

# PROJECT REPORT

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

AGENDA DATE: September 24, 2025  
AGENDA TIME: 9:00 AM / NO. 2

Troy Hutchinson  
PROJECT TYPE: Time Extension #25-0027 for CUP #04-0008 SUPERVISOR DIST # 4  
LOCATION: 369 Cady Rd APN: 046-090-032-000  
Brawley, CA 92233 PARCEL SIZE: 7.57 acres

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

ZONE (existing) C-2-U (Medium Commercial)(With Urban Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: September 24, 2025

☐ APPROVED ☐ DENIED ☐ OTHER

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

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input type="checkbox"/> NONE	<input checked="" 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</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 THE PLANNING COMMISSION APPROVE TIME EXTENSION #25-0027 FOR CONDITIONAL USE PERMIT #04-0008 BY TAKING THE FOLLOWING ACTIONS:

1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15301 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT TIME EXTENSION #25-0027 FOR CONDITIONAL USE PERMIT #04-0008 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE TIME EXTENSION #25-0027 FOR CONDITIONAL USE PERMIT #04-0008 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

Planning & Development Services

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

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**STAFF REPORT**  
**Planning Commission Meeting**  
**September 24, 2025**

**Project Name:**      **Time Extension #25-0027 for Conditional Use Permit #04-0008**

**Applicant:**          **Troy Hutchinson**  
                             **369 Cady Road**  
                             **Brawley, CA 92227**

**Project Location:**

The proposed recreational vehicle storage facility will be located at 369 Cady Road, Brawley, CA 92227, on a 7.57 acre lot, further identified as PAR 2 COC PM 2296 OF E2 TR 40 13-13/14 6.60AC, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 046-090-032-000 located 1.08 miles east of the unincorporated townsite of Brawley (Supervisory District #4) of the County of Imperial, State of California.

The proposed project site is zoned C-2-U and is surrounded by parcels zoned as C-2-U on the West, South and A-2-U on the North, East.

**Project Summary:**

The applicant, Troy Hutchinson, has submitted a time extension request for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #04-0008 for a mini storage and recreational vehicle storage facility, located at 369 Cady Road, Brawley, California; property identified under Assessor's Parcel Number (APN) 046-090-032-000. Further, the applicant initiated Building Permit #42891 for Self-Storage and Office Building on December 22, 2005.

Should the time extension be approved, Conditional Use Permit #04-0008 will be valid for three (3) years and will subsequently require time extension requests every three (3) years until February 25, 2035, when a new (15) fifteen-year term will be required. After a thorough review of the project file, and compliance report, it can be determined that CUP #04-0008 complies with the CUP's conditions of approval and applicable County Land Use regulations.

**Project Background:**

- CUP #04-0008 was approved by the Imperial County Planning Commission on November 02, 2004, for a (15) fifteen-year term.
- Building Permit #42891 for Self-Storage\Office issued December 22, 2005.
- CUP #04-0008 was recorded on February 25, 2005.
- First Time Extension from February 25, 2008, to February 25, 2011.

- Second Time Extension from February 25, 2011, to February 25, 2014.
- Third Time Extension from February 25, 2014, to February 25, 2017.
- Fourth Time Extension from February 25, 2017, to February 25, 2020.
- New 15-year term request from February 25, 2020, to February 25, 2035.
- On July 18, 2025, ICPDS received from Troy Hutchinson a Time Extension request and a compliance report for a new (15) fifteen-year term for Conditional Use Permit (CUP #04-0008).

**Land Use Analysis:**

Per Imperial County's General Plan, the land use designation for this project is Urban Area and is zoned as C-2-U (Medium Commercial)(With Urban Overlay) per Zoning Map #2 of the Imperial County Title 9 Land Use Ordinance. Per County's Land Use Ordinance (Title 9), Division 5, Section 90513.02, Subsection (r), Recreational vehicle storage facilities are allowed in a C-2-U (Medium Commercial) (With Urban Overlay) 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	Vacant	C-2-U (Medium Commercial)(With Urban Overlay)	Urban Area
North	Farmland	A-2 (General Agriculture)	Urban Area
South	Developed	C-2-U (Medium Commercial)(With Urban Overlay)	Urban Area
East	Developed	A-2-U (General Agriculture)(With Urban Overlay)	Urban Area
West	Vacant	C-2-U (Medium Commercial)(With Urban Overlay)	Urban Area

**Environmental Determination:**

Time Extension #25-0027 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

**Staff Recommendation:**

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

1. Find that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #25-0027 for Conditional Use Permit #04-0008 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #25-0027 for Conditional Use Permit #04-0008 for a new 15-year term, subject to the existing conditions.

**Prepared By:** Luis Valenzuela, Planner II



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



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



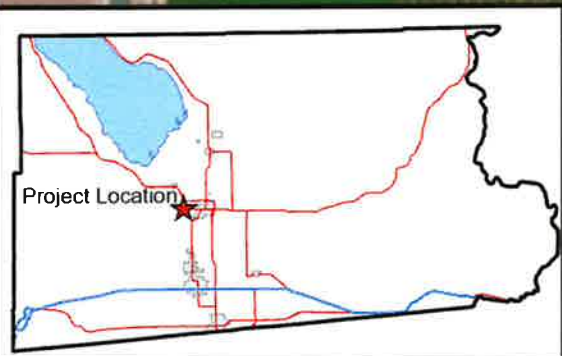
**Attachments:**

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Previously Approved Conditional Use Permit CUP#04-0008
- E. Time Extension Request Documentation
- F. Comment Letters

## **ATTACHMENT “A”- VICINITY MAP**



# PROJECT LOCATION MAP



**TROY HUTCHINSON**  
**EXT #25-0027**  
**CUP #04-0008**  
**APN: 046-090-032**

 Project Location  
 Parcels  
 Centerline



# **ATTACHMENT “B”- SITE PLAN**



**jordan**  
architects, inc.

187 AVENIDA LA PATA  
San Clemente, CA 92673  
Telephone (949) 388-8890  
Facsimile (949) 388-8290



CLIENT

**PAUL & LINDA  
NAGEL**

8310 BELLA VISTA DR.  
ALTA LOMA, CA 91701

PROJECT

**BRAWLEY  
INDOOR  
STORAGE  
& RV CENTER**

3497 CADDY ROAD  
BRAWLEY, CALIFORNIA

SHEET TITLE

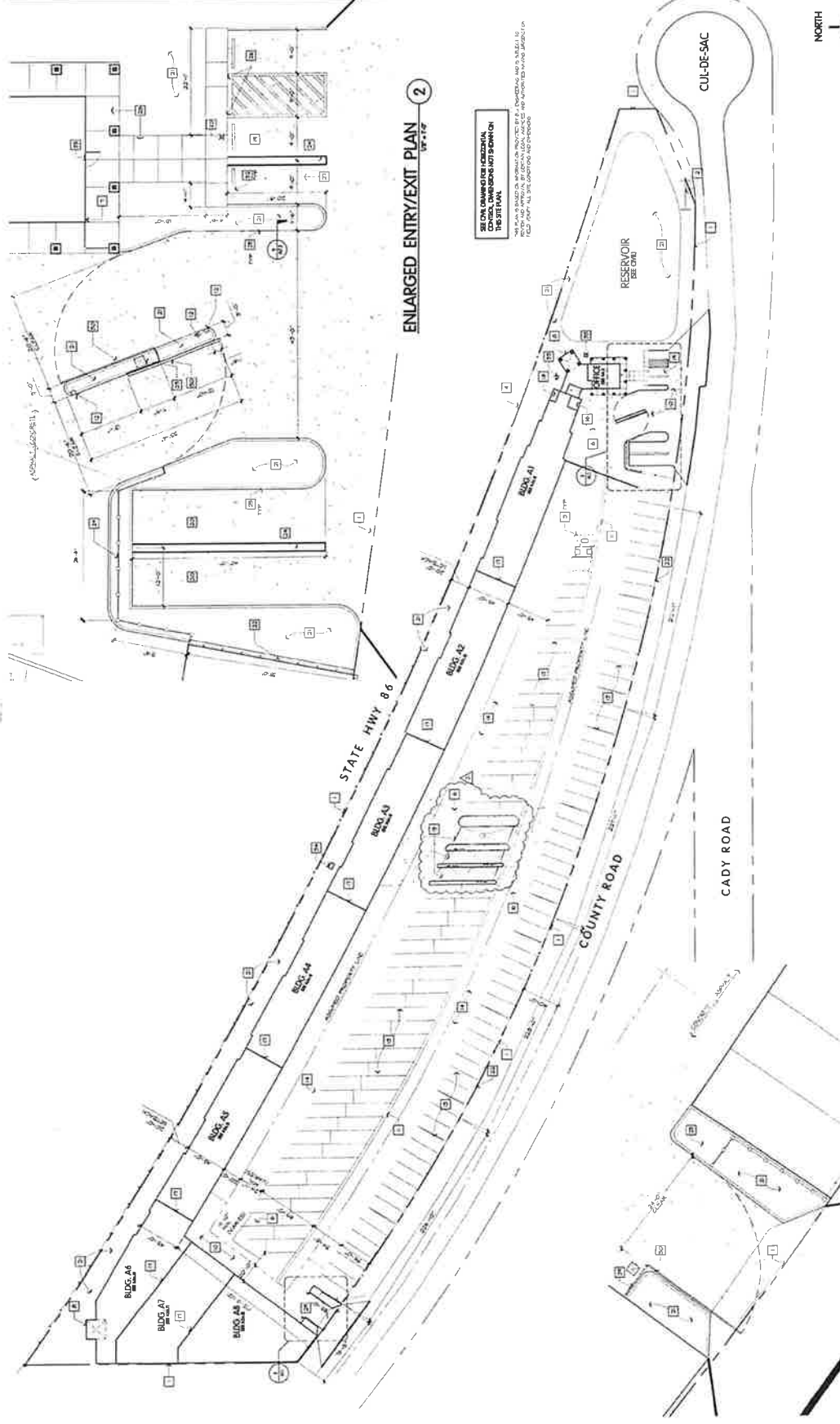
**SITE PLAN**

REVISION

1. SITE PLAN

PROJECT MANAGER  
DRAWN BY  
DATE  
JOB NUMBER  
FILE NAME  
SHEET NUMBER

**AL.1**



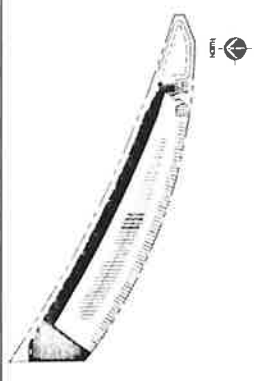
**ENLARGED ENTRY/EXIT PLAN**  
1/8" = 1' - 0"

**ENLARGED EMERGENCY EXIT PLAN**  
1/8" = 1' - 0"

**KEY NOTES**

1. PROPERTY LINE
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**KEY PLAN**





# **ATTACHMENT “C”- PC RESOLUTIONS**

## **RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “TIME EXTENSION #25-0027” FOR A NEW (15-YEAR) TERM UNDER “CONDITIONAL USE PERMIT #04-0008” FOR TROY HUTCHINSON.**

**WHEREAS**, Troy Hutchinson has submitted Time Extension #25-0027 requesting a new 15-year term for the previously approved Conditional Use Permit (CUP) #04-0008 for the proposed mini storage and recreational vehicle storage center, located at 369 Cady Road, Brawley California; property identified under Assessor’s Parcel Number (APN) 046-090-032-000; and,

**WHEREAS**, this proposed mini storage and recreational vehicle storage center, was previously approved under Conditional Use Permit #04-0008; 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 September 24, 2025; 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 #25-0027 request for Conditional Use Permit #04-0008 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #04-0008 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 #25-0027 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 “Urban Area”. This site is zoned C-2-U (Medium Commercial)(With Urban Overlay) per Zoning Map #2 of the Imperial County Title 9 Land Use Ordinance. The Time Extension request is found consistent with the previously approved Conditional Use Permit #04-0008 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 C-2-U zone it is located within. The proposed use is consistent with a Conditional Use Permit pursuant to Title 9, Division 5, Section 90513.02, subsection (cc), which authorizes recreational vehicle storage facilities 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 proposed mini storage and recreational vehicle storage center is consistent with the definition of Land Use Ordinance, Section 90513.02, subsection (cc), recreational vehicle storage facilities require a conditional use permit (CUP).

**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 proposed mini storage and recreational vehicle storage center complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 905013.02, subsection (cc). The existing Conditions of Approval ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #04-0008, General Condition 10 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use

regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. Therefore, the existing Conditional Use Permit (CUP #04-0008) 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 proposed mini storage and recreational vehicle storage center will continue to operate as established on previously approved Conditional Use Permit #04-0008. 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 for a new fifteen (15) year term for the existing Conditional Use Permit (CUP #04-0008) 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 proposed mini storage and recreational vehicle storage center complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90513.02, subsection (cc), which authorizes recreational vehicle storage facilities only through a Conditional Use Permit when approved by the County. The existing Conditions of Approval will continue to ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #04-0008, General Condition 10 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a hearing



before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions; therefore, the proposed time extension (EXT #25-0027) for Conditional Use Permit (CUP #04-0008) will not grant a special privilege.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #25-0027 for a new 15-year term under Conditional Use Permit #04-0008, 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 **September 24, 2025**, 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 CONDITIONAL USE  
PERMIT CUP#04-0008**

## RECORDING REQUESTED BY AND

FEB. 25. 2005 006877

DOLORES PROVENCIO

BOOK 2403 PAGE 965

COUNTY RECORDER

When Recorded Return To:

Imperial County Planning/Building Department  
 939 Main Street  
 El Centro, California 92243

\*05 FEB 25 PM 3 58

OFFICIAL RECORDS  
 IMPERIAL COUNTY, CA

TL	48
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**AGREEMENT FOR CONDITIONAL USE PERMIT #04-0008  
 FOR A  
 MINI STORAGE AND RECREATIONAL VEHICLE STORAGE CENTER  
 (Paul & Linda Nagel)**

This Agreement is made and entered into on this 2nd day of November 2004, by and between **Paul and Linda Nagel**, hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

**RECITALS**

**WHEREAS**, Permittee is the owner, lessee or successor in interest in certain land in Imperial County located near the intersection of State Route 78 and Kalin Road, at 369 Cady Road, west of the City of Brawley, CA, and further identified as a Portion of Legally identified as Parcel 2 of Parcel Map 2296, that portion of the east half of Tract 40, Township 13s, Range 14e, SBBM, and further identified as Assessor's Parcel Number 046-090-32-01.

**WHEREAS**, Permittee has applied to the County to be allowed continue to operate a Mini Storage and Recreational Vehicle Storage Center (with private dump station).

1           **WHEREAS**, the County, after a noticed public hearing, agreed to issue  
 2 Conditional Use Permit #04-0008 to Permittee, and/or his or her successor in interest  
 3 subject to the following conditions:

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

## 9           **GENERAL CONDITIONS:**

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

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

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

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

### 24          **G-3   RECORDATION:**

25           This permit shall not be effective until it is recorded at the Imperial County  
 26 Records Office, and payment of the recordation fee shall be the responsibility  
 27 of the Permittee. If the Permittee fails to pay the recordation fee within six (6)  
 28 months from the date of approval, and/or this permit is not recorded within 180  
 days from the date of approval, this permit shall be deemed null and void,  
 without notice having to be provided to Permittee. Permittee may request a  
 written extension by filing such a request with the Planning Director at least 30  
 days prior to the original 180-day expiration. The Director may approve an  
 extension for a period not to exceed 180 days. An extension may not be granted  
 if the request for an extension is filed after the expiration date.

### 29          **G-4   CONDITION PRIORITY:**

30           This project shall be constructed/operated as described in the Conditional Use  
 31 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.

**G-5 INDEMNIFICATION:**

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

**G-6 RIGHT OF ENTRY:**

The County reserves the right to enter the premises at any time, announced or unannounced, in order 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.

**G-7 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.

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

The provisions 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/Building 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. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel.

**G-9 COMPLIANCE/REVOCATION:**

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

**G-10 TIME LIMIT:**

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

In the event that the Permittee is unable to get lender financing for the initial construction of the facility due to the fifteen year time period noted above, the Permittee may request the Planning Director extend the time period to accommodate the lender financing requirements. The request must be in written form and be accompanied by the lender information and requirements calling for the requested time period. If the documentation is found acceptable the Planning Director may either make the minor modification and grant the additional time period or defer the request to the Planning Commission for consideration.<sup>5</sup>

**G-11 COSTS:**

Permittee shall pay any and all amounts determined by the County to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. Any billing against this project, now or in the future, by the Planning/Building Department or any County Department for costs incurred as a result of this Permit, shall be billed through the Planning/Building Department.

**G-12 WATER AND SEWER:**

Permittee shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning/Building Department. Permittee shall hook up to a public water system or supplier if and when available.

**G-13 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 10 days from the date of their decision.

**G-14 SPECIFICITY:**

The issuance of this permit does not authorize 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 provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

**G-15 HEALTH HAZARD:**

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

**G-16 CHANGE OF OWNER/OPERATOR:**

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this Permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning/Building Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this Permit or any subservient or associated permit requires financial surety, the transfer of this Permit shall not be effective until the new Permittee has requisite surety on file. Furthermore, existing surety shall not be released until replacement surety is accepted by Imperial County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

**G-17 COMMENCEMENT OF WORK:**

No commencement of work until all conditions pursuant to the CUP has been satisfied. Evidence that all conditions pursuant to the CUP have been satisfied shall be provided to the Planning Director prior to commencement.

**G-18 FIRE PROTECTION:**

Permittee shall provide an adequate fire protection system and accessibility to the site in accordance with the National Fire Protection Act (NFPA), Uniform Fire Code, and County Fire Department standards. This shall include all requirements by the Imperial County Fire Department regarding fire protection

water storage and access roads. Additionally, Permittee shall provide to Imperial County Fire Department a plot plan, drawn to scale, indicating the exact location and size of the water storage tanks and the access roads.

## **PROJECT SPECIFIC CONDITIONS:**

### **S-1 PROJECT DESCRIPTION:**

The permittee intends to establish a mini storage and recreational vehicle storage center (with private dump station) on approximately 6.60± acres. The project is proposed to be developed in two phases. Phase one will consist of a 58,114 square foot, single-story mini storage building, a 1,150 square foot office, and an owner's residential (studio) unit. The recreational vehicle component will consist of 148 parking spaces (94 uncovered and 54 covered). Support facilities will include four RV dump stations (utilizing holding tanks) and a vehicle wash station. It is the intent of the owner to use the residential unit for "short overnight stays and will not be a permanent residence." Phase two will involve the construction of a second single-story 30,800 square foot mini storage building and the enclosing of 67 of the 94 uncovered units developed in Phase one.

### **S-2 ACCESS TO SITE:**

The subject property will access from Old Highway 86, this segment of road is still under Caltrans jurisdiction. Therefore, the applicant should contact Caltrans for additional information and to secure an encroachment permit for access. Since this road may be relinquished to the County in the future, County Standards as well as Caltrans Standards will apply.<sup>1</sup>

### **S-3 ENCROACHMENT PERMIT:**

An encroachment permit(s) shall be secured from the Caltrans and/or Department of Public Works for any and all new, altered or unauthorized existing driveways that may be necessary to access the property.<sup>1&2</sup>

### **S-4 DRIVEWAY IMPROVEMENTS:**

All access driveways shall be developed and maintained to County Standard S-131A commercial driveway improvement standards (or amended) as approved by the Department of Public Works and Air Pollution Control District (APCD). No direct access from the property onto State Route 78 will be permitted.<sup>2</sup>

### **S-5 ON-SITE ROADS/PARKING:**

All on-site roads/driveways or parking areas shall be constructed with a minimum of three (3) inches of bituminous road mix or other material acceptable to the Public Works and Planning/Building Department, and shall be maintained in a dust-free manner.



**S-6 GRADING & DRAINAGE PLAN:**

The Permittee shall provide a Drainage and Grading Study/Plan to provide for property grading and erosion control, which shall include prevention of sedimentation or damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The Permittee shall implement the approved plan. Employment of appropriate stormwater Best Management Practices (BPMs) shall also be included.<sup>1</sup>

**S-7 APCD DUST CONTROL:**

The Property will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and what like to see the fugitive dust control measures to be taken outlined for the construction phase and also for the operation phase.<sup>3</sup>

**S-8 WATER & SEWER:**

Permittee shall secure or provide water and sewer in compliance with County, State and Federal Regulations.

**A) RAW WATER:** The Permittee shall secure in writing from Imperial Irrigation District the availability of raw water.<sup>4</sup> The raw water shall be used for non-potable uses such as landscaping and fire flow. A backflow prevention system shall be installed in order to prohibit cross contamination. Permittee shall secure from Imperial County Environmental Health Services Department requirements on an acceptable method under the law to serve the site pursuant to applicable laws. The Permittee shall install all necessary improvements/infrastructure for water and sewer as required by Environmental Health Services. Pressurized waterlines and electrical pumps shall require building permits from the Building Department.

**B) POTABLE WATER:** A potable/public water supply shall be installed as required and approved by Environmental Health Services. This is be achieved either from a connection to an existing public water supply such as the adjacent City of Brawley waterline via LAFCO and City approval, or the development of a State and County approved onsite public water supply system. Permittee shall provide documented proof (approved permits) from the County Environmental Health Services or the City of Brawley that all necessary approvals for an acceptable potable water system meeting all applicable Local, State, and Federal regulations has been completed prior to any building permits being issued. Public water supply infrastructure shall be installed and approved by EHS, which can be done concurrent with the building construction stage. The potable water system shall be installed with the minimum pressure water supply pipe of a diameter conforming to County standards.

**C) DUMP STATION:** The dumping of recreational vehicles and equipment waste tanks in an Environmental Health Services approved dump station. No septic leach system shall be allowed for the dump station.

D) **SEPTIC SYSTEM:** The onsite office and owners studio residence may be served by a property sized septic tank and leach system with an approved percolation test. The septic tank and leach system shall need to be permitted and approved by the Environmental Health Services.

At such time that the Sewer hock-ups are available from the City of Brawley or other Municipal sewer system the Permittees' will connect to the system and abandon the on-site septic system. The Permittee shall have **two years** to connect to the sewer system.<sup>5</sup>

**S-9 HAZARDOUS MATERIALS DISPOSAL:**

Any vehicle spills shall meet all applicable County, State and Federal regulations for the disposal of hazardous materials. The Permittee shall work with Environmental Health Services to ensure proper safeguards are in place to prevent hazardous waste such as motor oil, grease, lubricants, fuels, etc., from being released into the environment. Permittee shall, additionally development EHS approved procedures for the cleanup, notification, and disposal of hazardous material. All spills of hazardous or non-hazardous materials shall be cleaned up immediately. There shall remain on-site sufficient tools and materials to clean up spills on permeable surfaces.

All spills of hazardous materials shall be reported, with "major" spills defined as more than five (5) gallons of fuel or lubricants, and less than one (1) gallon for coolant, solvents, and brake fluid. Said "major" spills shall further be defined as spills meeting the above quantities at any one time or cumulative over the life of the project. All spills shall be documented and reported to Environmental Health Services Department. All hazardous waste including used oil and used oil filters shall be kept within fully contained areas proper disposal.

**S-10 REPORTING:**

Permittee shall provide an annual report or statement to the Planning/Building Department to show compliance with the conditions herein. Planning/Building Department Staff may perform an annual site inspection in addition to the Permittee submitted

**S-11 RESPONSIBLE AGENT:**

Permittee shall maintain on file with the Planning/Building Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24 hour emergency contact shall also be on file.

**S-12 ALLOWABLE MINI STORAGE:**

Is generally defined as a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces used for storing personal property, commercial, retail materials, and/or recreational vehicles. The CUP allows the storage of those uses and materials

typically found within mini storage facilities. No outside storage with exception of those identified in Specific Condition S-13 is allowed.

### **S-13 ALLOWABLE RECREATION VEHICLE STORAGE:**

The CUP allows the Permittee to store the following recreational equipment, pull trailers (non-motorized), recreational vehicles (motorized), motorized off-road vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jetskis, wave runners, etc...) All recreational equipment shall have current Department of Motor Vehicle (DMV) registration and be in working order.

Minimal on-site maintenance equipment will also be permitted. The facility is intended for the storage of recreation vehicles therefore outside storage of personal, commercial, and industrial vehicles such as, commercial trucks and equipment, and Simi-trucks and trailers are prohibited. It is the Permittee's responsibly to ensure compliance with the type, operating condition, or legalization of the recreational equipment, failure to comply could result in termination of this CUP.

The temporary storage of passenger cars and trucks used as transportation to the facility for pick-up of the recreational vehicle(s) may be permitted, provided that said passenger cars and trucks are (1) have a valid lease with the facility operator, (2) are parked in the leased recreational vehicle(s) assigned space, (3) have current DMV registration, and (4) are in operating condition.<sup>5</sup>

### **S-14 MAINTENANCE OF YARD:**

The recreational vehicle storage yard shall be kept free of rubbish and vehicles in an organized manner, with all internal roadways and site access ways clear and accessible to emergency vehicles. Storage of raw materials and/or rubbish is prohibited.

### **S-15 PROHIBITED ACTIVITIES:**

The CUP authorizes the Permittees to store recreational vehicles and equipment, and for dumping of waste tanks in an Environmental Health Services approved Dump station. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue. The following activities are prohibited:

- Repair and maintenance of vehicles and equipment,
- Overnight camping,
- Camp fires
- Parties
- Cooking (indoor and outdoor)
- Consumption of alcoholic beverages

### **S-16 LIGHTING:**

On-site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards roadways. The shielding shall

confine the direct rays to the site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

**S-17 FENCING:**

Security and screening will be done via the construction/maintenance of a 6' high perimeter solid fence (if chain-link then must have screening slats). The property will be accessed via locked gates with membership and emergency agency access only.

**S-18 LANDSCAPING:**

In accordance with the Imperial County Land Use Ordinance a landscaping plan shall be submitted to the Planning/Building Department for approval. Landscaping shall be installed and maintained along the Frontage Road/Cady Road and State Route 78.

**S-19 SIGNAGE:**

Permittee shall be allowed to install "business signs" as permitted by the Imperial County Land Use Ordinance. This permit **does not** authorize installation of any variance of the sign requirements within the County Ordinance. Additionally, **no off-site advertisement signage is permitted.**

**S-20 NOISE:**

All equipment shall be muffled or other wise noise-controlled to minimize the generation of noise to both on and off-site sensitive receptors.

**S-21. BUILDING PERMITS:**

Permittee shall secure all necessary building permits and other required permits from the Planning/Building Department and other applicable Departments/Agencies for utilities and other construction.

**S-22. CULTURAL RESOURCES:**

During any construction, if any cultural resources are found (e.g., pottery, bone, stone tools, fire hearth, burials, and wooden posts), Permittee shall stop all work and contact IVC Museum to have a qualified specialist inspect the site. Work shall not resume until a representative from IVC Museum has determined their concerns pertaining to cultural resources on-site has been adequately addressed.

**S-23. RECLAMATION SITE ABANDONMENT:**

When the operation of the facility herein authorized has ceased, or is suspended at any time for a period of two (2) years, all the facilities shall be dismantled, and removed. The land involved in the operation (all aspects, including roads, structures, parking, etc...) of the facility shall be restored to its condition prior to development of the recreational vehicle storage yard. The land shall be



1 restored/cleaned in accordance with a plan approved by the Planning Director  
2 and owner.

3 **S-24 PERMIT TERMINATION:**

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

6 **S-25 PERMITTED USE OF PROPERTY:**

7 This Permit authorizes the use of the identified project site as a mini storage and  
8 recreational vehicle storage facility. No other use not specifically authorized,  
9 within this permit or permitted as an outright use within the zoning classification  
10 of the C-2 "General Commercial Zone" (County Ordinance Section 90513), shall  
11 be allowed on this project site.

12 The Permittee shall obtain all required permits from the Department of Public Works,  
13 APCD, Imperial Irrigation District and other applicable agency(s).

14 1) Public Works Letters Dated April 5, and June 8, 2004

15 2) Caltrans Letters Dated March 1, April 6, and May 14, 2004

16 3) APCD Letter Dated April 1, 2004

17 4) IID Letter Dated April 5, 2004

18 5) Planning Commission Hearing Condition June 23, 2004

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**NOW THEREFORE,** County hereby issues Conditional Use Permit # 04-0008 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

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

**PERMITTEE :**

By:   
Paul Nagel  
(Applicant)

11/3/04  
Date

By:   
Linda Nagel  
(Applicant)

11/2/04  
Date

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

By:   
JURG HEUBERGER, AICP, Planning Director

2/15/05  
Date

FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF San Bernardino } S.S.

On November 3, 2004 before me, CYNTHIA A. TRUJILLO,  
 a Notary Public in and for said County and State, personally appeared  
Paul Nagel, personally known to me  
 (or proved to me on the basis of satisfactory evidence) to be the (person)(s) whose  
 (name)(s) is/are subscribed to the within instrument and acknowledged to me that  
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
 his/her/their signature(s) on the instrument the (person)(s), or the entity upon behalf of  
 which the (person)(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Cynthia A. Trujillo

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

Title or Type of Document Agreement for Conditional Use Permit # 04-0008Number of Pages \_\_\_\_\_ Date of Document 11-2-2004Signer(s) Other Than Named Above None

**FOR PERMITTEE NOTARIZATION**

STATE OF CALIFORNIA

COUNTY OF San Bernardino } S.S.On November 2, 2004 before me, CYNTHIA A. TRUJILLO,a Notary Public in and for said County and State, personally appeared  
Linda Nagel,

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose

(name(s) ~~is~~) are subscribed to the within instrument and acknowledged to me thathe ~~she~~ they executed the same in his ~~her~~ their authorized capacity(ies), and that byhis ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of

which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Cynthia A. Trujillo

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

Title or Type of Document Agreement for Conditional Use Permit 04-0008Number of Pages \_\_\_\_\_ Date of Document 11-2-2004Signer(s) Other Than Named Above None

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On FEBRUARY 15, 2005 before me, PATRICIA A. VALENZUELA,  
 a Notary Public in and for said County and State, personally appeared  
JURG HEUBERGER, personally known to me  
 (or proved to me on the basis of satisfactory evidence) to be the person ~~(s)~~ whose  
 name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that  
 he/~~she~~/they executed the same in his/~~her~~/their authorized capacity ~~(ies)~~, and that by  
 his/~~her~~/their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of  
 which the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal

Signature

Patricia A. Valenzuela

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

Title or Type of Document

Conditional Use Permit

Number of Pages

15

Date of Document

NOVEMBER 2, 2004

Signer(s) Other Than Named Above

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## **ATTACHMENT “E”- APPLICATION**



P.O. Box 2216 El Centro, CA 92244 799 E. Heil Ave., El Centro, CA 92243.  
Tel. (760) 353-2684 • Email: [taylor@presurvinc.com](mailto:taylor@presurvinc.com)

July 8, 2025

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

Subject: Conditional Use Permit #04-0008 – Mini Storage and Recreational Vehicle Storage Center

Mr. Minnick,

This letter is requesting a renewal of Conditional Use Permit (CUP) #04-0008 for a Mini Storage and Recreational Vehicle Storage Center. The CUP was signed on February 15, 2005 between Paul and Linda Nagel and the County of Imperial.

This property is located at the north side of the intersection of Cady Road and Frontage Road number one of Highway 86, west of Bawley, CA and is described as Parcel 2 of Certificate of Compliance for Minor Subdivision PM 2296, recorded as document number 00-03750 in Book 2006, Page 1701 of Official Records. The Address is 369 Cady Road Brawley, CA and is known as Assessor Parcel Number 046-090-032.

The CUP had been extended every three years with Imperial County until the Nagels, the former property owners, stopped applying for the extensions. Our client, Troy Hutchinson, recently acquired the property and would like to get the property back in compliance with the CUP as recorded. It is Mr. Hutchinson's intent to comply with the guidelines set forth in the Land Use Ordinances of Imperial County and make the property compliant with the Imperial County Zoning Ordinances.

Therefore, Precision Engineering and Surveying is formally requesting a renewal of the existing Conditional Use Permit #04-0008 on behalf of Troy Hutchinson.

If you or your staff need any additional information, please contact me at 760-587-6572.

Sincerely,

Taylor J. Preece, PLS

**ATTACHMENT “F”- COMMENT  
LETTERS**



AIR POLLUTION CONTROL DISTRICT



September 8, 2025

Mr. Jim Minnick  
Planning & Development Services Director  
801 Main St.  
El Centro, CA 92243

**RECEIVED**

By Imperial County Planning & Development Services at 11:03 am, Sep 09, 2025

SUBJECT: Time Extension 25-0027 and Conditional Use Permit 04-0008 – Hutchinson  
Mini-storage and Recreational Vehicle Storage Center

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Time Extension (TE) 25-0027 and Conditional Use Permit (CUP) 04-0008 for development and operation of a Mini-storage and Recreational Vehicle Storage Center at 369 Cady Road (also described as Assessor Parcel Number 046-090-032) in Brawley. The original CUP became effective on February 15, 2005, and was renewed for successive three-year terms until the previous property owners ceased renewing the extensions. The applicant, Troy Hutchinson, is seeking to bring the existing CUP into compliance.

The applicant should be aware that since the original CUP went into effect there have been many changes to Air District Rules and Regulations. Existing condition S-4 should be revised to require adherence to all Air District Rules and Regulations, including **Regulation VIII**, which is a collection of rules designed to limit emissions of dust to 20 percent opacity. Since the property is over five (5) acres, a **Construction Dust Control Plan** will be required. A **Construction Notification** must be submitted to the Air District ten (10) days prior to the commencement of construction activities. Any generators used on site over 50 brake horsepower must be permitted by the Engineering & Permitting Division of the Air District. Finally, the Air District requests a **copy of the CUP**.

The Air District's rule book and forms can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell

APC Environmental Coordinator II

Reviewed by

Monica N. Soucier

APC Division Manager