

PROJECT REPORT

TO: **Planning Commission**

AGENDA DATE: January 25, 2023

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00am/ No. 5

Kyle Vestermark – Dunes Edge Storage

PROJECT TYPE: Time Extension #22-0031 for CUP #03-0029 SUPERVISOR DIST #5

LOCATION: 2496 E. US Highway 78 APNS: 039-120-027-000
Brawley, CA, 92227 PARCEL SIZE: +/- 12.69 acres

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

ZONE (existing) S-1 (Open Space / Recreational) & C-2-PE (Median Commercial) Pre-Existing
ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: January 25, 2023

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

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 #22-0031 FOR CONDITIONAL USE PERMIT #03-0029 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
- 3) APPROVE TIME EXTENSION #22-0031 FOR CONDITIONAL USE PERMIT #03-0029 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

Planning & Development Services Department
801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736
(Jim Minnick, Director)

STAFF REPORT
Planning Commission
January 25, 2023

Time Extension #22-0031 for CUP #03-0029

Applicant: **Kyle Vestermark**
 Dunes Edge Storage
 2496 E. US Highway 78
 Brawley, CA 92227

Project Location:

The existing Recreational Vehicle (RV) Storage Lot (with private dump station) is located at 2496 E. US Highway 78, Brawley, CA 92227 and further identified as Parcel 2 of Parcel Map 608 of Southwest Quarter of Section 33, T13S, R16E, S.B.B.M. with Assessor's Parcel Number (APN) 039-120-027-000. US Highway 78 (Ben Hulse Highway) bounds the RV Storage Lot on the South and Green Road bounds it on the East, approximately 10.5 miles East of the City of Brawley.

Project Summary:

The applicant, Kyle Vestermark, is requesting a time extension for a new fifteen (15) year term for Conditional Use Permit (CUP) #03-0029 for the existing Recreational Vehicle (RV) storage lot. Upon approval of the new fifteen (15) year term, CUP #03-0029 will be subjected to three (3) year time extensions, starting December 8, 2021, and subsequently every three (3) years until December 8, 2033 when a new fifteen (15) year time extension will be required. After a thorough review of the project file, compliance report, and field inspection pictures and report performed on November 21, 2022, it can be determined that CUP #03-0029 complies with the CUP's conditions of approval and applicable County land use regulations.

Project Background:

- CUP #03-0029 was approved by the Imperial County Planning Commission on November 12, 2003;
- CUP #03-0029 was recorded on December 8, 2003;
- According to records from the Assessor's Office, property on APN 039-120-027-000 was transferred to Kyle Vestermark on February 9, 2016, becoming the new property owner.

County Ordinance:

Time Extension #22-0031 for CUP #03-0029 is consistent with the Imperial County Title 9 Land Use Ordinance, Sections 90513.02 and 90518.02, "Uses Permitted Only with a Conditional Use Permit," subsections (cc) and (r) – Recreational vehicle storage facilities, subsequently.

Land Use Analysis:

Per Imperial County General Plan, the land use designation for the parcel is "Agriculture" and zoned S-1 (Open Space / Recreational) and C-2-PE (Medium Commercial, Pre-Existing Allowed/Restricted) pursuant to Zoning Map #36 of the Imperial County Title 9 Land Use Ordinance.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	RV Storage Lot	S-1 (Open Space-Recreational)/C-2-PE (Medium Commercial, Pre-Existing Allowed/Restricted)	Agriculture
North	Residential	A-2 (General Agricultural)	Agriculture
South	Agricultural	A-2 (General Agricultural)	Agriculture
East	Agricultural	A-2 (General Agricultural)	Agriculture
West	Agricultural	A-2 (General Agricultural)	Agriculture

Environmental Determination:

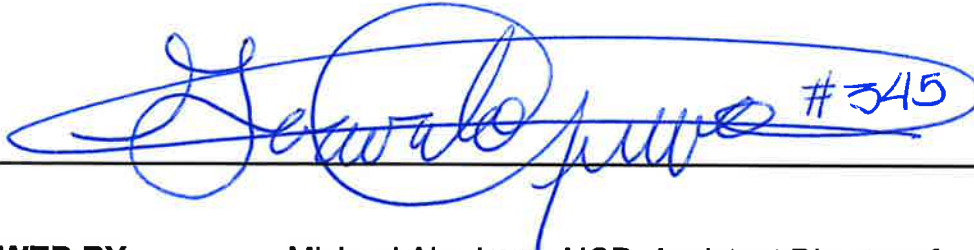
Time Extension #22-0031 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

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 #22-0031 for Conditional Use Permit #03-0029 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #22-0031 for Conditional Use Permit #03-0029 for a new 15-year term, subject to the existing conditions.

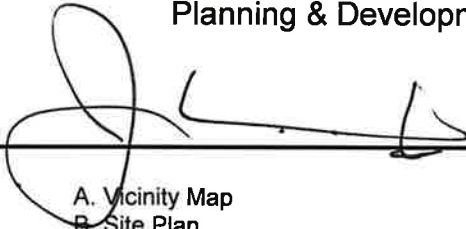
PREPARED BY: Gerardo A. Quero, Planner I
Planning & Development Services



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



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

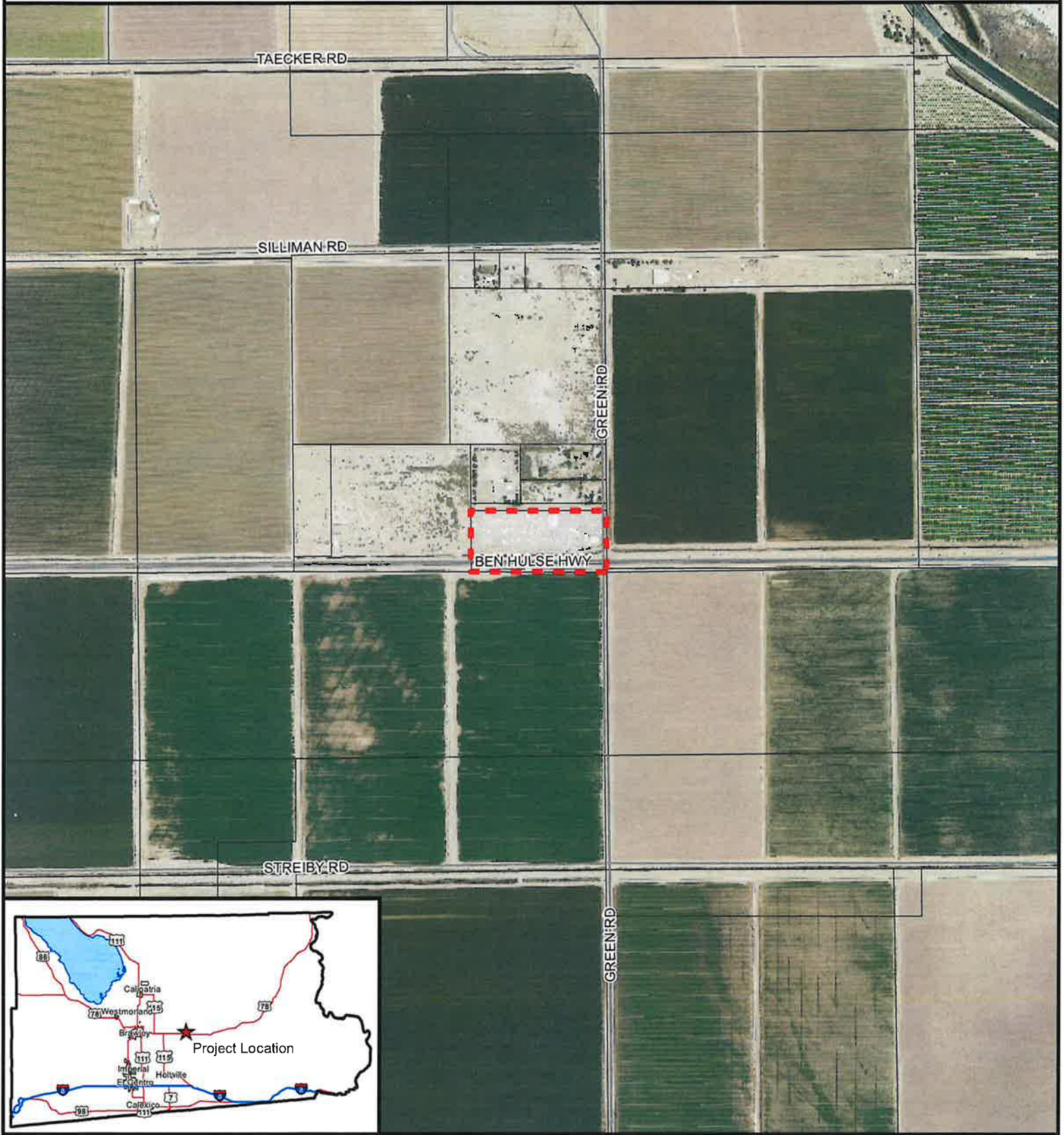


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolutions
- D. Conditional Use Permit #03-0029
- E. Time Extension Request Documents
- F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



DUNES EDGE STORAGE
EXT 22-0031 FOR CUP 03-0029
APN 039-120-027-000

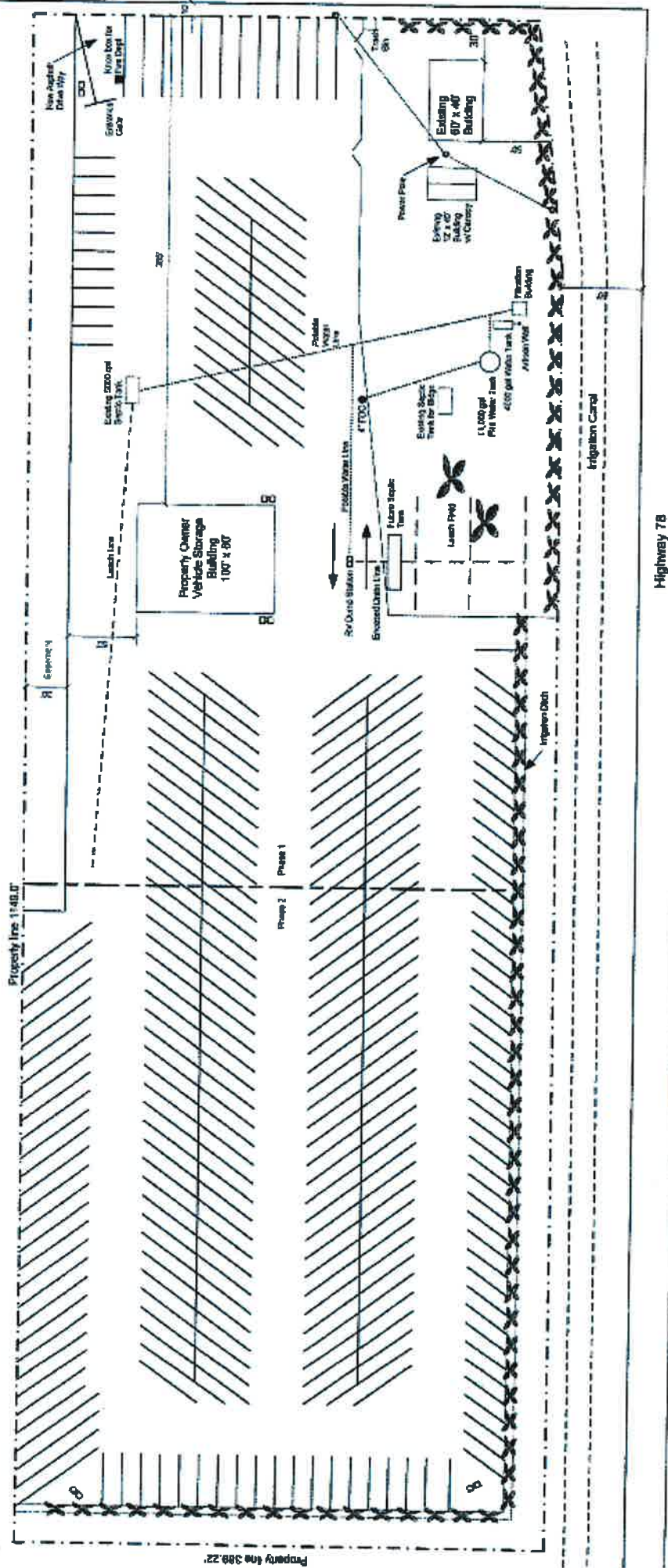
-  Project Location
-  Roads
-  Parcels



ATTACHMENT "B"
SITE PLAN



(2) Mobile Homes are located approximately 200' North of the property line.



Property Owner
Ralph Jennings
2486 E Hwy 78
Brawley CA 92228
760-344-6701

Legal Description
Parcel # 39-120-27-01
12.69 Acres



ATTACHMENT "C"
PLANNING COMMISSION RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING "TIME EXTENSION #22-0031" FOR A NEW (15-YEAR) TERM UNDER "CONDITIONAL USE PERMIT #03-0029" FOR KYLE VESTERMARK – DUNES EDGE STORAGE.

WHEREAS, Kyle Vestermark has submitted Time Extension #22-0031 requesting a new 15-year term for the existing Recreational Vehicle storage lot; and,

WHEREAS, this Recreational Vehicle storage lot was previously approved under Conditional Use Permit #03-0029; 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 January 25, 2023; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Time Extension #22-0031 request for Conditional Use Permit #03-0029 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #03-0029 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 #22-0031 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-1 (Open Space / Recreational) and C-2-PE (Medium Commercial, Pre-Existing Allowed/Restricted) pursuant to Title 9, Division 5, Sections 90518.00 and 90513.00 subsequently. The Time Extension request is found

consistent with the approved Conditional Use Permit #03-0029 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 zone it is located within. The existing use is a compatible use with a Conditional Use Permit pursuant to Title 9 Division 5 Sections 90513.02 and 90518.02, "Uses Permitted Only with a Conditional Use Permit"; Subsections (cc) and (r), "Recreational vehicle storage facilities," subsequently.

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 Recreational Vehicle storage lot is listed as a use subject to a Conditional Use Permit in the Land Use Ordinance, Title 9, Division 5, Sections 90513.02 and 90518.02, Subsections (cc) and (r), "Recreational vehicle storage facilities," subsequently.

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 and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Sections 90513.02 and 90518.02. The Conditions of Approval further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #03-0029, General Condition 10 (Time Limit), a CUP shall be limited to a maximum of three (3) years from the date of recordation. The CUP may be extended for successive three (3) yeas by the Planning Director upon finding that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulations. No CUP shall be extended for more than four consecutive periods. If an extension is necessary beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. 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 #03-0029) 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 project is zoned S-1 (Open Space / Recreational) and C-2-PE (Medium Commercial, Pre-Existing Allowed/Restricted) and surrounded by A-2 (General Agriculture) zoned parcels with existing agricultural and residential uses; the existing recreational vehicle storage lot does not appear to create potential impacts near or around the project site. The existing recreational vehicle storage lot

does not appear 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 consists on the request of a new fifteen (15) year term for the existing Conditional Use Permit (CUP #03-0029) which is currently subjected to current Federal, State, and Local regulations and will not violate any laws or ordinances.

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

The existing project is a permitted use subject to approval of Conditional Use Permit #03-0029 under the Land Use Ordinance, Sections 90203.00, 90513.00 and 90518.00 *et. seq.* and complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Sections 90513.02 and 90518.02. The Conditions of Approval further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #03-0029, General Condition 10 (Time Limit), a CUP shall be limited to a maximum of three (3) years from the date of recordation. The CUP may be extended for successive three (3) years by the Planning Director upon finding that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulations. No CUP shall be extended for more than four consecutive periods. If an extension is necessary beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. 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 #03-0029) will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #22-0031 for a new 15-year term under Conditional Use Permit #03-0029, subject to the existing Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on January 25, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT "D"

CONDITIONAL USE PERMIT #03-0029

RECORDING REQUESTED BY AND
When Recorded Return To:

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

RECORDED
OFFICIAL RECORDS
IMPERIAL COUNTY, CA
BOOK 2262 PAGE 309
2003 DEC 8 PM 12 53

TLs	45
RG	16
RF	14
MC	1
IX	1
TF	13
NL	
PY	
PR	

HOLD

DOLORES PROVENCIO
COUNTY RECORDER

**AGREEMENT FOR CONDITIONAL USE PERMIT #03-0029
FOR A
RECREATIONAL VEHICLE STORAGE LOT
(Dunes Edge Ranch)**

This Agreement is made and entered into on this 20th day of November 2003, by and between **Kyle Vestermark and Ralph Jennings of Dunes Edge Ranch**, 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 is located at the northwest intersection of State Route 78 and Green Road, east of Brawley, CA, and further identified as a Portion of Southwest ¼ of Section 33, Township 13 South, Range 16 East, SBBM. It is further identified as Assessor's Parcel Number 039-120-27-01.

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

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #03-0029 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 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, 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.

G-4 CONDITION PRIORITY:

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

1 from any claim, action, or proceeding brought against any of them, the purpose
 2 of which is to attack, set aside, void, or annul the Permit or adoption of the
 3 environmental document which accompanies it. This indemnification obligation
 4 shall include, but not be limited to, damages, costs, expenses, attorneys fees, or
 5 expert witness fees that may be asserted by any person or entity, including the
 6 Permittee, arising out of or in connection with the approval of this Permit, whether
 7 or not there is concurrent, passive or active negligence on the part of the County,
 8 its agents, officers, attorneys, or employees.

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

7 The County reserves the right to enter the premises at any time, announced or
 8 unannounced, in order to make the appropriate inspection(s) and to determine if
 9 the condition(s) of this permit are complied with. Access to authorized
 10 enforcement agency personnel shall not be denied.

10 **G-7 SEVERABILITY:**

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

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

14 The provisions of this project are to run with the land/project and shall bind the
 15 current and future owner(s) successor(s) of interest; assignee(s) and/or
 16 transferee(s) of said project. **Permittee shall not without prior notification to
 17 the Planning/Building Department assign, sell, or transfer, or grant control
 18 of project or any right or privilege therein.** The Permittee shall provide a
 19 minimum of 60 days written notice prior to such proposed transfer becoming
 20 effective. The permitted use identified herein is limited for use upon this parcel
 21 described herein and may not be transferred to another parcel.

18 **G-9 COMPLIANCE/REVOICATION:**

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

24 **G-10 TIME LIMIT:**

25 Unless otherwise specified within the project's specific conditions this permit
 26 shall be limited to a maximum of (3) three years from the recordation of the
 27 CUP. The CUP may be extended for successive three (3) year(s) by the
 28 Planning Director upon a finding by the Planning/Building Department that the

1 project is in full and complete compliance with all conditions of the CUP and any
2 applicable land use regulation(s) and extension fees of the County of Imperial.
3 Unless specified otherwise herein no conditional use permit shall be extended for
4 more than four consecutive periods. If an extension is necessary or requested
5 beyond fifteen years, Permittee shall file a written request with the Planning
6 Director for a hearing before the Planning Commission. Such request shall
7 include the appropriate extension fee. An extension shall not be granted if the
8 project is in violation of any one or all of the conditions or if there is a history of
9 non-compliance with the project conditions.

10 **G-11 COSTS:**

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

18 **G-12 WATER AND SEWER:**

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

23 **G-13 DEFINITIONS:**

24 In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s)
25 and/or conditions or sections herein shall be determined by the Planning
26 Commission of the County of Imperial. Their determination shall be final unless
27 an appeal is made to the Board of Supervisors 10 days from the date of their
28 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

1 operations. However, within 45 days of any such suspension of operations, the
 2 measures imposed by the County Health Officer must be submitted to the
 3 Planning Commission for review and approval. Nothing shall prohibit Permittee
 4 from requesting a special Planning Commission meeting provided Permittee
 bears all costs.

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

6 In the event the ownership of the site or the operation of the site transfers from
 7 the current Permittee to a new successor Permittee, the successor Permittee
 8 shall be bound by all terms and conditions of this Permit as if said successor was
 9 the original Permittee. Current Permittee shall inform the County
 10 Planning/Building Department in writing at least 60 days prior to any such
 11 transfer. Failure of a notice of change of ownership or change of operator shall
 12 be grounds for the immediate revocation of the CUP. In the event of a change,
 13 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.

14 **G-17 COMMENCEMENT OF WORK:**

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

17 **G-18 FIRE PROTECTION:**

18 Permittee shall provide an adequate fire protection system and accessibility to
 19 the site in accordance with the National Fire Protection Act (NFPA), Uniform Fire
 20 Code, and County Fire Department standards. This shall include all
 21 requirements by the Imperial County Fire Department regarding fire protection
 22 water storage and access roads. Additionally, Permittee shall provide to Imperial
 23 County Fire Department a plot plan, drawn to scale, indicating the exact location
 and size of the water storage tanks and the access roads.

24 **PROJECT SPECIFIC CONDITIONS:**

25 **S-1 PROJECT DESCRIPTION:**

26 The permittee intends to establish a recreational vehicle storage lot (with private
 27 dump station). on approximately 12.69+/- acres. It is anticipated the storage lot
 will be used by the public on a fee basis and the majority of the lot's clients will
 come from Glamis dunes area recreation users. The facility will be open 7 days
 a week and 24 hours per day. The Glamis dunes recreation season is
 essentially from October thru April, with peak usage occurring on Thursday and

1 Friday evenings and Sundays. During the off-season the permittee expects very
2 minimal movement in or out of the facility.

3 The property currently consists of two buildings and a garage, and is completely
4 fenced in. There are currently two septic tanks on site. One tank handles the
5 sewer discharge from the main building. The other tank located near the vehicle
6 storage building has a volume of 5,000 gallons and will be used to handle the RV
7 trailers. The septic system will be limited to a maximum flow rate of 4,900
8 gallons per day. In order to limit any possibility of exceeding this amount, a sign
9 in sheet will be provided at the dump station, where the clients will mark their
10 names. The clients will sign a contract binding them to the requirements. The
11 water system consists of an artisan well, which flows into a 4,000 gallon vault,
12 and then goes through a filtration system. The pump supplies water to the main
13 building, irrigation ditch, and hose bibs for filling the water tanks on the trailers. A
14 meter will be installed to provide a means of measuring the water usage.

15 **S-2 RIGHT OF WAY:**

16 Green Road is classified a "Minor Collector" requiring seventy (70) feet of right-
17 of-way required, being thirty-five (35) feet from existing road centerline. The
18 County currently has thirty (30) feet of dedicated right-of-way along the east side
19 of subject property which is twenty-eight (28) feet east of the existing road
20 centerline. Therefore it is requested that an additional seven (7) feet be provided
21 along the subject property to meet this road classification.¹

22 **S-3 ENCROACHMENT PERMIT:**

23 An encroachment permit(s) shall be secured from the Department of Public
24 Works for any and all new, altered or unauthorized existing driveways that may
25 be necessary to access the property.¹

26 **S-4 ACCESS TO SITE:**

27 All access driveways shall be developed and maintained to County Standard S-
28 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.²

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 furnish a Drainage and Grading Study/Plan to provide for
property grading and erosion control, which shall also include prevention of
sedimentation or damage to off-site properties. The Study/Plan shall be

1 submitted to the Department of Public Works for review and approval. The
2 Permittee shall implement the approved plan.¹

3 **S-7 APCD DUST CONTROL:**

4 Internal operations of the site shall be maintained dust-free by water or other
5 control measures approved by the Air Pollution Control District or Public Works.³

6 A) Half of the property is currently crushed gravel and half of the property is
7 dirt, Permittee shall maintain both size of the property in a manner
8 acceptable to APCD to ensure mitigation of any fugitive dust.

9 B) Gravel must be maintained and replaced over time as needed to minimize
10 breakdown and ensure continued dust mitigation.

11 **S-8 WATER & SEWER:**

12 Permittee shall secure or provide water and sewer in compliance with County,
13 State and Federal Regulations. The Permittee shall secure, in writing from
14 Imperial Irrigation District, the availability of raw water. The Permittee shall install
15 all necessary improvements/infrastructure for water and sewer as required by
16 Environmental Health Services and pursuant to all applicable laws.

17 **S-9 ARTESIAN WATER WELL:**

18 The existing artesian water well shall be registered with the Public Works
19 Department to comply with the Imperial County Groundwater Ordinance.
20 Replacement or expansion of the existing artesian well will must comply with the
21 Imperial County Land Use Ordinance and the Groundwater Ordinance.

22 **S-10 DUMP STATION:**

23 The dumping of recreational vehicles and equipment waste tanks in an
24 Environmental Health Services approved dump station.

25 **S-11 HAZARDOUS MATERIALS DISPOSAL:**

26 Any vehicle spills shall meet all applicable County, State and Federal regulations
27 for the disposal of hazardous materials. The Permittee shall work with
28 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

1 Services Department. All hazardous waste including used oil and used oil filters
2 shall be kept within fully contained areas proper disposal.

3 **S-11 REPORTING:**

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

8 **S-12 RESPONSIBLE AGENT:**

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

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

14 The CUP allows the Permittee to store the following recreational equipment, pull
15 trailers (non-motorized), recreational vehicles (motorized), motorized off-road
16 vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jetskis,
17 wave runners, etc...) All recreational equipment shall have current
18 registration and be in working order. Minimal on-site maintenance equipment
19 will also be permitted. All other types of vehicles and/or equipment (i.e. mobile
20 homes) without prior written permission from the Planning Director are strictly
21 prohibited. It is the Permittee's responsibly to ensure compliance with the type,
22 operating condition, or legalization of the recreational equipment, failure to
23 comply could result in termination of this CUP.

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

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

S-15 PROHIBITED ACTIVIES:

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 area prohibited:

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 chain-link fence with screening slats. The fence will be topped with three strand barbed wire. 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 Green Road and State Route 78.

S-19 SIGNAGE:

Permittee shall be allowed to install a "business sign" 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 restored/cleaned in accordance with a plan approved by the Planning Director and owner.

S-24 PERMIT TERMINATION:

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

S-25 PERMITTED USE OF PROPERTY:

This Permit authorizes the use of the identified project site as a recreational vehicle storage lot. No other use not specifically authorized, within this permit or permitted as an outright use within the zoning classification of the S-1 "Open Space Recreation Zone" (County Ordinance Section 90518), shall be allowed on this project site.

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

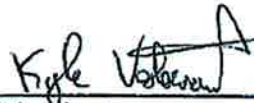
-
- 1) *Public Works Letter Dated September 15, 2003*
 - 2) *Caltrans Letter Dated August 21, 2003*
 - 3) *APCD Letter Dated September 16, 2003*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

NOW THEREFORE, County hereby issues Conditional Use Permit # 03-0029 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

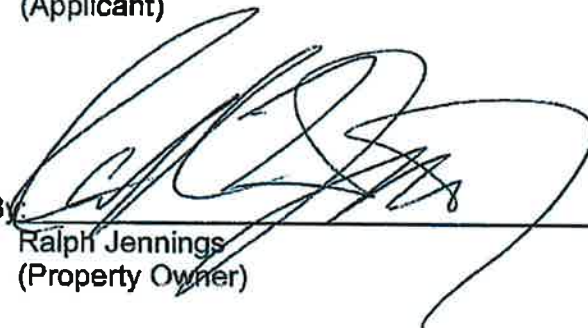
IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE :

By: 

Kyle Vestermart
(Applicant)

11/19/03
Date

By: 

Ralph Jennings
(Property Owner)

11/20/03
Date

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

By: 

JURG HEUBERGER, AICP, Planning Director

11/21/03
Date

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On Nov 19, 2003 before me, Mary Jo Ransom, a Notary,
a Notary Public in and for said County and State, personally appeared
Kyle Westermarck, 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 



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
Number of Pages 1 Date of Document 11-19-03
Signer(s) Other Than Named Above _____

FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

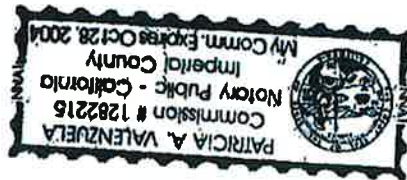
On NOVEMBER 20, 2003 before me, PATRICIA A. VALENZUELA,
a Notary Public in and for said County and State, personally appeared
JURG HEUBERGER, personally known to me
~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose
name(s) ~~is/are~~ subscribed to the within instrument 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 13 Date of Document Nov 20, 2003
Signer(s) Other Than Named Above _____



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On NOVEMBER 20, 2003 before me, PATRICIA A. VALENZUELA,
a Notary Public in and for said County and State, personally appeared
RALPH JENNINGS, ~~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 _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____



ATTACHMENT "E"
TIME EXTENSION REQUEST DOCUMENTS



2496 E Hwy 78, Brawley CA 92227, 714-396-3611

November 27, 2022

Imperial County Planning / Building Department
801 Main St
El Centro CA 92243

RE: Dunes Edge Storage CUP #03-0029

The attached document is a detailed report for the Planning Commission Extension request for the aforementioned CUP. A check in the amount of \$800 pertaining to this request was cashed on 5/23/2018 by the Planning Department.

If you have any questions, please feel free to call me at 714-396-3611 cell.

Sincerely,

Kyle Vestermark

Kyle Vestermark P.E., owner

RECEIVED

DEC 20 2022

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Dunes Edge Storage (DES) – CUP #03-0029

CUP Renewal

CUP General Conditions

- G-1 GENERAL LAWS:**
DES is in compliance and agrees with G-1.
- G-2 PERMIT/LICENSE:**
DES is in compliance and agrees with G-2.
- G-3 RECORDATION:**
DES submitted the required CUP Planning Commission Extension renewal request and \$800 payment on 5/4/2018. The check was cashed by the Planning Department on 5/23/2018.
- G-4 CONDITION PRIORITY:**
DES is in compliance and agrees with G-4.
- G-5 INDEMNIFICATION:**
DES agrees with G-5.
- G-6 RIGHT OF ENTRY:**
DES agrees with G-6.
- G-7 SEVERABILITY:**
DES agrees with G-7.
- G-8 PROVISION TO RUN WITH LAND:**
DES agrees with G-8.
- G-9 COMPLIANCE/REVOICATION:**
DES agrees with G-9.
- G-10 TIME LIMIT:**
DES agrees with G-10 and submitted the required extension request on 5/4/2018 as well as the \$800 fee.
- G-11 COSTS:**
DES agrees with G-11.
- G-12 WATER AND SEWER:**
DES is in compliance and agrees with G-12. DES pays an annual fee to the Regional Water Quality Control Board for the licensing and operation of our on-site waste water treatment system.
- G-13 DEFINITIONS:**
DES agrees with G-13.
- G-14 SPECIFICITY:**
DES is in compliance and agrees with G-14.
- G-15 HEALTH HAZARD:**
DES agrees with G-15.

G-16 CHANGE OF OWNER/OPERATOR:

DES agrees with G-16.

G-17 COMMENCEMENT OF WORK:

DES is in compliance and agrees with G-14.

CUP Specific Conditions

S-1 Project Description – The 5,000 gallon “grandfathered” septic tank was removed in 2016.

A water meter was installed June 2011 with a reading of 0 gallons. The water meter is connected to the discharge of our fresh water pump, which pumps from our cistern that is supplied by our Artesian well.

Water Meter readings

June 2011 – 0 gallons

Oct 2012 – 288,900 gallons

Oct 2013 – 444,500 gallons

Oct 2014 – 641,300 gallons

Dec 2015 – 1,138,400 gallons

Oct 2016 – 1,382,400 gallons

Oct 2017 – 1,534,700 gallons

Oct 2018 – 1,784,100 gallons (usage since previous reading 274,300)

Oct 2019 – 2,033,200 gallons (usage since previous reading 249,100)

Oct 2020 – 2,271,400 gallons (usage since previous reading 238,200)

Oct 2021 – 2,511,700 gallons (usage since previous reading 240,300)

Oct 2022 – 2,757,600 gallons (usage since previous reading 245,900).

S-2 Right of Way – Completed June 2004.

S-3 Encroachment Permit – The driveway was permitted through Public Works in early 2004.

S-4 Access to Site – No change. The driveway was developed and is maintained to S-131A standards.

S-5 On-Site Roads/Parking – No change. The roads and parking spaces have at least 3” of bituminous road mix and we are continually bringing in additional road mix.

S-6 Grading & Drainage Plan – The plan was approved and implemented in 2004.

S-7 APCD Dust Control – The gravel is continually replaced to ensure dust mitigation.

S-8 Water & Sewer – We installed an automatic shut off valve on our Artisan well in 2016 so that the water would not flow out of our cistern when the tank is full.

EH&S required us to stop using our 5,000 septic tank. We removed the tank in 2016.

S-9 Artesian Water Well – Public works stated that they do not register on-site wells (5/18/11).

S-10 Dump Station – CUP 20-0015 was completed in September 2021. The new on-site wastewater treatment system started operating in October 2021 and is licensed by the Regional Water Quality Control Board. Permit fees are paid annually.

S-11 Hazardous Materials Disposal – There have been no spills.

S-11 Reporting – Every November.

S-12 Responsible Agent – There is no change with the primary contact, Kyle Vestermark 714-396-3611 cell. The secondary contact is Elena Becerra 760-562-7753.

S-13 Allowable Recreational Vehicle Storage – All RV's have current registration and are in working order. We do not have any abandoned vehicles on the property.

S-14 Maintenance of Yard – The yard is in compliance and meets or exceeds the County requirements.

S-15 Prohibited Activities – DES is in compliance with the prohibited activities.

S-16 Lighting – No change.

S-17 Fencing – No change.

S-18 Landscaping – No change. The trees and plants are being maintained along Hwy 78 and Green Rd as well as other areas in the property.

S-19 Signage – We have not yet installed a marquis sign. There is not any off-site advertising on the property.

S-20 Noise – There is not any off-site noise.

S-21 Building permits – There are no open building permits at this time.

S-22 Cultural Resources – None found.

S-23 Reclamation Site Abandonment – No change.

S-24 Permit Termination – No change.

S-25 Permitted Use of Property – No change.



Water Meter Reading 11-30-2022: **2,823,800 Gallons**



Water Meter Reading 12-20-2022: **2,841,200 Gallons**

RECORDING REQUESTED BY AND
When Recorded Return To:

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

HOLD

RECORDED
OFFICIAL RECORDS
IMPERIAL COUNTY, CA
BOOK 2262 PAGE 309
2003 DEC 8 PM 12 53

DOLORES PROVENCIO
COUNTY RECORDER

TL\$	45
RG	16
RF	14
MC	1
IX	1
TF	13
NL	
PY	
PR	

**AGREEMENT FOR CONDITIONAL USE PERMIT #03-0029
FOR A
RECREATIONAL VEHICLE STORAGE LOT
(Dunes Edge Ranch)**

This Agreement is made and entered into on this 20th day of November 2003, by and between **Kyle Vestermark and Ralph Jennings of Dunes Edge Ranch**, 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 is located at the northwest intersection of State Route 78 and Green Road, east of Brawley, CA, and further identified as a Portion of Southwest ¼ of Section 33, Township 13 South, Range 16 East, SBBM. It is further identified as Assessor's Parcel Number 039-120-27-01.

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

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #03-0029 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 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, 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.

G-4 CONDITION PRIORITY:

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

1 from any claim, action, or proceeding brought against any of them, the purpose
 2 of which is to attack, set aside, void, or annul the Permit or adoption of the
 3 environmental document which accompanies it. This indemnification obligation
 4 shall include, but not be limited to, damages, costs, expenses, attorneys fees, or
 5 expert witness fees that may be asserted by any person or entity, including the
 6 Permittee, arising out of or in connection with the approval of this Permit, whether
 7 or not there is concurrent, passive or active negligence on the part of the County,
 8 its agents, officers, attorneys, or employees.

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

7 The County reserves the right to enter the premises at any time, announced or
 8 unannounced, in order to make the appropriate inspection(s) and to determine if
 9 the condition(s) of this permit are complied with. Access to authorized
 10 enforcement agency personnel shall not be denied.

10 **G-7 SEVERABILITY:**

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

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

14 The provisions of this project are to run with the land/project and shall bind the
 15 current and future owner(s) successor(s) of interest; assignee(s) and/or
 16 transferee(s) of said project. **Permittee shall not without prior notification to
 17 the Planning/Building Department assign, sell, or transfer, or grant control
 18 of project or any right or privilege therein.** The Permittee shall provide a
 19 minimum of 60 days written notice prior to such proposed transfer becoming
 20 effective. The permitted use identified herein is limited for use upon this parcel
 21 described herein and may not be transferred to another parcel.

18 **G-9 COMPLIANCE/REVOCATION:**

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

24 **G-10 TIME LIMIT:**

25 Unless otherwise specified within the project's specific conditions **this permit**
 26 **shall be limited to a maximum of (3) three years from the recordation of the**
 27 **CUP.** The CUP may be extended for successive three (3) year(s) by the
 28 Planning Director upon a finding by the Planning/Building Department that the

1 project is in full and complete compliance with all conditions of the CUP and any
2 applicable land use regulation(s) and extension fees of the County of Imperial.
3 Unless specified otherwise herein no conditional use permit shall be extended for
4 more than four consecutive periods. If an extension is necessary or requested
5 beyond fifteen years, Permittee shall file a written request with the Planning
6 Director for a hearing before the Planning Commission. Such request shall
7 include the appropriate extension fee. An extension shall not be granted if the
8 project is in violation of any one or all of the conditions or if there is a history of
9 non-compliance with the project conditions.

10
11
12 **G-11 COSTS:**

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

20
21
22 **G-12 WATER AND SEWER:**

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

27
28 **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

1 operations. However, within 45 days of any such suspension of operations, the
 2 measures imposed by the County Health Officer must be submitted to the
 3 Planning Commission for review and approval. Nothing shall prohibit Permittee
 4 from requesting a special Planning Commission meeting provided Permittee
 bears all costs.

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

6 In the event the ownership of the site or the operation of the site transfers from
 7 the current Permittee to a new successor Permittee, the successor Permittee
 8 shall be bound by all terms and conditions of this Permit as if said successor was
 9 the original Permittee. Current Permittee shall inform the County
 10 Planning/Building Department in writing at least 60 days prior to any such
 11 transfer. Failure of a notice of change of ownership or change of operator shall
 12 be grounds for the immediate revocation of the CUP. In the event of a change,
 13 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.

14 **G-17 COMMENCEMENT OF WORK:**

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

17 **G-18 FIRE PROTECTION:**

18 Permittee shall provide an adequate fire protection system and accessibility to
 19 the site in accordance with the National Fire Protection Act (NFPA), Uniform Fire
 20 Code, and County Fire Department standards. This shall include all
 21 requirements by the Imperial County Fire Department regarding fire protection
 22 water storage and access roads. Additionally, Permittee shall provide to Imperial
 23 County Fire Department a plot plan, drawn to scale, indicating the exact location
 and size of the water storage tanks and the access roads.

24 **PROJECT SPECIFIC CONDITIONS:**

25 **S-1 PROJECT DESCRIPTION:**

26 The permittee intends to establish a recreational vehicle storage lot (with private
 27 dump station). on approximately 12.69+/- acres. It is anticipated the storage lot
 will be used by the public on a fee basis and the majority of the lot's clients will
 come from Glamis dunes area recreation users. The facility will be open 7 days
 a week and 24 hours per day. The Glamis dunes recreation season is
 essentially from October thru April, with peak usage occurring on Thursday and

1 Friday evenings and Sundays. During the off-season the permittee expects very
2 minimal movement in or out of the facility.

3 The property currently consists of two buildings and a garage, and is completely
4 fenced in. There are currently two septic tanks on site. One tank handles the
5 sewer discharge from the main building. The other tank located near the vehicle
6 storage building has a volume of 5,000 gallons and will be used to handle the RV
7 trailers. The septic system will be limited to a maximum flow rate of 4,900
8 gallons per day. In order to limit any possibility of exceeding this amount, a sign
9 in sheet will be provided at the dump station, where the clients will mark their
10 names. The clients will sign a contract binding them to the requirements. The
11 water system consists of an artisan well, which flows into a 4,000 gallon vault,
12 and then goes through a filtration system. The pump supplies water to the main
13 building, irrigation ditch, and hose bibs for filling the water tanks on the trailers. A
14 meter will be installed to provide a means of measuring the water usage.

15 **S-2 RIGHT OF WAY:**

16 Green Road is classified a "Minor Collector" requiring seventy (70) feet of right-
17 of-way required, being thirty-five (35) feet from existing road centerline. The
18 County currently has thirty (30) feet of dedicated right-of-way along the east side
19 of subject property which is twenty-eight (28) feet east of the existing road
20 centerline. Therefore it is requested that an additional seven (7) feet be provided
21 along the subject property to meet this road classification.¹

22 **S-3 ENCROACHMENT PERMIT:**

23 An encroachment permit(s) shall be secured from the Department of Public
24 Works for any and all new, altered or unauthorized existing driveways that may
25 be necessary to access the property.¹

26 **S-4 ACCESS TO SITE:**

27 All access driveways shall be developed and maintained to County Standard S-
28 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.²

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 furnish a Drainage and Grading Study/Plan to provide for
property grading and erosion control, which shall also include prevention of
sedimentation or damage to off-site properties. The Study/Plan shall be

1 submitted to the Department of Public Works for review and approval. The
2 Permittee shall implement the approved plan.¹

3 **S-7 APCD DUST CONTROL:**

4 Internal operations of the site shall be maintained dust-free by water or other
5 control measures approved by the Air Pollution Control District or Public Works.³

6 A) Half of the property is currently crushed gravel and half of the property is
7 dirt, Permittee shall maintain both size of the property in a manner
8 acceptable to APCD to ensure mitigation of any fugitive dust.

9 B) Gravel must be maintained and replaced over time as needed to minimize
10 breakdown and ensure continued dust mitigation.

11 **S-8 WATER & SEWER:**

12 Permittee shall secure or provide water and sewer in compliance with County,
13 State and Federal Regulations. The Permittee shall secure, in writing from
14 Imperial Irrigation District, the availability of raw water. The Permittee shall install
15 all necessary improvements/infrastructure for water and sewer as required by
16 Environmental Health Services and pursuant to all applicable laws.

17 **S-9 ARTESIAN WATER WELL:**

18 The existing artesian water well shall be registered with the Public Works
19 Department to comply with the Imperial County Groundwater Ordinance.
20 Replacement or expansion of the existing artesian well will must comply with the
21 Imperial County Land Use Ordinance and the Groundwater Ordinance.

22 **S-10 DUMP STATION:**

23 The dumping of recreational vehicles and equipment waste tanks in an
24 Environmental Health Services approved dump station.

25 **S-11 HAZARDOUS MATERIALS DISPOSAL:**

26 Any vehicle spills shall meet all applicable County, State and Federal regulations
27 for the disposal of hazardous materials. The Permittee shall work with
28 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

1 Services Department. All hazardous waste including used oil and used oil filters
2 shall be kept within fully contained areas proper disposal.

3 **S-11 REPORTING:**

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

8 **S-12 RESPONSIBLE AGENT:**

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

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

14 The CUP allows the Permittee to store the following recreational equipment, pull
15 trailers (non-motorized), recreational vehicles (motorized), motorized off-road
16 vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jetskis,
17 wave runners, etc...) All recreational equipment shall have current
18 registration and be in working order. Minimal on-site maintenance equipment
19 will also be permitted. All other types of vehicles and/or equipment (i.e. mobile
20 homes) without prior written permission from the Planning Director are strictly
21 prohibited. It is the Permittee's responsibly to ensure compliance with the type,
22 operating condition, or legalization of the recreational equipment, failure to
23 comply could result in termination of this CUP.

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

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

S-15 PROHIBITED ACTIVIES:

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 area prohibited:

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 chain-link fence with screening slats. The fence will be topped with three strand barbed wire. 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 Green Road and State Route 78.

S-19 SIGNAGE:

Permittee shall be allowed to install a "business sign" as permitted by the Imperial County Land Use Ordinance. This permit **does not** 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.

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

2 When the operation of the facility herein authorized has ceased, or is suspended
3 at any time for a period of two (2) years, all the facilities shall be dismantled, and
4 removed. The land involved in the operation (all aspects, including roads,
5 structures, parking, etc...) of the facility shall be restored to its condition prior to
6 development of the recreational vehicle storage yard. The land shall be
7 restored/cleaned in accordance with a plan approved by the Planning Director
8 and owner.

9 **S-24 PERMIT TERMINATION:**

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

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

13 This Permit authorizes the use of the identified project site as a recreational
14 vehicle storage lot. No other use not specifically authorized, within this permit or
15 permitted as an outright use within the zoning classification of the S-1 "Open
16 Space Recreation Zone" (County Ordinance Section 90518), shall be allowed on
17 this project site.

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

20

1) Public Works Letter Dated September 15, 2003

21 *2) Caltrans Letter Dated August 21, 2003*

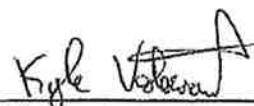
22 *3) APCD Letter Dated September 16, 2003*

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

NOW THEREFORE, County hereby issues Conditional Use Permit # 03-0029 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: 
Kyle Vestermart
(Applicant)

11/19/03
Date

By: 
Ralph Jennings
(Property Owner)

11/20/03
Date

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

By: 
JURG HEUBERGER, AICP, Planning Director

11/21/03
Date

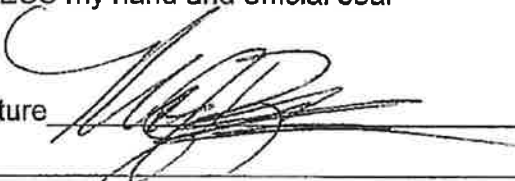
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On Nov 19, 2003 before me, Mary Jo Ransom, a Notary
a Notary Public in and for said County and State, personally appeared
Kyle Westermarck, 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 



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
Number of Pages 1 Date of Document 11-19-03
Signer(s) Other Than Named Above _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

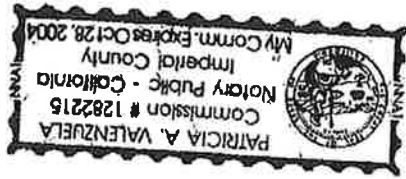
On NOVEMBER 20, 2003 before me, PATRICIA A. VALENZUELA,
a Notary Public in and for said County and State, personally appeared
JURG HEUBERGER, personally known to me
~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose
name(s) is/are subscribed to the within instrument 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 13 Date of Document Nov 20, 2003
Signer(s) Other Than Named Above _____



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On NOVEMBER 20, 2003 before me, PATRICIA A. VALENZUELA,
a Notary Public in and for said County and State, personally appeared
RALPH JENNINGS, ~~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

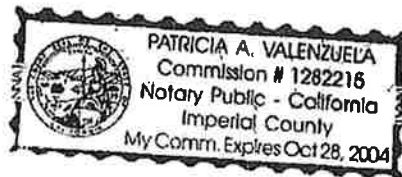
Signature Patricia A. Valenzuela

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 _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____



ATTACHMENT "F"
COMMENT LETTERS



January 4, 2023

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

SUBJECT: Time Extension 22-0031 – Dunes Edge Storage

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Time Extension ("EXT") 22-0031 for Conditional Use Permit ("CUP") 03-0029 ("Project"). The Project would allow the continued operation of a Recreational Vehicle Storage Lot ("Storage Lot") for an additional 15-year period. The Storage Center is located at 2496 E. Highway 78, Brawley, CA 92227 also identified as Assessor's Parcel Number 039-120-027.


The CUP was originally recorded in 2003 and contains Specific Condition S-7 APCD DUST CONTROL, requiring the Storage Lot "maintain . . . the property in a manner acceptable to APCD to ensure mitigation of any fugitive dust." In 2013, the Air District developed and instituted Operational Dust Control Plans ("ODCP") and developed a White Paper to serve as guidance on developing an adequate ODCP. The Air District is providing a copy of the White Paper and, in order to comply with this condition, is requesting the Storage Lot: develop an ODCP following the White Paper guidance and submit it to our office for approval.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call our office should you have any questions at (442) 265-1800.

Respectfully,



Ismael Garcia
Environmental Coordinator I



Reviewed by,
Monica N. Soucier
APC Division Manager



AIR POLLUTION CONTROL DISTRICT WHITE PAPER OPERATIONAL DUST CONTROL PLAN

PURPOSE

As part of the Air District's efforts to help maintain or reduce concentrations of fugitive dust emissions in the ambient air projects are required to submit and implement a variety of Dust Control Plans. One such plan is the Operational Dust Control Plan (ODCP). An ODCP is intended to provide pertinent information, **specific** to your **operation**, for the reduction of fugitive dust emissions created by the ongoing operations at your facility.

The ODCP is a living document intended for the **life of the project**. An initial site visit is required to confirm the elements of any draft ODCP before it can be finalized by the Air District. Once the ODCP is finalized continual site visits will typically occur on a yearly basis, if not sooner, to confirm project operations have not caused additional unforeseeable sources of fugitive dust emissions and/or that operations have not caused existing sources of fugitive dust emissions to increase

MINIMUM REQUIRED ELEMENTS

While some ODCP maybe longer or short dependant on the size, purpose and location of the project operations all ODCP must contain the following minimum elements.

- A. The ODCP must be on company letterhead, dated and signed by an authorizing agent
- B. The ODCP must indicate the version; draft vs final.
- C. The ODCP should contain sufficient information as to identify the legal owner by name, company name, location, headquarters etc.
- D. The ODCP should contain the identity and contact information of all responsible agents, and personnel involved in the day to day operations at the site.
 - This section should identify the primary contact for the implementation of the ODCP, etc.
 - This section must contain a statement of commitment to inform the Air District within 48 hours of any personnel changes concerning the primary contact.
- E. The ODCP must contain a brief description of the project and its purpose – this should be direct and to the point yet provide a well rounded understanding of the operations.
 - This section should identify ALL sources of fugitive dust emissions broken down as follows:
 - Existing sources of fugitive dust
 - Potential sources of fugitive dust



AIR POLLUTION CONTROL DISTRICT WHITE PAPER OPERATIONAL DUST CONTROL PLAN

- This section should identify ALL feasible mitigation measures to be implemented to address the identified existing and potential sources of fugitive dust.
- Where applicable a statement that records will be maintained on site and accessible to Air District personnel upon request. Some mitigation measures require proof of application such as the use of water application as a mitigation measure. Records would be required to verify that trucks are maintained in good working order on site as well as the record of the application schedules. These records would need to have signatures, dates, etc.
- Finally, the ODCP must contain a statement that site visits are understood as part of the implementation process of ODCP by Air District personnel which will be conducted, at a minimum, on a yearly basis.

SITE VISIT - THE USE OF MAPS

The Air District strongly recommends the use of maps to identify the existing sources of fugitive dust emissions. Experience has shown that utilizing Map's allows for easily identifiable sources and the logistics for application of the mitigation measures. The actual written portion may then be as short as a single page. For example, when identifying unpaved roads, a map can show the locations especially in relation let's say to the nearest receptor. If the indicated method of application is via a water truck then a map can easily show the path and practicality of the application, including benefits. Another example, if one of the mitigations is signage or vehicle speed limits, then identifying where those signs would be placed is much more easily discernible on a Map. Maps are a wonderful tool making the site visit much easier to verify. Some projects have utilized a color coding system to make the sources much more visible and understandable. As such, make more than one map for specific sources. One for Roads, identifying paved vs unpaved and graveled. Another map may identify water supply and routes for internal access, gates, and berms inside and outside your jurisdiction.