

# PROJECT REPORT

TO: Planning Commission

AGENDA DATE: December 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No. 3

Brenda Aguilar – Rivers Edge RV Resort  
PROJECT TYPE: Time Extension #22-0018 for CUP #1063-92 SUPERVISOR DIST #5

LOCATION: 2299 Winterhaven Drive APNS: 056-480-011-000  
Winterhaven, CA, 92283 PARCEL SIZE: +/- 25 acres

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

ZONE (existing) S-2 (Open Space / Preservation) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: December 14, 2022

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE
APCD	<input type="checkbox"/>	NONE
DEH/EHS	<input checked="" type="checkbox"/>	NONE
FIRE/OES	<input checked="" type="checkbox"/>	NONE
OTHER:		N/A

<input type="checkbox"/>	ATTACHED
<input type="checkbox"/>	ATTACHED
<input checked="" type="checkbox"/>	ATTACHED
<input type="checkbox"/>	ATTACHED
<input type="checkbox"/>	ATTACHED

## STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU 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 OF THE CEQA GUIDELINES AND THAT NO FURTHER DOCUMENTATION IS NECESSARY;
- 2) FIND THAT THE TIME EXTENSION #22-0018 FOR CONDITIONAL USE PERMIT #1063-92 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
- 3) APPROVE TIME EXTENSION #22-0018 FOR CONDITIONAL USE PERMIT #1063-92 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

**STAFF REPORT**  
**Planning Commission**  
**December 14, 2022**  
**Time Extension #22-0018 for CUP #1063-92**

**Applicant:** Brenda Aguilar – Rivers Edge RV Resort, LP  
2299 Winterhaven Drive,  
Winterhaven, CA 92283

**Project Location:**

The existing general store is located within the Rivers Edge RV Resort, located at 2299 Winterhaven Drive, Winterhaven, CA 92283; APN 056-480-011-000; and legally described as Accretion Land, a Portion of the South 1/4 of section 27 T16S, R22E, S.B.B.M. The RV resort is also located on the adjacent property known as APN 056-480-009.

**Project Summary:**

The applicant, Brenda Aguilar, is requesting a fifteen (15) year time extension for Conditional Use Permit #1063-92 for the existing general store. Upon approval of the fifteen (15) year time extension, CUP #1063-92 will be subject to three (3) year time extensions, starting September 9, 2025, every three (3) years until September 9, 2037 when a new fifteen (15) year time extension will be required. After a thorough review of the project file and compliance report, it can be determined that CUP #1063-92 complies with the CUP's conditions of approval and applicable County land use regulations.

**Project Background:**

CUP #1063-92 was approved by the Imperial County Planning Commission on September 9, 1992, and recorded on November 2, 1992.

**County Ordinance:**

Time Extension #22-0018 for CUP #1063-92 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90519.02, "uses permitted only with a Conditional Use Permit" subsection h) General Store, 2,000 square feet maximum.

**Land Use Analysis:**

According to the Imperial County General Plan, the land use designation for the parcel is "Agriculture" and zoned S-2 (Open Space / Preservation) pursuant to Zone Map #70.

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

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	RV Park	S-2 (Open Space / Preservation)	Agriculture
<b>North</b>	Agriculture / Interstate 8	A-2 (General Ag) & R-1 (Low Density Residential)	Agriculture
<b>South</b>	Colorado River / City of Yuma, AZ	RO (Recreation and Open Space) Yuma, AZ	Resort/Recreation/ Open Space (Yuma, AZ)
<b>East</b>	Open Space	Fort Yuma Quechan Tribe Land	Agriculture
<b>West</b>	Open Space	Fort Yuma Quechan Tribe Land	Agriculture

**Environmental Determination:**

The previously approved Conditional Use Permit #1063-92 was deemed categorically exempt from CEQA pursuant to Section 15303 (c) "A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area." of the CEQA guidelines (Class 3 - New Construction or Conversion of Small Structures) and a Notice of Exemption was filed September 14, 1992.

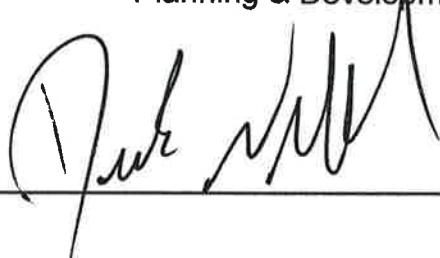
Time Extension #22-0018 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

**Staff Recommendation:**

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

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #22-0018 for Conditional Use Permit #1063-92 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #22-0018 for Conditional Use Permit #1063-92 for a new 15-year term, subject to the existing conditions.

**PREPARED BY:** Derek Newland, Planner II  
Planning & Development Services



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



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**APPROVED BY:** Jim Minnick, Director of  
Planning & Development Services



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**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Conditional Use Permit #1063-92
- E. Time Extension Request Documents
- F. Comment Letters

**ATTACHMENT “A”**  
**Vicinity Map**

**STAFF REPORT**  
**Planning Commission**  
**TBD**

**Time Extension #22-0018 for CUP #1063-92**

**Applicant:**                **Brenda Aguilar – Rivers Edge RV Resort, LP**  
                                     **2299 Winterhaven Drive,**  
                                     **Winterhaven, CA 92283**

**Project Location:**

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**Land Use Analysis:**

According to the Imperial County General Plan, the land use designation for the parcel is "Agriculture" and zoned S-2 (Open Space / Preservation) pursuant to Zone Map #70.

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

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Time Extension #22-0018 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

**Staff Recommendation:**

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

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #22-0018 for Conditional Use Permit #1063-92 is consistent with applicable zoning and building ordinances; and

3. Approve Time Extension #22-0018 for Conditional Use Permit #1063-92 for a new 15-year term, subject to the existing conditions.

**PREPARED BY:** Derek Newland, Planner II  
Planning & Development Services

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

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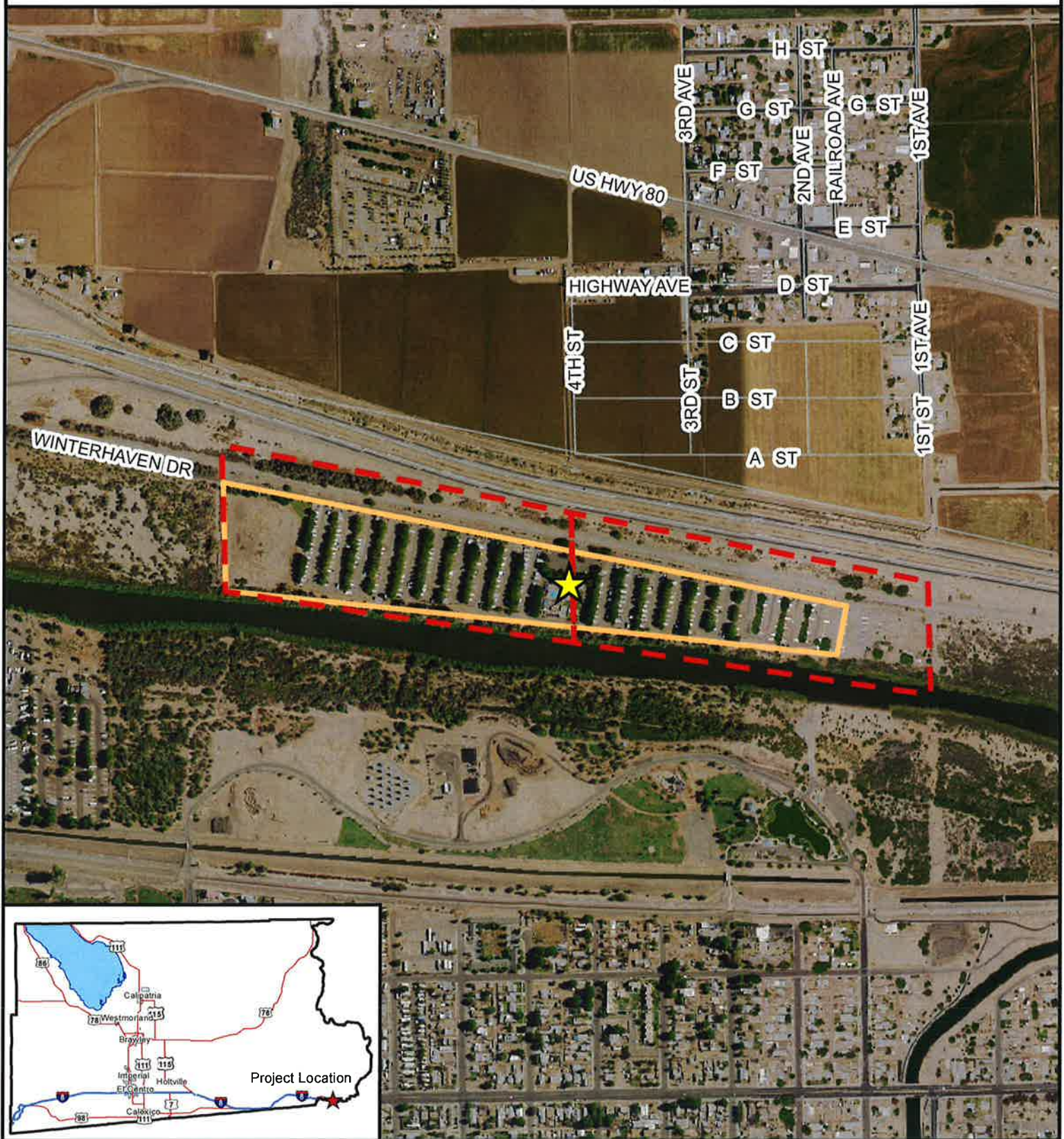
**APPROVED BY:** Jim Minnick, Director of  
Planning & Development Services

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**ATTACHMENTS:**

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# PROJECT LOCATION MAP



**BRENDA AGUILAR**  
**EXT# 22-0018 FOR CUP #1063-92**  
**APN #056-480-011**

-  River's Edge RV Park Parcels
-  River's Edge RV Park
-  General Store Location
-  Centerline



**ATTACHMENT “B”**  
**Site Plan**

**ADVANCED**  
CIVIL GROUP



TOPOGRAPHIC SURVEY  
RIVER'S EDGE RV RESORT  
WINTERHAVEN, CA

NAME OF  
**JR**  
FACILITY OR  
RSA  
ADDRESS IN  
RSA  
CITY AND STATE ZIP  
02A  
DATE  
11/12/2009  
TIME  
HOURS MINUTES  
164003

**ATTACHMENT “C”**  
**Planning Commission Resolution**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING "TIME EXTENSION #22-0018" FOR A NEW (15-YEAR) TERM UNDER "CONDITIONAL USE PERMIT #1063-92" FOR BRENDA AGUILAR – RIVERS EDGE RV RESORT, LP.**

**WHEREAS**, Brenda Aguilar has submitted Time Extension #22-0018 requesting a new 15-year term for the existing general store located in Rivers Edge RV Park; and,

**WHEREAS**, this general store was previously approved under Conditional Use Permit #1063-92; 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 December 14, 2022; 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 #22-0018 request for Conditional Use Permit #1063-92 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #1063-92 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 #22-0018 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 "Agriculture". This site is zoned S-2 (Open Space / Preservation) pursuant to Title 9, Division 5, Section 90519.00. The Time Extension request is found

consistent with the approved Conditional Use Permit #1063-92 and with the goals/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 could be found consistent with the purpose of the zone it is located within. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to Title 9 Division 5 Section 90519.2 "Uses permitted only with a conditional use permit", Subsection h) General Store, 2,000 square feet maximum.

**C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**

The existing general store is listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Title 9, Division 5, Section 90519.2, Subsection h) General Store, 2,000 square feet maximum.

**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, and Section 90519.02. 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. Therefore, the proposed project meets the minimum requirements of the Land Use Ordinance, Section 90519.02.

**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 S-2 (Open Space / Preservation). The project site is surrounded by open space, the Colorado River, Interstate 8 and actively farmed agricultural land; the existing general store located in Rivers Edge RV Park does not appear to create potential impacts near or around the project site. The existing general store 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 subject to approval of Conditional Use Permit #1063-92 under Land Use Ordinance, Section 90203.00 and 90519.00 *et. seq.* and will not grant a special privilege.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #22-0018 for a new 15-year term under Conditional Use Permit #1063-92, 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 **December 14, 2022** 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”**  
**Conditional Use Permit #1063-92**

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

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1714 PAGE 870

'92 NOV 2 PM 12 01

OFFICIAL RECORDS  
IMPERIAL COUNTY, CA

REG	\$ 2
RIF	\$ 1
MC	\$ 1
NIL	\$
TOTAL	\$ 5

## MEMORANDUM OF CONDITIONAL USE PERMIT

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

Pursuant to County Ordinance Section 83225(8)5., a Conditional Use Permit (Permit # 1063-92) to Dennis Senft for a General Store has been granted by the County of Imperial for certain premises located at 2299 Winterhaven Drive, Winterhaven, further described as (LEGAL DESCRIPTION) Accretion land, a Portion of the South 1/4 of Section 27, Township 16 South, Range 22 East, SBM and further described by Assessor's Parcel # 056-480-11-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 1063-92) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

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

Executed on 10/29/92 at El Centro, Imperial County, California.

By: JURG HEUBERGER  
Planning Director, County of Imperial

## ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF IMPERIAL ) ss.

On this 2nd day NOVEMBER of 1992, before me,  
LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within instrument.

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

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

**PROPOSED CONDITIONS FOR**

**YUMA ASSOCIATES**

**CONDITIONAL USE PERMIT #1063-92  
FOR A GENERAL STORE**

Pursuant to the completed application and site plan, the County of Imperial hereby grants Conditional Use Permit #1063-92 to Yuma Associates, Ltd., subject to the terms and conditions specified below. This permit authorizes the conversion of 512 square feet of an existing recreation building into a store (mini market). The property is legally described as accretion land, a Portion of the South 1/2 of Section 27, Township 16 South, Range 22 East, SBM, also identified by Assessor's Parcel Number 056-480-11-01.

**GENERAL CONDITIONS:**

**G1 PERMITS/LICENSES:**

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

**G2 RECORDATION:**

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

**G3 COMPLIANCE/REVOCATION:**

Upon the determination by the Planning 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 of 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.

**G4 INDEMNIFICATION:**

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

**G5 PROVISION TO RUN WITH LAND:**

The provision of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not with out prior

notification to the Planning Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective.

**G6 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.

**G7 RIGHT OF ENTRY:**

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

**G8 TIME LIMIT:**

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

**G9 DEFINITIONS:**

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

**G10 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.

**G11 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.

**G12 RESPONSIBLE AGENT**

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

**G13 CONDITION PRIORITY**

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

**G14 PERMIT/MONITORING-RELATED FEES**

The permittee shall pay any and all amounts determined by the County Planning Department 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. 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 Department.

**G15 MINOR CHANGES**

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

**G16 REPORTS/INFORMATION**

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

**SPECIFIC PROJECT CONDITIONS: (WATERWELL/DOMESTIC)**

**S1** The applicant shall provide adequate fire protection system to meet County Fire Department standards as they apply to this project, and shall obtain written approval from the Imperial County Fire Department on type and installation of fire protection system. A copy of this written approval shall be submitted to the Planning/Building Department prior to the recordation of this permit.

**S2** The store (mini market) will be subject to annual fire/life safety inspections. A copy of the fire/life safety inspection report shall be submitted within thirty (30) days upon receipt to the Planning/Building Department.

**S3** The applicant shall secure all necessary building and other required permits from the Planning/Building Department for the conversion of that portion of the recreation building into a store (mini market), as shown on site plan on file.

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84 This permit shall be null and void if any information is found to be false, and/or if the applicant is not using subject store (mini market) for the use stated in the original application on file.

KH/sm/YumaAsCd.CUP

# APPLICATION-CONDITIONAL USE PERMIT

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

PROPERTY OWNERS NAME			PHONE
1. Yuma Associates, LTD			(619) 572-5105
MAILING ADDRESS	CITY	STATE	ZIP CODE
2. 2299 Winterhaven Dr.	Winterhaven	Ca	92283
APPLICANTS NAME (if not property owner)			PHONE
3. Dennis K. Senft			(714) 549-8233
APPLICANTS MAILING ADDRESS	CITY	STATE	ZIP CODE
4. 1570 Brookhollow Dr. # 108	Santa Ana	Ca.	92705
ENGINEERS NAME	CA. LIC. NO.	PHONE	
5. Richard Waddell	13,484	(619) 352-6670	
MAILING ADDRESS	CITY	STATE	ZIP CODE
6. P.O. Box 2280	El Centro	Ca	92244

PROPERTY (site) ADDRESS	
7. 2299 Winterhaven Dr. Winterhaven	
ASSESSORS PARCEL NO.	SIZE OF PARCEL (in acres or sq. ft.)
8. 056-480-11-01	25 <sup>1</sup> / <sub>2</sub> ACRES
LEGAL DESCRIPTION (use separate sheet if necessary)	
ACCR. LAND FOR OF 52 SEC 27 16-22 S OF Levee + W OF LI TSTE	
9.	

## PLEASE PROVIDE CLEAR & CONCISE INFORMATION

DESCRIBE PROPOSED PROJECT (specific use of property)	
512 sq ft of existing recreation building to be converted to a mini market (store) for sale of basic groceries and other miscellaneous items. Balance	
10. of building (1,024 sq ft) to be used as pool and game room	
DESCRIBE CURRENT USE OF PROPERTY	
11. Recreation Building used for games	
DESCRIBE PROPOSED SEWER SYSTEM	
12. Winterhaven Water District	
DESCRIBE PROPOSED WATER SYSTEM	
13. Winterhaven Water District	
DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
14. Fire extinguishers will be available	
IS THE PROPOSED USE A BUSINESS ?	
15. yes	if yes, how many employees will be at this site ? none new

## REQUIRED SUPPORT DOCUMENTS:

- A. DETAILED SITE PLAN (see back side)
- B. ENVIRONMENTAL INFORMATION FORM
- C. FEE \_\_\_\_\_
- D. OTHER \_\_\_\_\_

16. I/WE HEREBY CERTIFY THAT THE ABOVE AND ANY ATTACHED INFORMATION IS TRUE AND CORRECT.

RIVERS EDGE R.V. RESORT, Inc

PROPERTY OWNERS SIGNATURE

DATE

APPLICANTS SIGNATURE

DATE

APPLICATION RECEIVED BY	DATE	REVIEW AND/OR APPROVAL BY
APPLICATION DEEMED COMPLETE BY	DATE	OTHER DEPT.s required
APPLICATION REJECTED BY	DATE	<input checked="" type="checkbox"/> P.W.
TENTATIVE HEARING BY	DATE	<input checked="" type="checkbox"/> E.H.S.
		<input checked="" type="checkbox"/> A.P.C.D.
		<input checked="" type="checkbox"/> O.E.S.
		<input checked="" type="checkbox"/> Assessor, San Pasqual School Dist
		DFG, BOR, WWC, Caltrans, IID
FINAL ACTION	APPROVED	DENIED
		DATE

FEE
\$ _____

CUP# 1063-92

**ATTACHMENT “E”**  
**Time Extension Request**  
**Documents**



July 13, 2022

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

RE: 15-year Time Extension Request for CUP #1063-92

Dear Mr. Minnick,

Per your letter dated April 21, 2022 we were informed that the CUP #1063-92 will expire on 9/9/22 and that we are instructed to submit for a 15-year extension.

Please accept this as a formal request a time extension for CUP #1063-92 for the General Store. Additionally, we are in compliance with the original Conditions associated with this CUP.

Accompanying this formal request please find the check for the extension fee of \$800.00. If there are any other documents or information you require in order to approve this request, please let me know so that we may provide those to you in a timely manner.

Thank you for your assistance with this matter.

Kind Regards,

Brenda L. Aguilar  
Rivers Edge RV Resort, LP  
Owner, General Partner

**ATTACHMENT “F”**  
**Comment Letters**

AIR POLLUTION CONTROL DISTRICT



August 19, 2022

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

SUBJECT: Time Extension 22-0018 for Conditional Use Permit 1063-92 – River's Edge RV Resort

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Time Extension (EXT) 22-0018 for Conditional Use Permit (CUP) 1063-92 ("Project"). The Project proposes extending the CUP for an additional 15 years and allow the continued use of an existing general store located at 2299 Winterhaven Drive, Winterhaven (APN 056-480-011-000) for River's Edge RV Resort.

The Air District would like to remind the applicant that since the issuance of the original CUP in 1992 the Air District's rules and regulations have gone through updates and changes. The Air District would bring to the applicants attention Regulation VIII – Fugitive Dust Rules, which is a collection of rules seeking to limit fugitive dust emissions from various sources. In general, Regulation VIII limits dust emissions from various sources to a visual opacity of less than 20% and provides mitigations to help achieve compliance.

The Air District also requests, for its records, a copy of the final map that was filed.

The Air District's Rules and Regulations can be found for review on the Air District's website at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Ismael Garcia  
APC Environmental Coordinator I

Via Email  
Reviewed by,  
Monica N. Soucier  
APC Division Manager



## Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

**August 4, 2022**  
**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	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Matt Dessert	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Ray Loera/Scott Sheppard/Ryan Kelley/ Manuel Deleon	<input checked="" type="checkbox"/> Winterhaven County Water District- Rick Miller
<input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Martinez	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Alfredo Estrada/Robert Malek	<input checked="" type="checkbox"/> Fort Yuma – Quechan Indian Tribe - H. Jill McCormick/Jordan D. Joaquin
<input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay	<input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos Ortiz	

From: Derek Newland, Planner II - (442) 265-1736 or [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us)

Project ID: EXT22-0018 for CUP1063-92

Project Location: 2299 Winterhaven Drive, Winterhaven, CA 92283 APN 056-480-011-000

Project Description: Applicant requests a Planning Commission TIME EXTENSION for Conditional Use Permit #1063-92 for a general store located in the River's Edge RV Park under condition G8 of the CUP. There is no proposed changes to the CUP.

Applicants: Brenda Aguilar

Comments due by: August 19<sup>th</sup> 2022 at 5:00PM

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 comments*  
Name: Ana Gomez Signature: [Signature] Title: Ag Biologist III  
Date: 8/23/2022 Telephone No.: 442 265 1500 E-mail: analgomez@co.imperial.ca.us

DNAGIS:\AllUsers\APN056\480\09-11\EXT22-0018\EXT22-0018 Request for Comments 08 04 22.docx

## Derek Newland

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**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Friday, August 5, 2022 8:36 AM  
**To:** Allison Galindo  
**Subject:** FW: EXT22-0018 Request for Comments  
**Attachments:** EXT22-0018 Request for Comments 08 04 22 .pdf

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

This email is to inform you that we have no comments on this project.

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**From:** Allison Galindo [mailto:allisongalindo@co.imperial.ca.us]

**Sent:** Thursday, August 04, 2022 2:15 PM

**To:** Alfredo Estrada Jr; Alphonso Andrade; Ana L Gomez; Andrew Loper; Belen Leon; Carlos Ortiz; Guillermo Mendoza; H. Jill McCormick; Jeff Lamoure; John Gay; Jolene Dessert; Jordan D. Joaquin; Jorge Perez; Manuel Deleon; Margo Sanchez; Mario Salinas; Matt Dessert; Monica Soucier; Ray Loera ; Robert Benavidez ; Robert Malek; Sandra Mendivil; Scott Sheppard ; Vanessa Ramirez; whavenca@gmail.com

**Cc:** Michael Abraham; Linda Hunt; Melissa Pacheco; Aimee Trujillo; Allison Galindo; John Robb; Leslie Martinez; Maria Scoville; Rosa Soto; Derek Newland

**Subject:** EXT22-0018 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for **EXT22-0018/ APN 056-048-011-000**

Comments are due by **August 19<sup>th</sup>, 2022 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Derek Newland at (442) 265-1736, or via email to [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us).

Thank you,

*Allison Galindo*

**Office Assistant III**

**Imperial County Planning & Development Services**

**801 Main St.**

**El Centro, CA 92243**

**(442)265-1736**



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