Meeting
October 29, 2020, 6:00 pm**

Request to Speak

Name: _____

Affiliation: _____

Address: _____

Phone: _____

Email: _____

Name: _____

Affiliation: _____

Address: _____

Phone: _____

Email: _____

Submitted by (please print legibly):

Name:	Affiliation:
Address:	Phone number:
City/state/zip:	Date: