

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: November 12, 2025

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM / No.5

PROJECT TYPE: Ocotillo RV Storage
CUP #23-0029 / MERG #00157 SUPERVISOR DIST #2

LOCATION: 14 West Highway 80 APN: 033-562-010 & 033-562-011

Ocotillo, CA 92259 PARCEL SIZE: +/- 2.86 AC

GENERAL PLAN (existing) Ocotillo/Normirage Community Area GENERAL PLAN (proposed) N/A

ZONE (existing) M-1 (Light Industrial) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: 11/12/25

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/10/2024

INITIAL STUDY: #24-0022

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☒ NONE

☐ ATTACHED

AG

☒ NONE

☐ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☒ NONE

☐ ATTACHED

FIRE / OES

☒ NONE

☐ ATTACHED

SHERIFF

☐ NONE

☒ ATTACHED

OTHER

IID, QUECHAN INDIAN TRIBE

REQUESTED ACTION:

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. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON OCTOBER 10, 2024; AND,
2. APPROVE THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS FOR CONDITIONAL USE PERMIT (CUP) #23-0029 AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE; AND,
3. APPROVE LOT MERGER (MERG) #00157, SUBJECT TO THE ATTACHED CONDITIONS.

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

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STAFF REPORT
Planning Commission
November 12, 2025

Project Name: Ocotillo RV Storage
Conditional Use Permit #23-0029 / Initial Study #24-0022
Lot Merger #00157

Applicant/Owner: Martin A. Tripes
P.O. Box 117,
Ocotillo CA 92259

Project Location:

The project site is located at 14 West Highway 80, Ocotillo CA, 92259. The project parcels are identified as 033-562-010-000 and 033-562-011-000 and are legally described as LOT 17 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2, and, LOT 18 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2.

Project Summary:

The applicant, Martin A. Tripes, is proposing the development of a Recreational Vehicle (RV) Storage Facility that will also include on-site sales and repair services. The proposal includes a Conditional Use Permit (CUP) #23-0029 and a Lot Merger (MERG) #00157 to combine two contiguous industrially zoned parcels, identified as Assessor's Parcel Numbers (APNs) 033-562-010 and 033-562-011, into a single, larger lot to accommodate the RV storage facility with the following configuration:

Existing Parcels:

- Parcel A: (APN: 033-562-010-000) +/- 1.02 AC
- Parcel B: (APN: 033-562-011-000) +/- 0.98 AC
- Adoption of Abandoned ROW Ocotillo Ave 5-3-54: +/- 0.86 AC

Proposed Merged Parcel Size:

- Parcel A+B: 2.86 AC

The facility will provide spacious outdoor parking areas designed to accommodate up to 92 Class A and Class B recreational vehicles, as well as long boats, motorhomes, and extended trailers. The project will be developed in three (3) phases and will not include an RV dump station. The facility is proposed to operate 24 hours a day, seven days a week.

Access to the proposed Ocotillo RV Storage Facility will continue to be provided via Interstate 8, exiting to the west on Highway 80 (West Evan Hewes Highway).

The 100 spaces may be built in phases as:

- Phase 1 – 28 spaces
- Phase 2 – 6 spaces
- Phase 3 – 29 spaces

Some spaces are designed as double parking areas, with a maximum total of 92 parking spaces, as follows:

PARKING TOTAL 92 :

PHASE 1	P1-P18 & P25-P29
PHASE 2	P19-P24
PHASE 3	P30-P63

PARKING SUMMARY:

NUMBER	SIZE	TOTAL
P1-P13	SINGLE	13
P14-P42	SINGLE / DBL.	29 / 58
P43-P63	SINGLE	21
		92

Land Use Analysis:

The proposed project is identified as Urban per the General Plan and zoned “M-1” (Heavy Industrial) per Imperial County Land Use Ordinance (Title 9), Zoning Map 59. The project is consistent with the General Plan and is an allowed use with an approved Conditional Use Permit per Title 9, Division 5, Chapter 7, Section 90515.02, rr) Recreational Vehicle Storage Facilities.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Commercial	M-1	Community
North	Residential	C-2	Community
South	Public Works	ROW	Community
East	Commercial	C-2	Community
West	Residential	C-2	Community

Environmental Determination:

On September 27, 2024, the Environmental Evaluation Committee (EEC) determined that Conditional Use Permit (CUP #23-0029) and Lot Merger (MERG#00157), would not result in a significant effect on the environment and recommended a Negative Declaration (ND). The EEC Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

On October 15, 2024, the Notice of Intent for the Negative Declaration was filed with the Imperial County Clerk-Recorder, posted and circulated for a 27-day comment period from October 15, 2024, to November 11, 2024. Comments received were made part of this package.

Staff Recommendation:

Staff recommend 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. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on October 10, 2024; and,
2. Approve the attached Resolutions and supporting findings for Conditional Use Permit (CUP) #23-0029 and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee; and,
3. Approve Lot Merger (MERG) #00157, subject to the attached conditions.

PREPARED BY: Rocio Yee, Planner II
Planning & Development Services



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



APPROVED BY: Jim Minnick, Director
Planning & Development Services

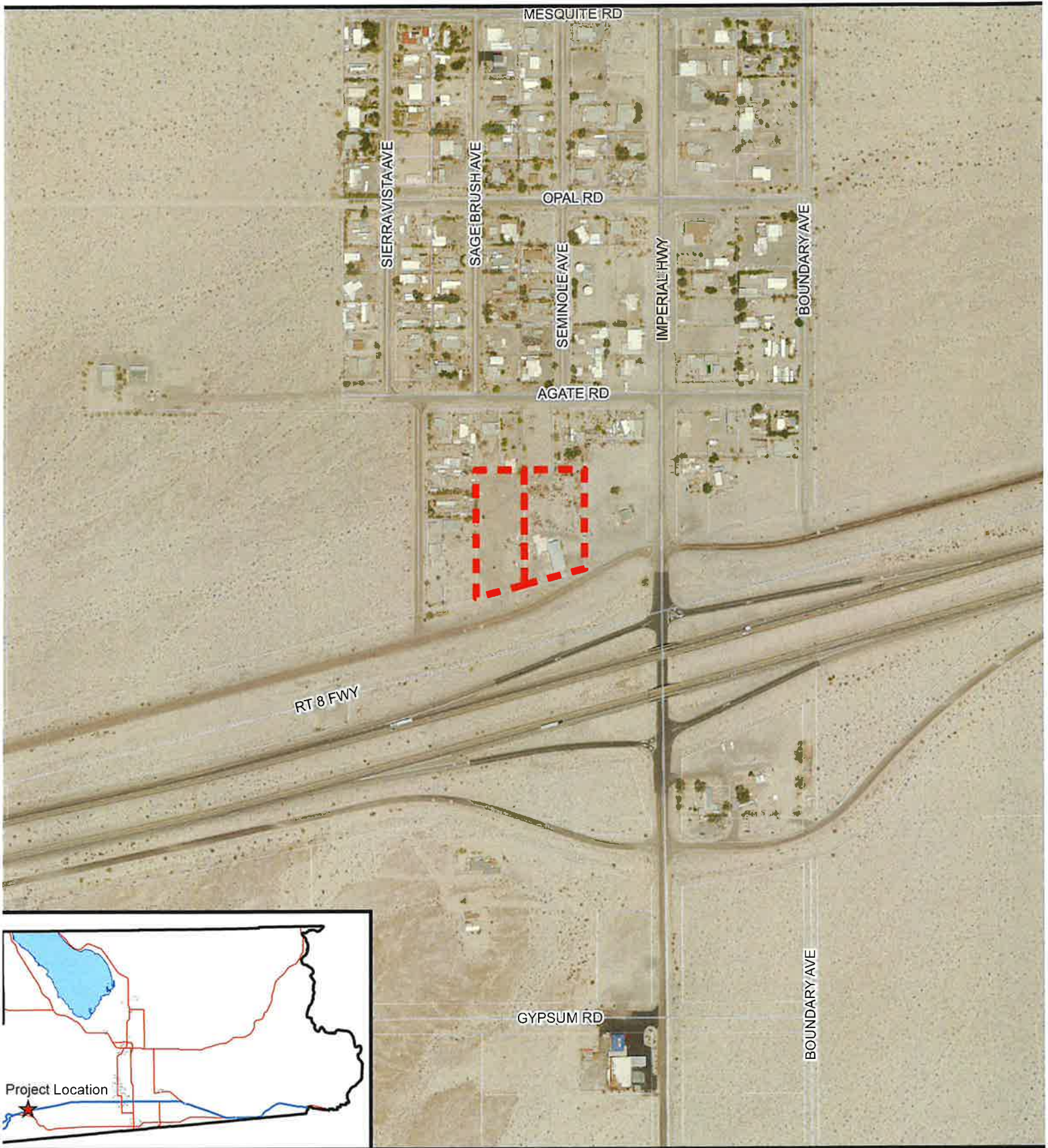


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Lot Merger #00157 Configuration
- D. CEQA Resolutions & Findings
- E. PC Resolutions
- F. Lot Merger #00157 Resolutions
- G. Lot Merger Conditions of Approval
- H. CUP#23-0029 Conditions of Approval
- I. EEC Original Package

**ATTACHMENT “A”
VICINITY MAP**

PROJECT LOCATION MAP



MARTIN A, TRIPES
CUP #23-0029 / IS #24-0022
MERG #00157

APN 033-562-010 & 033-562-011-000

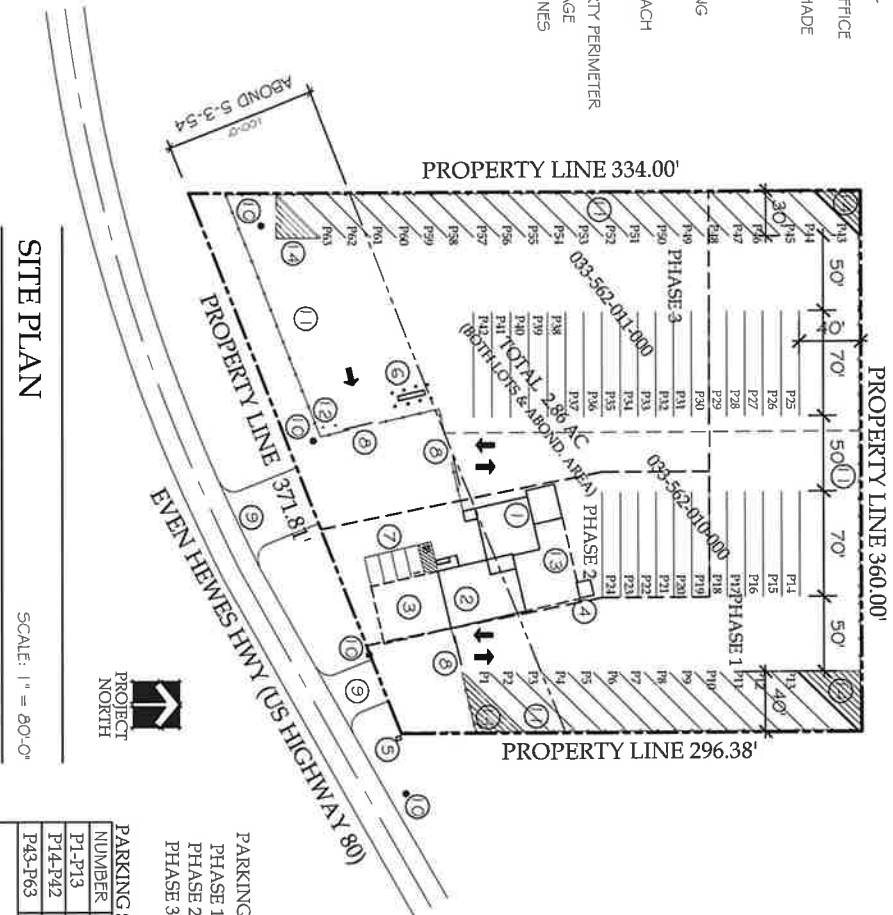
-  Project Location
-  Centerline
-  Parcels



ATTACHMENT “B”
SITE PLAN

KEY NOTES:

- 1 (E)S, F, R, W/CAPOUT
- 2 (E)SHOP W/FRONT OFFICE AND RESTROOMS
- 3 (E)SHOP DRIVEUP SHADE
- 4 (E) SHED 8X10
- 5 (E)WATER METER
- 6 (E)PROPANE TANK
- 7 (E)CONCRETE PARKING
- 8 (E)20' ENTRY GATE
- 9 (E)DRIVEWAY APPROACH
- 10 (E)MID POWER POLE
- 11 (E)FENCE AT PROPERTY PERIMETER
- 12 (E)POLES FOR SIGNAGE
- 13 (E)SEPTIC & LEACH LINES
- 14 LANDSCAPE AREA



SITE PLAN

SCALE: 1" = 80'-0"

PARKING SUMMARY:			
NUMBER	SIZE	TOTAL	
P1-P13	SINGLE	13	
P14-P42	SINGLE / DBL	29 / 38	
P43-P63	SINGLE	21	
		92	

PARKING TOTAL 92:

PHASE 1 P1-P13 & P25-P29
PHASE 2 P19-P21
PHASE 3 P30-P63

TOTAL LOT AREA: 2.86 ACRES
033-562-010-000 = 1.02 AC
033-562-011-000 = 0.98 AC
ABANDONED AREA = 0.86 AC

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

PARCEL 1:
LOTS 15, 16, 17 AND 18 IN BLOCK 12, 2.20 ACRES, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

033-562-010-000, 033-562-011-000

ACCESSORS PARCEL NUMBER:

033-562-010-000, 033-562-011-000

PROPERTY OWNER:

MARTY TRIPES

P.O. BOX 117
OCOTILLO, CA 92259

PROPERTY ADDRESS:

MARTY TRIPES

14 WEST HIGHWAY 80
OCOTILLO, CA 92259

REVISION

DESCRIPTION

DATE

OWNER:
OCOTILLO RV STORAGE

MARTY TRIPES
1323 SHELL CANYON RD.
OCOTILLO, CA 92259

PROJECT SCOPE:

CONDITIONAL USE PERMIT FOR
RV PARKING - 100 SPACES
2 LOTS - PENDING LOT MERGER
EXISTING:
SFR, CARPORT, SHOP BUILDING, SHOP SHADE
RESTROOMS

SHEET #:

1

file:14EVANHEWES.dwg 10-25-25

ATTACHMENT “C”
LOT MERGER #00157
CONFIGURATION

EXHIBIT 'A'
EXISTING LOT CONFIGURATION
LOT MERGER NO. 00157

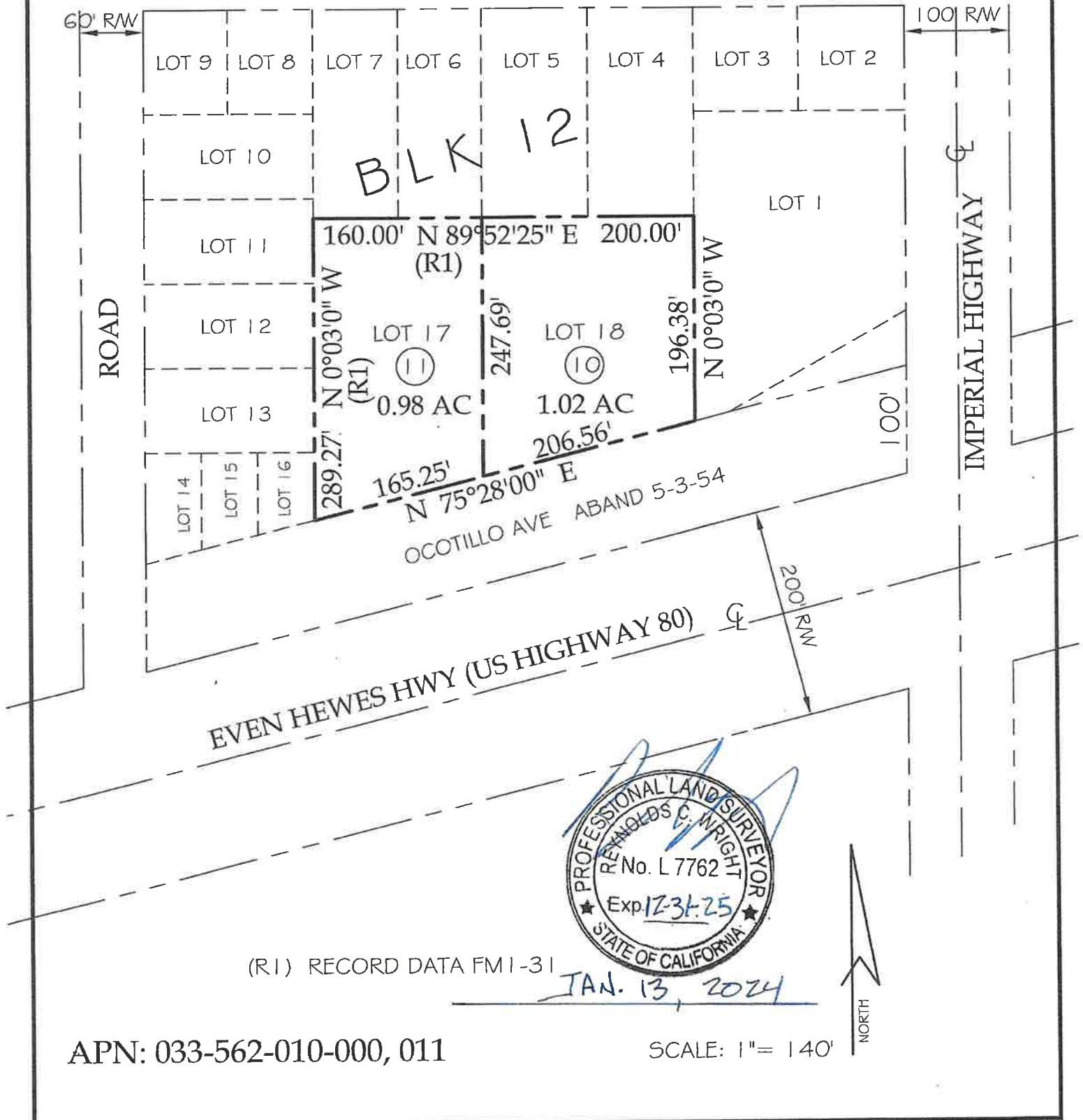


EXHIBIT 'B'
NEW LOT CONFIGURATION
LOT MERGER NO. 00157

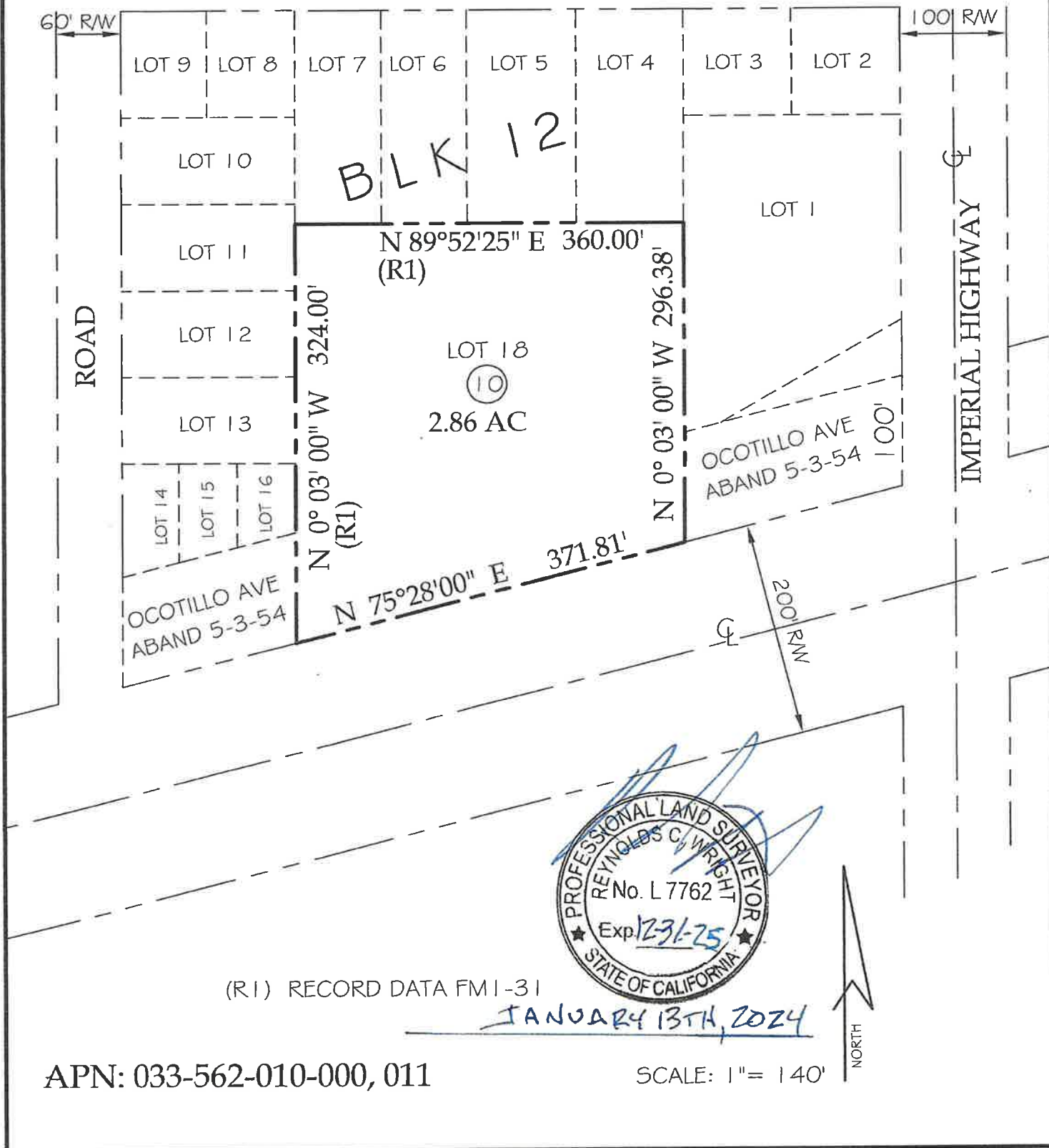
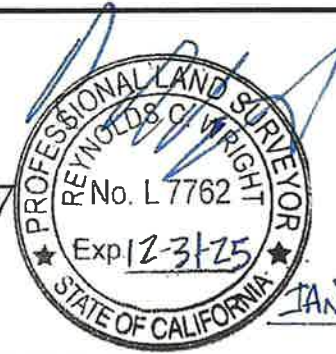


EXHIBIT 'C'
LEGAL DESCRIPTION
LOT MERGER NO. 00157



JAN. 13, 2024

NEW MERGED LOT:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 17 AND 18 IN BLOCK 12, 2.86 ACRES, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

APN 033-562-010-000:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 18 IN BLOCK 12, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

APN 033-562-010-011-000:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 17 IN BLOCK 12, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

ATTACHMENT “D”
CEQA RESOLUTION & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING THE “NEGATIVE DECLARATION” (INITIAL STUDY #24-0022) FOR CONDITIONAL USE PERMIT #23-0029 (Ocotillo RV Storage) AND LOT MERGER #00157.

WHEREAS, on September 27, 2024, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for October 10, 2024; and,

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and,

WHEREAS, on October 10, 2024, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit #23-0029; and

WHEREAS, the Negative Declaration was circulated for 27 days from October 15, 2025, to November 11, 2025; and,

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and,

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

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #23-0029. The Planning Commission finds and determines that the Negative Declaration is adequate and was 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:

1. That the recital set forth herein are true, correct and valid; and,
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Conditional Use Permit #23-0029 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit; and,
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit #23-0029.

**Rudy Schaffner, Commissioner
Imperial County Planning Commission**

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **November 12, 2025**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “E”
PC RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #23-0029 AND CONDITIONS OF APPROVAL FOR OCOTILLO RV STORAGE.

WHEREAS, Marty A. Tripes, has submitted an application for Conditional Use Permit #23-0029 to develop an Recreational Vehicle (RV) Storage Facility that will also include on-site sales and repair services. and Lot Merger #23-0029 for two contiguous Industrial parcels also identified as APN:033-562-010-000 and, APN:033-562-011-000, to be able to accommodate up to 92 spaces RV storage; and,

WHEREAS, a Negative Declaration (ND) has been prepared in accordance with 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 approvals and certifications; and,

WHEREAS, public notice of said application 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 November 12, 2025; and,

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

SECTION 1. The Planning Commission has considered the proposed Conditional Use Permit #23-0029 and Lot Merger #00157 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit 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 the Conditional Use Permit #23-0029 and Lot Merger#00157 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 under "Community" and as M-1 "Light Industrial" per Imperial County Land Use Ordinance, Zone Map #59. The project is found consistent with the goals and policies of the Imperial County General Plan Land Use Element and therefore, consistent with

the County's General Plan, additionally the proposed project is determined to be consistent with the Ocotillo Nomirage Community Area Plan.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The purpose of the project is for the development of a Recreational Vehicle (RV) Storage Facility that will also include on-site sales and repair services. The project is zoned M-1 (Light Industrial). Pursuant to Title 9 Division 5 Section 90515.02; rr) Recreational Vehicle Storage Facilities are a permitted use with the approval of a Conditional Use Permit and, therefore, the proposed use is consistent with the purpose of the M-1 zoning designation, and the Ocotillo Nomirage Community Area Plan .

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

The proposed Recreational Vehicle Storage Facility is listed as a use subject to a Conditional Use Permit in Imperial County Land Use Ordinance, Section 90515.02.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

The Project complies with the minimum requirements of Title 9 by obtaining a CUP & Lot Merger pursuant to Title 9, Division 5, and Section 90515.02. The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and the State of California.

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 designated under Land Use "Community" by the Imperial County General Plan. The proposed project site's parcel is surrounded by other parcels zoned as C-2 (Medium Commercial), towards North, East and West, State Route 8 towards South. To the North, South and West, there are pre-existing residences and commercial businesses. The proposed RV Storage will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity since it will be subject to site improvements and the on-site sales and repair services is currently active.

F. The proposed use does not violate any other law or ordinance.

The proposed project will be subject to the Conditional Use Permit Conditions of Approval & Lot Merger, current Federal, State and Local regulations. The proposed 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 a Conditional Use Permit #23-0029 & Lot Merger #00157 under Land Use Ordinance, Section 92404.01 et. seq. and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #23-0029 & Lot Merger #00157 subject to the attached 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 **November 12, 2025** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “F”
LOT MERGER #00157
RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00157” FOR OCOTILLO RV STORAGE.

WHEREAS, Martin A. Tripes submitted an application for Lot Merger #00157 to combine two (2) contiguous industrial lots to create a single and larger lot to accommodate an outside Recreational Vehicle (RV) Storage facility with on-site sales & repair services; and,

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

WHEREAS, public notice of said application 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 November 12, 2025; and,

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

SECTION 1. The Planning Commission has considered the proposed Lot Merger prior to approval. The Planning Commission finds and determines that the Lot Merger is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses 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 the Lot Merger #00157 have been made as follows:

A. Are the lots or parcels contiguous?

The two (2) parcels are contiguous, and the proposed lot merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00.

B. The lot merger conforms to State Law and County Ordinance.

MERG #00157 is zoned as M-1 (Light Industrial) per the Ocotillo Nomirage Community Area Plan under the Imperial County Land Use Ordinance Title 9 and conforms to both State Law and County of Imperial Ordinance.

- C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.**

The lots are consistent with the Subdivision Map Act and County Ordinance. The two (2) subject lots were created through Original Map Lots 17 & 18 of Block 12.

- D. The lots or parcels are not separated or affected by any easement, right-of-way, road, alley or canal (including public utility easements).**

The two (2) parcels are contiguous, and the proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Division 8 – Subdivision Ordinance, Section 90808.00 and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

- E. The parcel as merged will not be deprived access as a result of the merger.**

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this comprehensive lot merger is to combine two (2) contiguous lots to create a single and larger lot. This newly consolidated lot is intended to accommodate an outside RV Storage Facility with maintenance and repair business on-site.

- F. Access to the adjoining parcels will not be restricted by the merger.**

Access to the adjoining lots will not be restricted by the lot merger. If approved, the newly merged parcel will continue to have access via Interstate 8, exiting to the west of Highway 80 (West Evan Hewes Highway).

- G. The parcels, as merged, will not conflict with the location of any existing structures on the property.**

The lot merger does not conflict with the location of any existing structures on the property, as the existing structures are being used as the office for the RV Storage facility.

- H. No new lots are created through the merger.**

The merger will not create new lots. The two (2) industrial parcels will be combined to create a larger one.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Merger #00157, subject to the attached 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 **November 12, 2025**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “G”
LOT MERGER
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT MERGER (MERG) #00157

APN(s) # 033-562-010-000 & 033-562-011-000

NOTICE TO APPLICANT!

The above-referenced Lot Merger, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING DIRECTOR, PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Merger.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Merger, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot merger or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the

approval of this Lot Merger, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 1/2" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

PUBLIC WORKS:

- 1) The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
- 2) The lot merger shall be reflected in a deed, which shall be recorded.¹
- 3) It is recommended a record of survey that monuments the new property lines be recorded.¹
- 4) Each parcel affected by this lot merger shall abut a maintained road and/or have legal and physical access to a public road.¹

¹ - Imperial County Department of Public Works comment letter dated July 11, 2024.

ATTACHMENT “H”
CONDITIONS OF APPROVAL

Recorded Requested by and
When Recorded Return To:

Imperial County Planning & Development
Services Department
801 Main Street
El Centro, California 92243

**AGREEMENT FOR CONDITIONAL USE PERMIT #23-0029
FOR MARTY TRIPES
RECREATIONAL VEHICLE (RV) STORAGE,
ON-SITE SALES AND REPAIR SERVICES**

Conditional Use Permit #23-0029 was approved by the Imperial County ☒ Planning
Commission ☐ Board of Supervisors and has the Effective Date of (MONTH XX, 2025).

This Conditional Use Permit is by and between Marty Tripes. – (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 at 14 West Highway 80, Ocotillo, CA 92259, a LOT 18 BLK 12 &
ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2; and LOT 17 BLK 12 & ABAND
OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2; in an unincorporated area of the County
of Imperial. The Assessor’s Parcel Number is 033-562-010-000 and 033-562-011-000;
and,

WHEREAS, Permittee has applied to the County for permission to operate a
recreational vehicle (RV) storage, on-site sales and repair services; and,

1 **WHEREAS**, the County, after a noticed public hearing, agreed to issue
2 Conditional Use Permit #23-0029 to Permittee, and/or his or her successor in interest
3 subject to the following conditions:
4

5
6 **GENERAL CONDITIONS:**

7
8 **G-1 GENERAL LAWS:**

9 The Permittee shall obtain, comply with and maintain all applicable County, State,
10 and federal laws, rules, regulations, ordinances, and/or standards as they may
11 pertain to this project whether specified herein or not.

12
13 **G-2 EFFECTIVE DATE:**

14 The Approved Conditional Use Permit shall not become effective until all of the
15 following occurs: (a.) The passage of ten (10) Calendar days after the decision of
16 Planning Director or Commission; and, (b.) the applicable Conditional Use Permit
17 conditions have been met; and, (c.) the Conditional Use Permit is recorded by the
18 Permittee or its agent with the County Recorder, with the payment of recording fees
19 by applicant or its agent; and, (d.) In the case of a decision by the Board of
20 Supervisors there is no 10-day appeal.

21
22 **G-3 RECORDATION:**

23 CUP #23-0029 shall as set forth in General Condition "G-2", **not be effective** until it
24 complies with General Condition "G-2," including being recorded by Permittee or its
25 agent at the Imperial County Recorder's Office conditioned on there not being an
26 appeal having been filed after the approval from the hearing body. Payment of the
27 recordation fee shall be the responsibility of the Permittee. If this CUP is not
28 recorded within one hundred eighty (180) days from the date of approval the CUP
shall be deemed null and void, without notice having to be provided to Permittee.
The permittee may submit a written request for a recordation extension for this CUP
by filing such a request with the Planning Director at least sixty (60) days prior to the
one hundred eighty 180-day expiration. The Director may approve one (1) extension
for a period not to exceed one hundred eighty (180) days. An extension may not be
granted if the request for an extension is filed after the expiration date. Failure to
record this CUP within one (1) year including the granted extension period shall
deem this CUP null and void.

1 **G-4 COMMENCEMENT OF WORK:**

2 If the project for which a CUP has been approved has not commenced, or permits
3 for said project have not been issued, within one (1) year from effective date, the
4 CUP shall be null and void. If an applicant cannot initiate or obtain permits for the
5 approved use during the one (1) year, the applicant may request a one (1) year
6 extension from the Department. The request for an extension shall be in writing and
7 be submitted with explanation to the Planning & Development Services Department
8 at least sixty days prior to the end of the extended one (1) year period. The Director
shall have the authority to extend the initial start-up period, or commencement of
work, of a CUP up to two (2) times for a maximum of two (2) years. Should the
Permittee desire to continue with the project, a new application shall be submitted,
and the entire process would have to begin anew.

9 **G-5 TIME LIMIT:**

10 Unless otherwise specified within the project's specific conditions **this CUP shall be**
11 **limited to a maximum of five (5) years from the Effective Date of the CUP.** The
12 CUP may be administratively extended for successive five (5) years by the Planning
13 Director upon a finding by the Planning & development Services Department that
14 the project is in full and complete compliance with all conditions of the CUP and any
15 applicable land use regulation(s) and extension fees of the County of Imperial.
16 Unless specified otherwise herein no CUP shall be extended for more than two (2)
17 consecutive periods. If an extension is necessary or requested beyond fifteen (15)
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 of this CUP 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.

18 **G-6 ABANDONMENT:**

19 If a CUP has been unused, abandoned, discontinued, or ceased for one (1) year,
20 the CUP shall be null and void, and be of no effect. Notice to applicant/permittee
21 under this division will not be required or provided by the Department.

22 **G-7 PERMIT/LICENSE:**

23 Permittee shall obtain and comply with any and all required permits, licenses,
24 and/or approvals, for the construction and/or operation of this project. This shall
25 include, but shall NOT be limited to, permits from the County Division of
26 Environmental Health Services (EHS), Planning & Development Services
27 Department, Office of Emergency Services (OES), Imperial County Air Pollution
Control District (ICAPCD) and Public Works Department. The permittee shall
likewise comply with all such permit requirements for the life of the project.
Additionally, the Permittee shall submit a copy of such additional permit(s)

and/or license(s) to the Planning & Development Services Department within 60-days of receipt, including amendments or alternatives thereto.

G-8 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:

Permittee acceptance of this CUP shall be deemed to constitute agreement with the terms and conditions contained herein. Where a requirement is imposed in this CUP that Permittee conduct a monitoring program, and where the County has reserved the right to impose or modify conditions with which the Permittee must comply based on data obtained therefrom, or where the Permittee is required to prepare specific plans for County approval and disagreement arises, the Permittee, operator and/or agent, the Planning and Development Services Director or other affected party, to be determined by the Planning and Development Services Director, may request that a hearing be conducted before the Imperial County Planning Commission whereby they may state the requirements which will implement the applicable conditions as intended herein. Upon receipt of a request, the Planning Commission shall conduct a hearing and make a written determination. The Planning Commission may request support and advice from a technical advisory committee. Failure to take any action shall constitute endorsement of the staff's determination with respect to implementation.

G-9 CONDITION PRIORITY:

This project shall be constructed/operated as described in the CUP application, the environmental documents, the project description, and as specified in these conditions. Where a conflict occurs, the CUP conditions shall govern.

G-10 INDEMNIFICATION:

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.
2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. The applicant shall be fully responsible for all costs incurred. The applicant shall be entitled to provide his or her own counsel to defend the case and said independent counsel shall work with County Counsel to provide a joint defense.

G-11 INSURANCE:

The Permittee shall take out and maintain workers compensation insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as required by state and/or federal law. A Certificate of Insurance is to be provided to the Planning and Development Services Department by the insurance carrier and said insurance and certificate shall be kept current for the life of the project. Certificates of Insurance shall be sent directly to the Planning and Development Services Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices.

G-12 RIGHT OF ENTRY:

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

G-13 SEVERABILITY:

Should any condition(s) of this CUP 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 CUP.

G-14 PROVISION TO RUN WITH LAND:

The provisions of this CUP 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 CUP. **The permittee shall not without prior notification to the Planning & Development Services Department assign, sell, or transfer, or grant control of CUP or any right or privilege therein.** The Permittee shall provide a minimum of

60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel.

G-15 COMPLIANCE/REVOCATION:

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

G-16 NON-COMPLIANCE (ENFORCEMENT & TERMINATION):

Should the Permittee violate any condition herein, the County shall give written notice of such violation and actions required of Permittee to correct such violation. If the Permittee does not act to correct the identified violation within forty-five (45) days after written notice, County may revoke the CUP. If Permittee pursues correction of such violation with reasonable diligence, the County may extend the cure period. Upon such revocation, County may, at its sole discretion, cease processing, defending any lawsuit or paying for costs associated with the Project.

G-17 COSTS:

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

G-18 REPORT(S)

The Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this CUP. The report shall be filed at least fifteen (15) days prior to the anniversary (recordation date) of this CUP. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from the Permittee or other users if applicable; however, it shall be the responsibility of the Permittee to assure that the County receives such information in a timely manner.

G-19 RESPONSIBLE AGENT

The Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A back-up name shall also be provided, and a phone number for twenty-four (24) hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G-20 WATER AND SEWER:

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

G-21 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 ten (10) days from the date of their decision.

G-22 SPECIFICITY:

The issuance of this CUP 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 in the application/project description/ CUP, nor shall this CUP allow any accessory or ancillary use not specified herein. This CUP does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

G-23 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 forty-five (45) days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G-24 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this CUP as if said successor was the original Permittee. The current Permittee shall inform the County Planning & Development Services Department in writing at least sixty (60) days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all.

G-25 PERMITS OF OTHER AGENCIES INCORPORATED:

Permits granted by other governmental agencies in connection with the Project are incorporated herein by reference. The County reserves the right to apply conditions of those permits, as the County deems appropriate; provided, however, that enforcement of a permit granted by another governmental agency shall require concurrence by the respective agency. The permittee shall provide the County, upon request, copies and amendments of all such permits.

G-26 MINOR AMENDMENTS:

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which may be necessary to comply with other government permit compliance requirements.

(TOTAL "G" CONDITIONS are 26)

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PROJECT SPECIFIC CONDITIONS:

S-1 PROJECT DESCRIPTION:

This permit authorizes the Permittee to operate a up to 92 open spaces recreational vehicle (RV) and off-road vehicle storage facility with maintenance and repair conducted in the existing onsite structure. The project includes a lot merger between two contiguous industrial lots, identified as Assessor's Parcel Numbers (APNs) 033-562-010 and 033-562-011, into a single, larger lot to accommodate the RV storage facility with the following configuration:

Existing Parcels:

- Parcel A: (APN: 033-562-010-000) +/- 1.02 AC
- Parcel B: (APN: 033-562-011-000) +/- 0.98 AC
- Adoption of Abandoned ROW Ocotillo Ave 5-3-54: +/- 0.86 AC

Proposed Merged Parcel Size:

- Parcel A+B: 2.86 AC

The 100 spaces may be built in phases with the proposed phasing at the time of approval and recordation of this permit to be:

- Phase 1 – 28 spaces
- Phase 2 – 6 spaces
- Phase 3 – 29 spaces

Some spaces are double parking areas as follows:

- P1-P13: Single (13 spaces)
- P14-P42: Single/ Double (29-58 spaces)
- 943-P63: Single (21 spaces)

There will be no new dumping station on site for this project.

Office hours are expected to be from Monday through Sunday from 8:00 a.m. to 5 p.m. with 24 hours a day access to storage customers. Reservations will be by appointment only. Security for the site will be done with fencing, lighting, gating, and one employee will run the business.

S-2 PAVING AND PARKING:

All access driveways, parking areas (all vehicles and trailers), and vehicular maneuvering areas shall be surfaced with a minimum of three (3) inches of asphaltic concrete paving or higher quality material, per Title 9, Division 3, Chapter 1, § 90301.02 (E). Parking of any vehicle or trailer will not be permitted off-site or on any unpaved portion of the property.

S-3 ACCESS TO SITE:

Access to the site shall be from West Evan Hewes Hwy.

S-4 LIGHT & GLARE:

The Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and directed to on-site areas only to minimize off-site impacts due to unacceptable levels of light or glare.

S-5 FENCING:

Security and screening will be done via the construction/maintenance of a 6' high perimeter chain-link fence with screening slats.

S-6 MAINTENANCE OF YARD:

The recreational vehicle (RV) and off-road vehicle storage facility shall be kept free of rubbish, vehicles will be in an organized manner, with all internal roadways and site access maintained free of rubbish and debris.

S-7 DUMPING STATION / WASTE MANAGEMENT:

No RV dumping station is proposed or permitted on site. The discharge or disposal of any wastewater, sewage, or other liquid waste from recreational vehicles is strictly prohibited on the property and adjacent public rights-of-way. All RVs and trailers stored on site shall be completely emptied of waste and holding tank contents prior to storage. The applicant/property owner shall ensure that no spills, leaks, or discharges occur on site or onto public streets. Any violation of this condition may result in code enforcement action.

S-8 LATEST CODES GOVERN:

All on-site structures shall be designed and built to comply with the latest edition of the applicable codes.

S-9 SIGNAGE:

All signage associated with this project shall comply with the provisions of Title 9, Division 4 (Chapter 1, Signs) of the Imperial County Land Use Ordinance, as administered by the Imperial County Planning & Development Services Department. No sign permits shall be issued, and no signage shall be installed, without prior review and approval by the Department for compliance with Division 4 requirements.

S-10 PUBLIC WORKS¹:

1. The approval and recordation of the CUP shall be subject to the approval and recordation of the Lot Merger.
2. The site plan shows property lines that have never been surveyed. More specifically the west prolongation line of Lot 17, the east prolongation line of Lot 18 and the south right of way line of abandoned Ocotillo Avenue. A record of survey is required, per Section 8762(b)(4)(5) of the Professional Land Surveyors' Act, (paraphrasing) "a record of survey is required to be filed after making a field survey that establishes one or more lines that are not shown on any subdivision map, official map, or record of survey, the position of which are unascertainable for inspection of a subdivision map, official map, or record of survey"
3. If any construction would be proposed along property lines (fences, grading, structures, driveways, etc.) the following will apply:
 - a. Corner record is required to be filed with the county surveyor prior to construction for monuments:
4. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to offsite properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to the Imperial County Department of Public Works (ICDPW) for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
5. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
6. Prior to the issuance of grading and building permits, a stabilized construction entrance shall be installed under an encroachment permit from this department.
7. The Developer shall repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road commissioner. Said road repairs shall be completed under an encroachment permit from this department.
8. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit as approved by this department. No encroachment, building or grading permits shall be issued until such time said financial security has been provided.
9. All permanent structures abutting public roads shall be located outside County right-of-way, public utility easements, and drainage easements.
10. All on-site traffic areas shall be hard surfaced to provide all weather access for emergency vehicles. The surfacing shall meet the Department of Public Works and Fire/Office of Emergency Services (EOS) Standards as well as those of the Air Pollution Control District (APCD)

11. All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72)

S-11 AIR POLLUTION CONTROL DISTRICT ²:

- A. The Permittee will comply with all Air District rules and regulations and would emphasize Regulation VIII – a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.
- B. The Permittee shall contact the Air District to obtain required Air Permits.

S-12 IMPERIAL IRRIGATION DISTRICT ³:

1. If and where the project needs to upgrade the current electrical service, the applicant should be advised to contact IID, to initiate the customer service application process.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality or County.
5. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located or adjoining properties.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement.

S-13 IMPERIAL COUNTY AGRICULTURAL COMMISSIONER DEPARTMENT ⁴:

The proposed project mentions the availability of propane at a cost for anyone. Please be advised that any commercial weighing and measuring devices, such as Liquid Propane Gas ("LPG") dispensers or electric submeters are required to be

type-approved for commercial use and must be registered, inspected tested and sealed by our office on a frequent basis.

Should the project require movement of plant material into Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state.

S-14 IMPERIAL COUNTY FIRE DEPARTMENT ⁵:

1. An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code Shall be installed and maintained. Or an approved water supply connected to a Draft Hydrant(s) connection as required by "Imperial County Fire Department Fire Fighting Water Supply Specification and requirements for Rural Applications". The water capacity amount will be determined by Imperial County Fire Department based on final design and project review. Water supply and draft hydrant connections shall be accessible, and supply of water shall be maintained at all times.
2. Fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department.
3. Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
4. Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.
5. Flammable and combustible liquids storage and handling shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
6. Compliance with all required sections of the fire code.
7. Flammable and combustible liquids storage and handling shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
8. A Hazardous Waste Material Plan (HWMP) shall be submitted to Certified Unified Program Agency (CUPA) for their review and approval. All spills shall be documented and reported to Imperial County Fire Department and CUPA as required by the Hazardous Waste Material Plan.
9. Hazardous Material Management Plan (HMMP) shall be required for all hazardous materials on site.
10. A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.
11. The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

S-15 IMPERIAL COUNTY SHERIFF'S OFFICE ⁶:

1. A detailed security/safety plan and diagram for the project site be included and approved by the county prior to any activity on the premises.
2. Install adequate lighting, fencing and safety measures to prevent or deter criminal activity.
3. Install license plate reading cameras at all ingress, regress locations at the project site, and grant access to the Imperial County Sheriff's Office to review the data collected. It is requested that these cameras be included in the security plan. (Communication between the applicant and the Sheriff's Department resulted in an agreement to establish a timeline for the installation of the LPR. The ICSO will not require this condition to be met prior to the issuance of the permit.)
4. Install surveillance cameras at the project site to allow for 24/7, three-hundred-and-sixty-degree remote viewing capabilities and recording of activity on the lot. It is requested that the surveillance cameras be included in the security plan.

S-16 PROHIBITED ACTIVITIES:

The Conditional Use Permit authorizes the Permittee to store recreational vehicles and off-road vehicles. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue.

The following activities are prohibited:

- **Overnight Camping:** Overnight camping, sleeping, or temporary lodging in any vehicle or on the premises is prohibited.
- **Residential Use:** No person shall reside, sleep, or otherwise occupy any recreational vehicle, trailer, or vehicle stored on-site.
- **Recreation Activities:** Activities such as campfires, parties, cooking (indoor or outdoor), overnight camping, or consumption of alcoholic beverages are strictly prohibited anywhere on the premises.
- **Dumping or Discharge:** No dumping, draining, or discharge of wastewater, sewage, oil, fuel, or any other liquid waste is permitted on-site or into storm drains, streets, or adjacent properties.
- **Storage of Hazardous Materials:** Storage of fuels, chemicals, or other hazardous or flammable materials outside of vehicle fuel tanks or approved repair operations is prohibited.

(TOTAL "S" CONDITIONS are 16)

1 **NOW THEREFORE**, County hereby issues Conditional Use Permit #23-0029 and
2 Permittee hereby accepts such permit upon the terms and conditions set forth herein.

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

5 **PERMITTEE:**

6
7 Ocotillo RV Storage

8 By: _____

9 Martin A. Tripes
10 Owner

_____ Date

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

12 By: _____

13 JAMES MINNICK, Director
14 Planning & Development Services Department

_____ Date

FOR PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____ } S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

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 _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

Dated _____

FOR COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On _____ before me, _____ a
Notary Public in and for said County and State, personally appeared _____,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

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 _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

RYAS:\AllUsers\APN\033\562\010\CUP23-0029_MERG00157\PC\CUP23-0019 PC Conditions of Approval.doc

ATTACHMENT “I”
EEC PACKAGE

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: October 10, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.1

PROJECT TYPE: Ocotillo RV Storage
CUP#23-0029 / MERG #00157 SUPERVISOR DIST #2

LOCATION: 14 West Highway 80 APN: 033-562-010 & 033-562-011

Ocotillo, CA 92259 PARCEL SIZE: +/-1.61 AC & +/- 4.46 AC

GENERAL PLAN (existing) Ocotillo/Normirage Community Area GENERAL PLAN (proposed) N/A

ZONE (existing) M-1 (Light Industrial) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/10/2024

INITIAL STUDY: #24-0022

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS

☐ NONE

☒ ATTACHED

AG

☐ NONE

☒ ATTACHED

APCD

☐ NONE

☒ ATTACHED

E.H.S.

☒ NONE

☐ ATTACHED

FIRE / OES

☐ NONE

☒ ATTACHED

SHERIFF

☐ NONE

☒ ATTACHED

OTHER

IID

REQUESTED ACTION:

(See Attached)

Planning & Development Services

801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736

(Jim Minnick, Director)

EEC ORIGINAL PKG

RY\ATIS\AllUsers\APN\033\562\010\CUP23-0029_MERG00157\EEC\CUP23-0029_IS24-0022 PROJECT REPORT.doc

☒ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #23-0029
Initial Study #24-0022
Lot Merger #00157
Ocotillo RV Storage**



Prepared By:
Rocio Yee, Planner II

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

October 2024

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☒ According to Section 15070(a), a Negative Declaration is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a Mitigated Negative Declaration is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the

principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (30-days if submitted to the State Clearinghouse for a project of area-wide significance) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly

describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. Project Title: Ocotillo RV Storage

Conditional Use Permit #23-0029 / Initial Study #24-0022 / Lot Merger #00157

2. Lead Agency: Imperial County Planning & Development Services Department

3. Contact person and phone number: Rocio Yee, Planner II, (442)265-1736, ext. 1750

4. Address: 801 Main Street, El Centro CA, 92243

5. E-mail: rociyee@co.imperial.ca.us

6. Project location: 14 West Highway 80, Imperial CA 92251, The parcels are identified as Assessor's Parcel Number (APN) 033-562-010-000, with legal description LOT 18 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2 and APN: 033-562-011-000, legally described as LOT 17 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2. Both parcels are located in an unincorporated area of the County of Imperial.

7. Project sponsor's name and address: Martin A. Tripes (P.O. Box 117, Ocotillo, CA 92259)

8. General Plan designation: Community (Ocotillo/Nomirage Community Plan Area)

9. Zoning: M-1 (Light Industrial)

10. Description of project: The applicant, Martin A. Tripes, proposes a Lot Merger to combine the existing Industrial use (M-1) parcels; applicant has submitted a Conditional Use Permit (CUP #23-0029). The proposed project involves RV parking and storage, utilizing the existing building for office space and restrooms, with approximately 70-75 spaces; the spaces range from 10 x 26 for "Class B" RVs, to 10 x 30 for larger units that can accommodate "Class A" RVs, long boats, motorhomes and long trailers, there will not be an RV dump station.

The project site will have propane available at a cost for anyone, gated access, perimeter fencing and video surveillance of the facility, for fire precautions the RV storage facility will have a Knox Box on the front of the property. Access to the facility will be available 24 hours 7 days a week.

11. Surrounding land uses and setting: The area is surrounded by C-2 Zones (Medium Commercial Zones) to the North, East, and West of the project. Pre-existing residences are situated within the commercial parcels, while Evan Hewes Hwy lies to the south of the project.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Planning Commission

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Consultation letters were sent to the Quechan and Campo Band of Mission Indian Tribes on July 5, 2024. No comments have been received to date.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology / Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☒ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EEC VOTES

PUBLIC WORKS
ENVIRONMENTAL HEALTH SVCS
OFFICE EMERGENCY SERVICES
APCD
AG
SHERIFF DEPARTMENT
ICPDS

YES	NO	ABSENT
☒	☐	☐
☐	☐	☒
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐

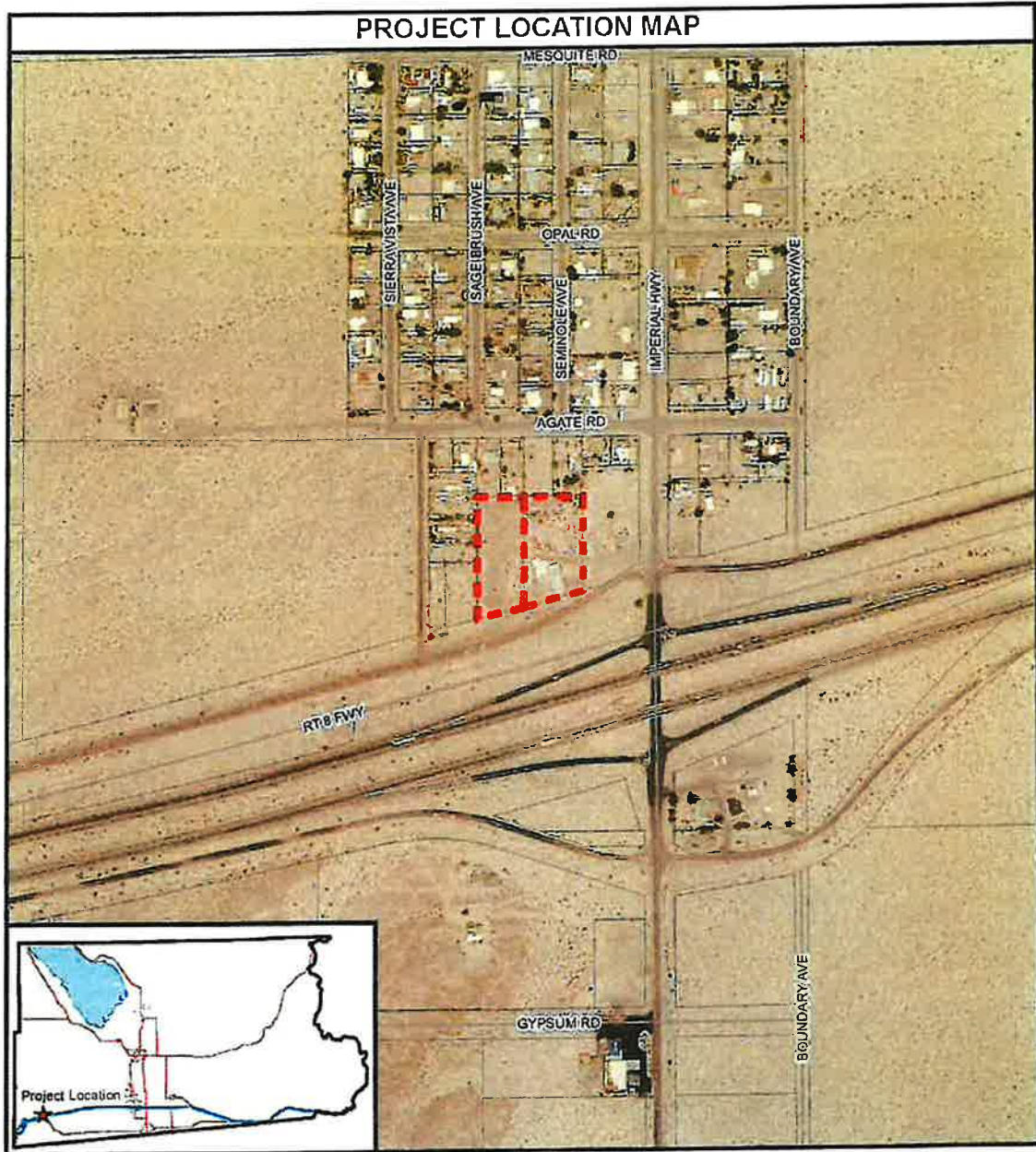

Jim Minnick, Director of Planning/EEC Chairman

Date: 10-10-2024

PROJECT SUMMARY

- A. **Project Location:** The project is located at 14 West Highway 80, Imperial; Assessor's Parcel Numbers: 033-562-010-000 and 033-562-011-000, approximately 1.61 acres respectively and 1.46 acres and further described as Lot 17 and Lot 18 Block 12 & Abandoned Ocotillo Avenue Adjacent on the South Ocotillo Unit
- B. **Project Summary:** The applicant, Martin A. Tripes, proposes a Lot Merger to combine the existing parcels, Existing Industrial use will remain the same; applicant has submitted a Conditional Use Permit (CUP #23-0029), The proposed project involves RV parking and storage, utilizing the existing building for office space and restrooms, the spaces range from 10 x 26 for "Class B" RVs, to 10 x 30 for larger units that can accommodate "Class A" RVs, long boats, motorhomes and long trailers, there will not be an RV dump station. The project site will have propane available at a cost for clients, gated access, perimeter fencing and video surveillance of the facility, for fire precautions the RV storage facility will have a Knox Box on the front of the property. Access to the facility will be available 24 hours 7 days a week.
- C. **Environmental Setting:** The proposed project parcel is generally flat, with an existing, non-operational building that used to be a gas station. It is one of the two Medium Industrial parcels in Ocotillo, CA. Surrounding parcels are zoned Medium Commercial (C-2) to the north, east, and west, with Evan Hewes (US Hwy 80) to the south.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Community." Both parcels are classified as M-1 (Medium Industrial) per Zone Map #59 of the Imperial County Land Use Ordinance (Title 9). Initial Study #24-0022 will analyze any impacts related to the proposed project. The Lot Merger proposes to combine (2) two parcels to accommodate the Ocotillo RV Parking & Storage.
- The parcels will remain as Industrial. No Zone Change is being requested.
- Parcel 033-562-010 is approximately 1.02 Acres
 - Parcel 033-562-011 is approximately 0.98 Acres
 - Proposed Lot Merger would be approximately 2.0 Acres
- E. **General Plan Consistency:** The project is located within the County's General Plan land use designation of "Community". The site is currently zoned as M-1 (Light Industrial). The proposed project could be considered consistent with the General Plan and County Land Use Ordinance, Section 90509, since no change is being proposed to the existing "Community" designation.

Exhibit "A"
Vicinity Map

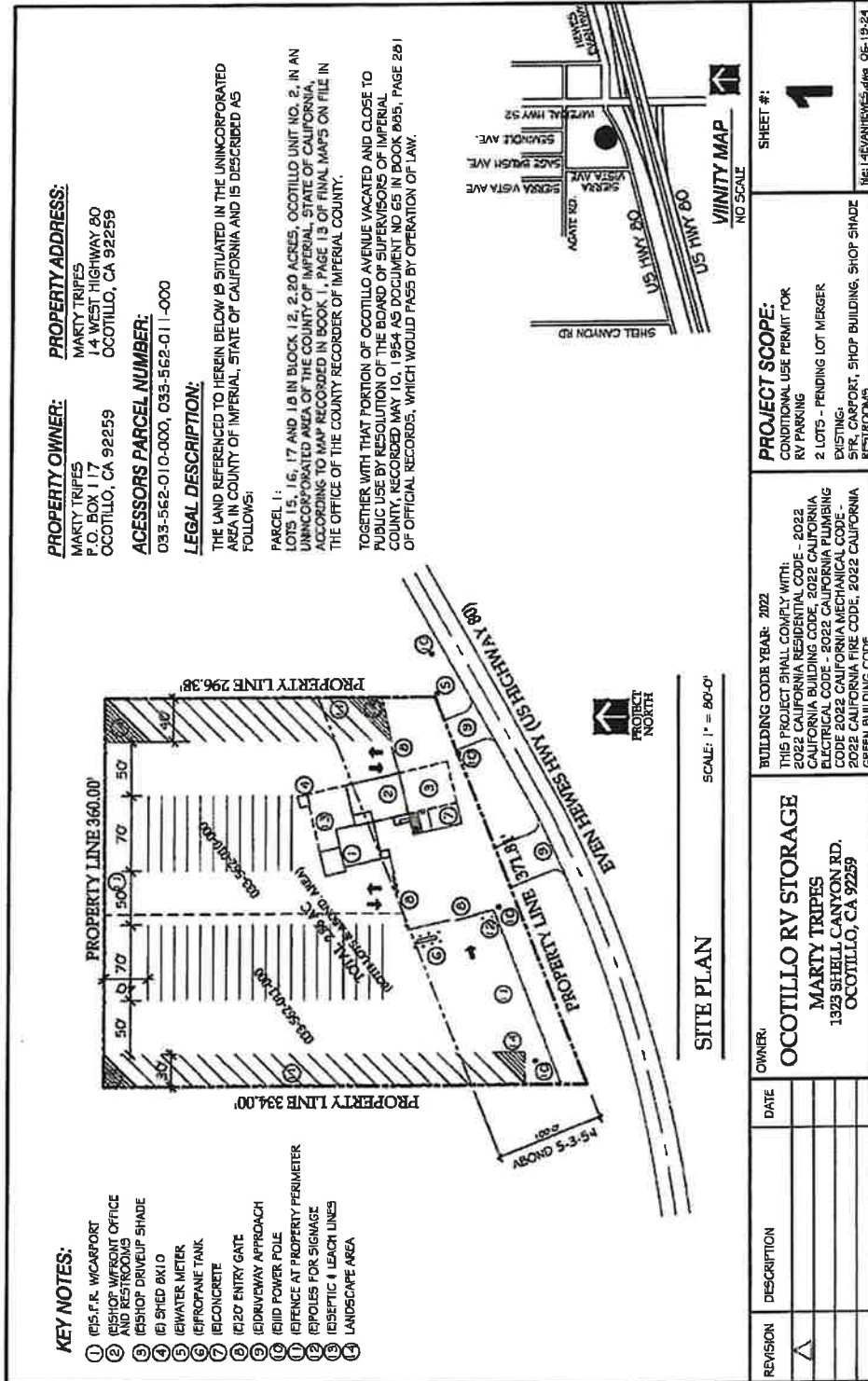


MARTIN A, TRIPES
CUP #23-0029 / IS #24-0022
MERG #00157
APN 033-562-010 & 033-562-011-000

 Project Location
 Centerline
 Parcels



Exhibit "B" Site Plan/Tract Map/etc.



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--	---	---	--	-------------------

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☒ ☐
a) The project site is located approximately 300 feet from Interstate 8, according to the Imperial County General Plan Circulation and Scenic Highway Element¹. The proposed project will occur within the existing building on site, no construction of additional buildings are proposed. Additionally; any proposed development within the Ocotillo/Nomirage Community Area visible from Imperial Highway, Interstate 8 or State Highway 98 shall be required to meet architectural standards and landscape requirements. Less than significant impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒
b) The proposed project for RV parking and storage will occur within the existing building on site. The proposed modification will not damage scenic resources including trees, outcroppings, and historical buildings within a state scenic highway. Therefore, no impacts are expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐
c) The proposed project would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing industrial uses are proposed to remain, additionally the facility would be fenced in the perimeters. Therefore, less than significant impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐
d) The proposed project is to merge (2) two existing industrial lots into (1) one parcel, to accommodate an RV parking and storage in an existing building, where there's already an electricity pole. It is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. Therefore, less than significant impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. –Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒
a) The proposed project lies within an existing building facility and will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the Imperial County Important Farmland 2008 Map. Therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒
b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed minor subdivision is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No Impacts are expected.
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section ☐ ☐ ☐ ☒

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				
c) The proposed project is consistent with the zoning, and it is not located within a forestland or timberland, additionally as mentioned above in II a) the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the Imperial County Important Farmland 2008 Map. Therefore, no impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
d) The proposed project is not located in forest land; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) The proposed project involves RV parking and storage, utilizing the existing building for office space and restrooms. Therefore, no new construction is proposed as a result of this project and is not expected to change the existing environment that could result in the conversion of farmland. Consequently, no impacts are expected.				

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| a) The proposed project will be for RV parking and Storage utilizing the existing services, and it's not expected to obstruct implementation of any applicable air quality plan. However, should there be need for future construction and earthmoving, the applicant must adhere to Air District Rules and Regulations, the project would be required to conform to the requirements of the Imperial County Air Pollution Control District Regulation 800 (fugitive dust) and Rule 310 (Operational Development Fee). Accordingly, there would be a less than significant impact. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| b) As previously stated under item (III)(a) above, any future construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District. In addition, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation; therefore, any impacts are expected to be less than significant. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | ☐ | ☐ | ☒ | ☐ |
| c) The proposed project is for a lot merger and conditional use permit for RV Parking and Storage; no new construction or change to current use is proposed as a result of this project. The proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with ACPD's requirements, rules and regulations would bring any impacts to less than significant. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | ☐ | ☐ | ☒ | ☐ |
| d) As previously stated on item (III)(c), the proposed project does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Also, as previously stated, on item (III)(b) above, compliance with ACPD's requirements, rules, and regulations would bring any impacts to less than significant. | | | | |

IV. BIOLOGICAL RESOURCES *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element ³ , Figure 1 "Sensitive Habitat Map ^{3a} ," the project is not located within a sensitive habitat area. Additionally, in accordance to Figure 2 "Sensitive Species Map ^{3b} ," the project is located within the Burrowing Owl Species Distribution Model area. However, the proposed project does not expect to have any physical changes to the environment. Consequently, it does not appear to have a substantially adverse effect, either directly or through habitat modification, to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service; therefore, any impacts are expected to be less than significant.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) According to the Imperial County General Plan's Conservation and Open Space Element ³ , the project site is not within a sensitive or riparian habitat, or on other sensitive natural community identified in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be less than significant.				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
c) As previously stated on item (IV)(b) above, the proposed project is for RV Parking and Storage within the existing building on site, that is not located within a riparian habitat and which will not cause a substantial adverse effect on federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Any impacts are expected to be less than significant.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
d) As previously stated on item (IV)(b) above, the project site is not located within a Sensitive Habitat; therefore, it would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Any impacts are expected to be less than significant.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. Therefore, no impacts are expected.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
f) The proposed project is for a Lot Merger for two (2) parcels to accommodate the RV Parking and Storage within the existing building on site and is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element ⁴ . In addition, it's consistent with the Ocotillo Normirage Community Area Plan; therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are expected to be less than significant.				

V. **CULTURAL RESOURCES** *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☐ ☒
- a) The proposed project involves RV parking and storage, utilizing the existing building for office space and restrooms and not an increase to the footprint of the existing project site. Therefore, the proposed merger and RV Parking and Storage will not cause an adverse change in the significance of a historical resource as defined in §15064.5. The Sensitive Map for Cultural Resources, in the Conservation Open Space Element of the Imperial County General Plan Figure# 2.3.3 the area where the proposed project is located as an area defined as "zero to rare" for containing cultural resources. Therefore, no

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
impact is expected.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
b) The proposed project is located on already disturbed land with an existing building with no documented nor known archeological resources. The proposed lot merger and RV parking and storage is not likely to cause a substantial adverse change to any archeological resource. Any impacts are expected to be less than significant.				
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐
c) As previously stated on items (V)(a) and (V)(b) above, the proposed project site is not located within or adjacent to any cemeteries; therefore, the proposed project would not disturb any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant.				

VI. **ENERGY** *Would the project:*

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- ☐ ☐ ☒ ☐
- a) The proposed project is for a lot merger and RV Parking and Storage that is not proposing any changes in the existing land use, which is currently industrial; therefore, it will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the project construction or operation. Should any new habitable construction occur, said developments would require compliance with the latest edition of the California Building Code and a new building permit application with the Imperial County Planning and Development Services Department. Any impacts are expected to be less than significant.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
- ☐ ☐ ☒ ☐
- b) As previously stated in item (VI)(a) above, the proposed project is for a RV parking and Storage within an existing building which does not propose any changes to the existing use. Future new developments will require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant.**

VII. **GEOLOGY AND SOILS** *Would the project:*

- a) Directly or Indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- ☐ ☐ ☒ ☐
- a) The proposed Lot Merger for RV Park and Storage does not appear to conflict with the geology and soils of adjacent parcels in the area as no proposed developments are anticipated at the time. Additionally, the existing buildings are proposed to remain. Should any new, future developments occur on the parcels, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding impacts to geology and soils. Any impacts are expected to be less than significant.**
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
- ☐ ☐ ☐ ☒
- 1) As mentioned above in (VII) (a), the project site is not located within a known earthquake fault as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map. Therefore, no impacts are expected.**
- 2) Strong Seismic ground shaking?
- ☐ ☐ ☒ ☐
- 2) The proposed project is for a Lot Merger and RV parking and storage where industrial operations are proposed to remain with no new developments. As previously stated on item (VII)(a)(1) above, the project site is not located within a known earthquake fault. Any new additions to the site must be in adherence to the latest edition of the California Building Code and as well as to go through a ministerial building permit review would bring any impacts to less than significant.**
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
- ☐ ☐ ☒ ☐
- 3) As previously stated in item (VII)(a)(2) above, the proposed project does not anticipate any new developments.**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
Additionally, the project site is not located in a seiche/tsunami area per the California Tsunami Data Maps⁷. Any impacts are expected to be less than significant.				
4) Landslides?	☐	☐	☐	☒
4) According to Imperial County General Plan's Seismic and Public Safety Element⁸, "Landslide Activity Map^{9a}," Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat; therefore, no impacts are expected.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) According to Imperial County General Plan's Seismic and Public Safety Element⁸, "Erosion Activity Map^{9b}," Figure 3, the proposed project is not located within an area of substantial soil erosion. Any impacts are expected to be less than significant.				
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
c) The proposed project does not appear to be located on geological units or soil that is unstable or that would become unstable as a result of the project or potential in, on or off-site landslide, lateral spreading subsidence liquefaction or collapse. Therefore, no impact is expected.				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	☐	☐	☐	☒
d) The proposed project does not appear to be located on expansive soil as defined in the latest California Building Code, creating substantial risk to life or property. Therefore, no impacts are expected.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
e) No proposed developments are anticipated in the existing building to remain. Any future construction proposing any septic or alternative wastewater disposal systems shall comply with applicable standards and regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any impacts to less than significant.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
f) The project site is located on already disturbed land with existing commercial and industrial operations. The proposed Lot Merger and RV Parking and Storage does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site. Any impacts are expected to be less than significant				

VIII. **GREENHOUSE GAS EMISSION** Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| <p>a) Project is being proposed on already disturbed land with an existing building. No new developments are being proposed. The action is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, the applicant and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII- Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant.</p> | | | | |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |
| <p>b) The proposed project does not appear to conflict with any applicable plan or policy, or regulation adopted for the purpose of reducing emission of greenhouse gases. Therefore, any impacts are expected to be less than significant.</p> | | | | |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? a) The proposed project is for an RV parking and storage that will trigger a Lot Merger. The project does not intend to transport, use, or dispose of hazardous waste. Therefore, any impacts should be less than significant.	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) The proposed RV parking and Storage is not expected to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed project does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substances, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is located within 21.4 miles of the nearest school. The nearest school in the area is the Childhood Development Center, in El Centro CA, therefore, it would not represent a risk to educational facilities. No impacts are expected.	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor¹⁰; therefore, no impacts are expected.	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps¹¹. The nearest airport in the area is the Imperial County Airport located approximately 29.6 miles northeast of the project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed Lot Merger for the RV Parking and Storage would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. No impacts are expected.	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The proposed project is for an RV parking and Storage utilizing the existing building for office and restrooms, and would not expose people or structures to a significant risk of loss, injury or death nor increase exposure to potential wild land fires, including where wild lands are adjacent to urbanized area or where residences are intermixed with wild lands. Therefore, no impacts are expected.	☐	☐	☐	☒

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
a) The proposed project is for an RV storage and does not appear to cause violations of any water standards nor on wastewater discharge requirements. The project will be required to comply with Public Works requirements for a grading and drainage plan as mentioned in the comment letter¹⁶ received on July 17, 2024. Additionally, there water supply will be from the Ocotillo Water District. Therefore, less than significant impacts are anticipated.				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
b) The site currently receives water from Ocotillo Water District and would not require the usage of groundwater nor interfere substantially with groundwater recharge. There are no known water wells within the project site; therefore, less than significant impacts are anticipated.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
c) The project does not propose to alter the Alamo River nor the IID drain that splits the property. Therefore, it is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any impacts are anticipated to be less than significant.				
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(i) According to Imperial County General Plan's Seismic and Public Safety Element¹⁰, "Erosion Activity Map^{10b}," Figure 3, the proposed project is not located within an area of substantial soil erosion or siltation on- or off-site. Additionally, the proposed project will continue with the existing Industrial use. Therefore, any Impacts are expected to be less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
(ii) The proposed project will be subject to a grading permit to be reviewed by Imperial County Public Works as stated under comment letter¹⁸ received on July 17, 2024; therefore, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Less than significant impacts are expected.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	☐	☐	☒	☐
(iii) The proposed project is not expected to contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any impacts are expected to be less than significant.				
(iv) impede or redirect flood flows?	☐	☐	☒	☐
(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center¹³, Flood Insurance Rate Map, the proposed project site is located within "Zone A" of flood map 06025C1976C, effective September 26, 2008; therefore, it would not impede or redirect flood flows. Additionally, a reviewed and approved grading/drainage letter is to be required by the Imperial County Public Works Department, as stated in the comment letter¹⁶ received on July 17, 2024. Therefore, compliance with ICPWD's standards would bring any impacts to be less than significant.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
d) The proposed project will continue with the existing Industrial Zone, as previously stated on item (X)(c)(iv) above, even though the proposed project site is located within "Zone A" of Flood Map 06025C1976C, compliance with ICPWD's standards would contribute to lessen any impacts to less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
e) As previously stated on item (X)(c) above, the proposed project would require a grading letter approved by the Imperial County Public Works Department prior to the recordation of the Lot Merger as stated in the comment letter¹⁶ received on July				

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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17, 2024; therefore, it is not expected that the proposed project would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.

XI. LAND USE AND PLANNING *Would the project:*

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) The proposed project is for an RV storage in an Industrial Zone and would not physically divide an established community; therefore, no impacts are expected.**
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐
- b) The proposed project would not conflict with the County's General Plan or Land Use Ordinance and meets the requirements for a permitted use with an approved Conditional Use Permit. Also, in accordance with the Imperial County General Plan- Conservation and Open Space Element, Figure 1- Sensitive Habitats, the proposed project site is not located within a habitat conservation plan or natural community conservation plan area. Less than significant impacts are anticipated.**

XII. MINERAL RESOURCES *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☒ ☐
- a) The proposed RV storage is located on disturbed industrial zoned with existing structures, and it does not appear that the project will result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Any impacts are anticipated to less than significant.**
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☒ ☐
- b) In accordance with the Imperial County General Plan- Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally important mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on the local general plan, specific plan or other land use plans. Less than significant impacts are anticipated.**

XIII. NOISE *Would the project result in:*

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
- a) The proposed project is for a RV storage, which will have a varying amount of traffic depending on customer need and high traffic season. The vehicles entering and leaving the site will be either self-power recreational vehicles or towed travel and/or toy trailers which generally are pulled by passenger pick-up trucks. The project is located on an industrial zoned parcel and per the Imperial County Title 9 Land Use Ordinance Division 7, industrial uses cannot exceed 70 decibels or a one-hour average at the property line. The everyday operation of the project is not expected to exceed these requirements. Additionally, per Ocotillo / Normirage Area Community Plan; Industrial uses should locate in areas where high noise levels will not impact existing or planned noise sensitive land uses, the proposed project is located in the only two industrial zones in Ocotillo, therefore any impacts are expected to be less than significant.**
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) The proposed project is going to utilize the existing building, no construction will be needed and as stated earlier the project will be subject the Imperial County Noise Element and Title 9 Division 7 and therefore, any impacts are expected to be less than significant.**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
c) The project is not located within a runway protected zone or approach/departure zone of a local airport. The nearest airport is the Imperial County Airport located 25 miles +/- northeast of the project site. No impacts are expected.				

XIV. **POPULATION AND HOUSING** *Would the project:*

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) The proposed project is for an RV Storage, not RV park, therefore will not induce substantial unplanned population growth in an area, either directly or indirectly. No impacts are expected.
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- b) Implementation of the project would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. No impacts are anticipated.

XV. **PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- (a) The proposed project consists of RV and off-road vehicle storage, and maintenance, and will not result in any adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Impacts are expected to be less than significant.
- 1) Fire Protection?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 1) The project will be expected to comply with any Imperial County Fire Department requirements. Compliance with these requirements is expected to bring any impacts to less than significant levels.
- 2) Police Protection?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 2) The County Sheriff's office provides police protection to the area. Any impacts are expected to be less than significant.
- 3) Schools?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- 3) The proposed project is not expected to draw a substantial number of new residents directly or indirectly to the region that would generate school-aged students requiring public education as the project would not cause or contribute a need to construct new or physically altered public school facilities. The Ocotillo/Nomirage Community Area is served by the Imperial Unified School District in the City of Imperial, approximately a distance of 30 miles. Therefore, no impacts are anticipated
- 4) Parks?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 4) The proposed project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed project would not adversely affect any park facility, and no impacts would be anticipated.
- 5) Other Public Facilities?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- 5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. Less than significant impacts are anticipated.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐
- a) The proposed RV storage does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Any impacts are anticipated to be less than significant.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? ☐ ☐ ☒ ☐
- b) The proposed project does not propose to construct any new on or off-site recreational facilities. Additionally, the project would not expand any existing on or off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed project. Therefore, any impacts are anticipated to be less than significant.**

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☒ ☐
- a) The proposed project does not appear to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project will be conditioned to acquire any required permitting from any transportation department with jurisdiction. Therefore, any impacts are anticipated to be less than significant.**
- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐
- b) The project does not appear to conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b). Any impacts are anticipated to be less than significant.**
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐
- c) The project does not substantially increase hazards due to a geometric design feature or incompatible uses. Any impacts are expected to be less than significant.**
- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐
- d) The project is not expected to result in inadequate emergency access but will need to comply with any requirements from Imperial County Fire regarding emergency access. Any impacts are expected to be less than significant.**

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: ☐ ☐ ☒ ☐
- a) The proposed RV Storage is on an industrial zoned parcel on disturbed land with existing structures. A notification of opportunity to consult letter in compliance with AB-52 was sent to the Quechan Indian Tribe and Campo Band of Mission Indians on July 5, 2024, and no comments were received from either. The project does not appear to cause a substantial adverse change in the significance of a tribal cultural resource; therefore, any impacts are anticipated to be less than significant**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or (i) The proposed site was not listed under the California Historical Resources in County of Imperial, nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are expected.	☐	☐	☒	☐
0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. (ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.	☐	☐	☒	☐

XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The proposed RV storage would operate with an existing building on site, which anticipates continuing with the existing uses as no new constructions are proposed. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. There is no proposed development on any of the parcels or any changes in water delivery; therefore, any impacts are considered to be less than significant.
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) The project appears to have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
c) The proposed project it is not expected to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to provider's existing commitments. Less than significant impacts are expected.
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) Excess solid waste generation is not expected by the proposed RV storage facility or the Lot Merger of the proposed project as the existing Industrial use is proposed to remain on both parcels. Less than significant impacts are expected
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) The project will be required to comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XX. **WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- a) The proposed project is not located in a Fire Hazard Severity Zone in State Responsibility Area and is in the Outside State Responsibility Area per the Cal Fire: Fire Hazard Severity Zones web application. The project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, any impacts are expected to be less than significant.**
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐
- b) The proposed project is in relatively flat area surrounded by agricultural lands and is not expected to exacerbate wildfire risks due to slope, prevailing winds, and other factors that would thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts are expected to be less than significant.**
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐
- c) The proposed project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will be required to comply with any requirements from Imperial County Fire Department regarding any fire suppression mechanisms or emergency water sources. Impacts are expected to be less than significant.**
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐
- d) The proposed project will not expose people or structures to significant risks by flooding or landslides as a result of runoff, post-fire slope instability or drainage changes. The proposed project is located on flat terrain and impacts are expected to be less than significant.**

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 - ICPDS
Revised 2017 - ICPDS
Revised 2019 - ICPDS

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Rocio Yee, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Campo Band Mission Indian Tribes
- Quechan Indian Tribe

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
3. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - d) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - e) Figure 8: Existing Mineral Resources Map
4. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
5. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cqs/fam/>
6. United States Geological Survey's Quaternary Faults Map
<https://usgs.maaps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
7. California Tsunami Data Maps
<https://www.conservation.ca.gov/cqs/tsunami/maps>
8. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 2: Landslide Activity Map
 - b) Figure 3: Erosion Activity Map
9. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
10. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
11. Imperial County Airport Land Use Compatibility Map: Calexico International Airport
<https://www.icpds.com/assets/planning/calexico-international-airport.pdf>
12. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County
https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
13. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
14. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
15. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
16. Imperial County Public Works Department comment letter dated July 17, 2024.
17. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Ocotillo RV Storage
CUP #23-0029 / IS #24-0022 / MERG #00157

Project Applicant: Martin A. Tripes.

Project Location: 14 West Highway 80, Imperial CA 92251, The parcels are identified as Assessor's Parcel Number (APN) 033-562-010-000, with legal description LOT 18 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2 and APN: 033-562-011-000, legally described as LOT 17 BLK 12 & ABAND OCOTILLO AVE ADJ ON S OCOTILLO UNIT 2. Both parcels are located in an unincorporated area of the County of Imperial.

Description of Project:

The applicant, Martin A. Tripes, proposes a Lot Merger to combine the existing Industrial use (M-1) parcels; applicant has submitted a Conditional Use Permit (CUP #23-0029). The proposed project involves RV parking and storage, utilizing the existing building for office space and restrooms, the storage facility will have approximately 70-75 spaces; the spaces range from 10 x 26 for "Class B" RVs, to 10 x 30 for larger units that can accommodate "Class A" RVs, long boats, motorhomes and long trailers, there will not be an RV dump station. The project site will have propane available at a cost for anyone, gated access, perimeter fencing and video surveillance of the facility, for fire precautions the RV storage facility will have a Knox Box on the front of the property. Access to the facility will be available 24 hours 7 days a week.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:



The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.



The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

10-10-2024

Date of Determination

Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.


Applicant Signature

10/10/24
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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CUP#23-0029

APPLICATION

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME MARTIN A. TRIPES		EMAIL ADDRESS Marty@martytripes.com & cg4557600@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) P.O. BOX 117, OCOTILLO, CA		ZIP CODE 92259	PHONE NUMBER 619-408-2305
3. APPLICANT'S NAME CECILIA GRIFFITHS VOGEL (AGENT)		EMAIL ADDRESS CG4557600@GMAIL.COM	
4. MAILING ADDRESS (Street / P O Box, City, State) 652 LEE ROAD, IMPERIAL, CA		ZIP CODE 92251	PHONE NUMBER 760-455-7600
4. ENGINEER'S NAME Kesri S. Sekhon		CA. LICENSE NO. 72573	EMAIL ADDRESS Kesri.sekhon@apsi6d.com
5. MAILING ADDRESS (Street / P O Box, City, State) 7072 Cordgrass Court, Carlsbad, CA		ZIP CODE 92011	PHONE NUMBER 858-395-1143
6. ASSESSOR'S PARCEL NO. 033-562-010-000, 011 8-012		SIZE OF PROPERTY (in acres or square foot) 7.00 2.86	ZONING (existing) M1
7. PROPERTY (site) ADDRESS 14 WEST HIGHWAY 80, OCOTILLO, CA 92259			
8. GENERAL LOCATION (i.e. city, town, cross street) OCOTILLO, IMPERIAL HWY AND HWY 80 NORTHWEST CORNER			
9. LEGAL DESCRIPTION SEE ATTACHED			

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) PROPOSED PARKING FOR RV STORAGE	
11. DESCRIBE CURRENT USE OF PROPERTY (E)SFR. (E)SHOP BUILDING W/OFFICE & RESTROOMS	
12. DESCRIBE PROPOSED SEWER SYSTEM SEPTIC	
13. DESCRIBE PROPOSED WATER SYSTEM OCOTILLO WATER DISTRICT	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 2

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY
CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN
IS TRUE AND CORRECT.

MARTIN A. TRIPES
Print Name
Signature
Print Name
Signature

9/23/23
Date
Date

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	
B. FEE	\$3,350.00
C. OTHER	
D. OTHER	

APPLICATION RECEIVED BY:	RY	DATE	09-29-23	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY:		DATE		☐ P W
APPLICATION REJECTED BY:		DATE		☐ E H S
TENTATIVE HEARING BY:		DATE		☐ A P C D.
FINAL ACTION:	☐ APPROVED ☐ DENIED	DATE		☐ O E S.

CUP #
23-0029

EEC ORIGINAL PKG

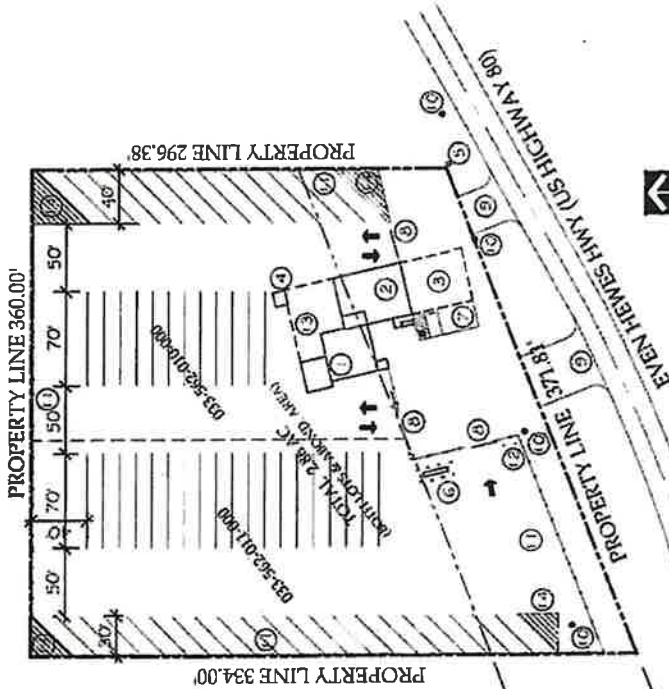
Ocotillo RV Storage Facility

- **Convenient Location:**
Easily accessible by Interstate 8 exit to the west of Hwy 80 (West Evan Hewes) The address is 14 West Evan Hewes , Ocotillo, CA 92259.
- **Storage Specifications:**
Spacious outdoor parking spots. The spaces range from 10x26 for Class B recreational vehicles, to 10x30 or larger units that can accommodate Class A RV's, long boats, motorhomes and long trailers. Security gates open manually. There is Propane available at a cost for anyone. There will not be a RV dump station.
- **Security:**
Precautions for storage spaces and contents. Gated access, perimeter fencing and video surveillance and well-lit area. 1 Employee to run the business. There will be an on site manager. For fire precautions there will be a Knox Box on front of building next to garage door.
- **Cost:**
Low cost for month to month storage will be available. The vehicle can be stored as short or as long as needed.
- **Storage Requirements:**
 1. Vehicle must be insured. Title or registration is required to be shown when reserving a storage space.
 2. Vehicle must be in running condition, regardless if free-standing or secured to a trailer. Trailers must be moveable.
 3. California tax charges will be included and shown in the storage cost estimates.
- **Hours of Operation:**
Access to vehicles whenever it is needed 24 hours a day. 7 days of the week. One simple call to Owner Martin A Tripes 619-755-8133 for access as needed.
- A Future Bar & Grill in the Existing Building is being planned for opening in the near future.

EEC ORIGINAL PKG

KEY NOTES:

- 1 (E) 5' F.R. W/CARPORT
- 2 (E) SHOP W/FRONT OFFICE AND RESTROOMS
- 3 (E) SHOP DRIVE/UP SHADE
- 4 (E) SHED 8X10
- 5 (E) WATER METER
- 6 (E) PROPANE TANK
- 7 (E) CONCRETE
- 8 (E) 20' ENTRY GATE
- 9 (E) DRIVEWAY APPROACH
- 10 (E) 110' POWER POLE
- 11 (E) FENCE AT PROPERTY PERIMETER
- 12 (E) POLES FOR SIGNAGE
- 13 (E) SEPTIC & LEACH LINES
- 14 LANDSCAPE AREA



SITE PLAN

SCALE: 1" = 80'-0"

PROPERTY OWNER:

MARTY TRIPES
P.O. BOX 117
OCOTILLO, CA 92259

PROPERTY ADDRESS:

MARTY TRIPES
14 WEST HIGHWAY 80
OCOTILLO, CA 92259

ACCESSORS PARCEL NUMBER:

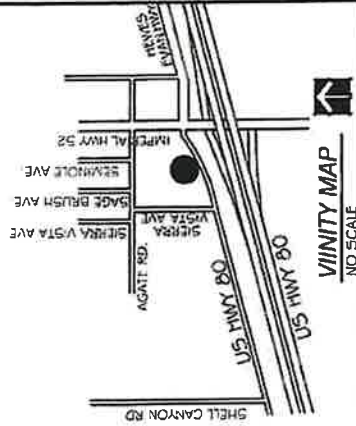
033-562-010-000, 033-562-011-000

LEGAL DESCRIPTION:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 15, 16, 17 AND 18 IN BLOCK 12, 2.20 ACRES, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 065, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.



REVISION	DESCRIPTION	DATE

OWNER:
OCOTILLO RV STORAGE
MARTY TRIPES
1323 SHELL CANYON RD.
OCOTILLO, CA 92259

BUILDING CODE YEAR: 2022
THIS PROJECT SHALL COMPLY WITH:
2022 CALIFORNIA RESIDENTIAL CODE - 2022
CALIFORNIA BUILDING CODE, 2022 CALIFORNIA
ELECTRICAL CODE - 2022 CALIFORNIA PLUMBING
CODE 2022 CALIFORNIA MECHANICAL CODE -
2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA
GREEN BUILDING CODE

PROJECT SCOPE:
CONDITIONAL USE PERMIT FOR
RV PARKING
2 LOTS - PENDING LOT MERGER
EXISTING:
5FR. CARPORT, SHOP BUILDING, SHOP SHADE
RESTROOMS

SHEET #:
1

File: I:\EVAN\I\EV5.dwg 06-19-24

EEC ORIGINAL PKG

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to Cecilia Voget to apply for this
(Lessee, Tenant, Contractor-Specify)

Any and All permits & Approvals on the described property located at address
(State permit type clearly i.e. building, land used)

14 West Evan Hewitt Hwy Further identified by Assessor's Parcel Number
010 80
(APN) _____ is hereby granted.

Marty Trips
OWNER (SIGNATURE)

MARTY TRIPS
OWNER (TYPED OR PRINT)

54 CACTUS AVE Ocotillo, CA
OWNER'S ADDRESS 92259

8-10-23
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Imperial } S.S.

On AUGUST 10, 2023 before me,
Marisol Escareno, Notary Public personally appeared
Martin Anthony Trips who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marisol Escareno (Seal)



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 Owners Affidavit
Number of Pages 1 Date of Document 08/10/2023
Signer(s) Other Than Named Above Martin Anthony Trips

MERG#00157

APPLICATION

EEC ORIGINAL PKG

LOT MERGER

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S NAME MARTIN A. TRIPES	EMAIL ADDRESS Marty@tripes.com & cg4557600@gmail.com	
2. MAILING ADDRESS P.O. BOX 117, OCOTILLO, CA	ZIP CODE 92259	PHONE NUMBER 619-408-2305
3. ENGINEER'S NAME CHRIS WRIGHT	CAL. LICENSE NO. L7762	EMAIL ADDRESS Chris124@outlook.com
4. MAILING ADDRESS	ZIP CODE	PHONE NUMBER 760-485-6527
5. PROPERTY "A" (site) ADDRESS 14 WEST HIGHWAY 80,	LOCATION OCOTILLO, CA 92259	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 033-562-010-000	SIZE OF PROPERTY (in acres or square foot) 1.02 ACRES	
7. EXISTING USE SFR & MISC. SHOP & SHADE	CURRENT ZONE M1	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) SEE ATTACHED		
9. PROPERTY "B" (site) ADDRESS B- TBD C-TBD BOTH VACANT LAND	LOCATION OCOTILLO	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) B- 033-562-011-000 C- 033-562-010-000	SIZE OF PROPERTY (in acres or square foot) B- 0.98 ACRES C- 0.109 ACRES 1.02	
11. EXISTING USE VACANT LAND BOTH	CURRENT ZONE M1 BOTH	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) SEE ATTACHED		
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER LARGER LOT TO HAVE RV PARKING & STORAGE		
14. PROPOSED MERGED PARCEL SIZE 2.20 ACRES	PROPOSED USE RV PARKING & STORAGE	

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	SEPTIC
16. DESCRIBE PROPOSED WATER SYSTEM	CITY OF OCOTILLO WATER DISTRICT
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	EXISTING DRIVEWAY APPROACH TO REMAIN - STAY IN PLACE
18. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?
☒ Yes ☐ No	

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT
MARTIN A. TRIPES **9-23-2023**

Print Name (owner)

Date

Signature (owner)

Print Name (Agent)

Date

Signature (Agent)

An owners notarized affidavit is required if application is signed by Agent

REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE **\$3350**
- E. OTHER

APPLICATION RECEIVED BY: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____
DATE _____
DATE _____
DATE _____
DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

MERG#

06157

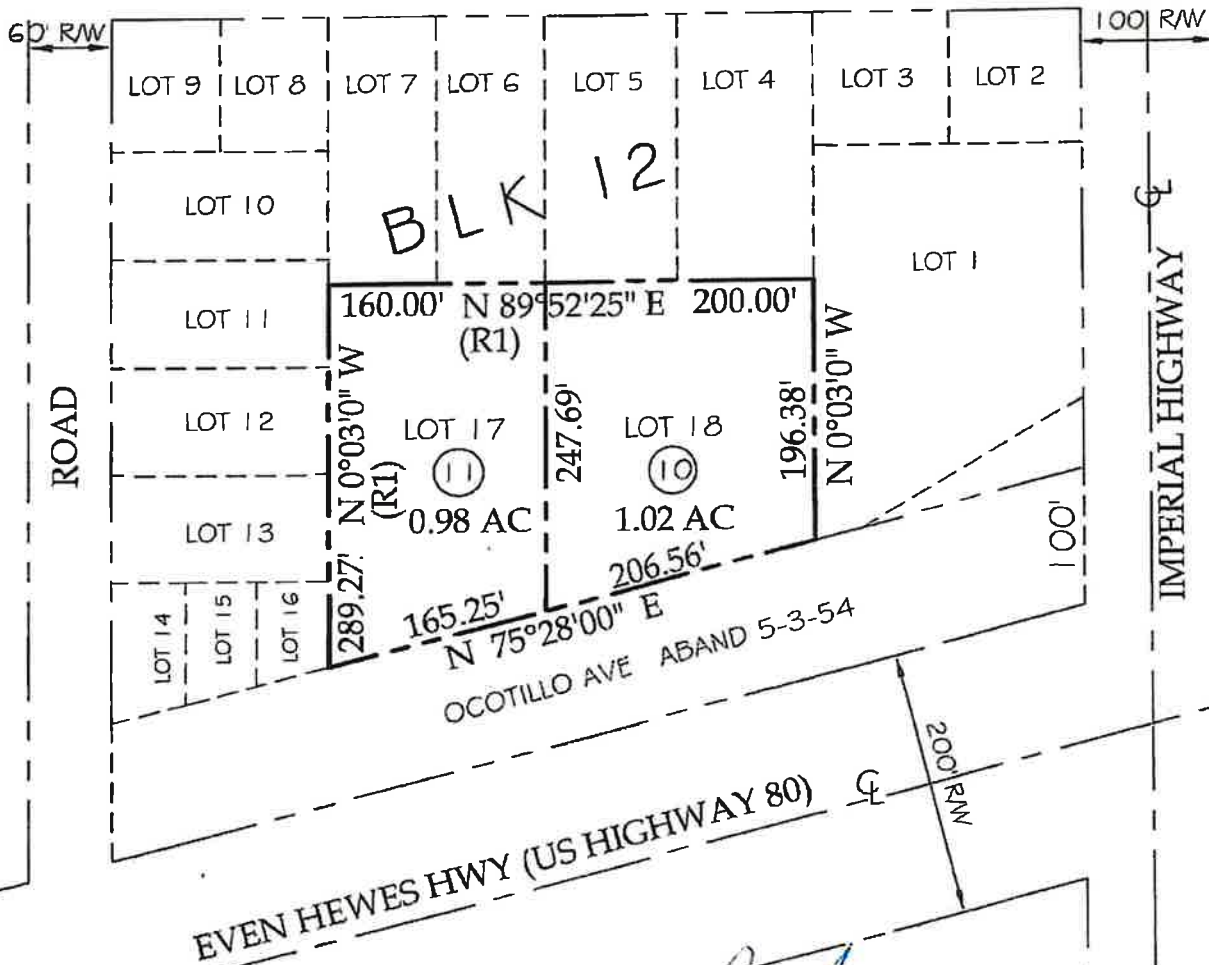
EEC ORIGINAL PKG

Ocotillo RV Storage Facility

- **Convenient Location:**
Easily accessible by Interstate 8 exit to the west of Hwy 80 (West Evan Hewes) The address is 14 West Evan Hewes , Ocotillo, CA 92259.
- **Storage Specifications:**
Spacious outdoor parking spots. The spaces range from 10x26 for Class B recreational vehicles, to 10x30 or larger units that can accommodate Class A RV's, long boats, motorhomes and long trailers. Security gates open manually. There is Propane available at a cost for anyone. There will not be a RV dump station.
- **Security:**
Precautions for storage spaces and contents. Gated access, perimeter fencing and video surveillance and well-lit area. 1 Employee to run the business. There will be an on site manager. For fire precautions there will be a Knox Box on front of building next to garage door.
- **Cost:**
Low cost for month to month storage will be available. The vehicle can be stored as short or as long as needed.
- **Storage Requirements:**
 1. Vehicle must be insured. Title or registration is required to be shown when reserving a storage space.
 2. Vehicle must be in running condition, regardless if free-standing or secured to a trailer. Trailers must be moveable.
 3. California tax charges will be included and shown in the storage cost estimates.
- **Hours of Operation:**
Access to vehicles whenever it is needed 24 hours a day. 7 days of the week. One simple call to Owner Martin A Tripes 619-755-8133 for access as needed.
- A Future Bar & Grill in the Existing Building is being planned for opening in the near future.

EEC ORIGINAL PKG

EXHIBIT 'A'
EXISTING LOT CONFIGURATION
LOT MERGER NO. 00157



(R1) RECORD DATA FM 1-31

JAN. 13, 2024

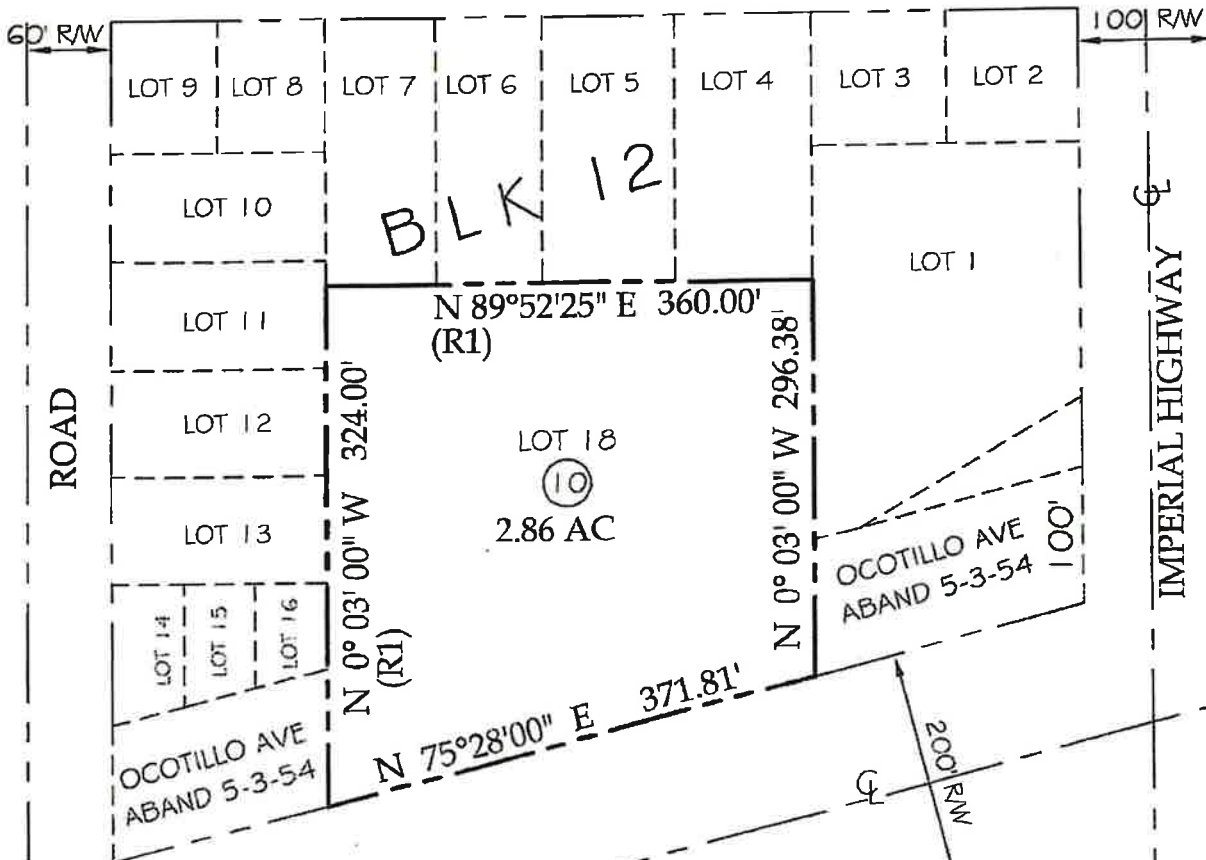
APN: 033-562-010-000, 011

SCALE: 1" = 140'



EEC ORIGINAL PKG

EXHIBIT 'B'
NEW LOT CONFIGURATION
LOT MERGER NO. 00157



(R1) RECORD DATA FMI-31

JANUARY 13TH, 2024

APN: 033-562-010-000, 011

SCALE: 1" = 140'

EEC ORIGINAL PKG

EXHIBIT 'C'
LEGAL DESCRIPTION
LOT MERGER NO. 00157



JAN. 13, 2024

NEW MERGED LOT:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 17 AND 18 IN BLOCK 12, 2.86 ACRES, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

APN 033-562-010-000:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 18 IN BLOCK 12, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

APN 033-562-010-011-000:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

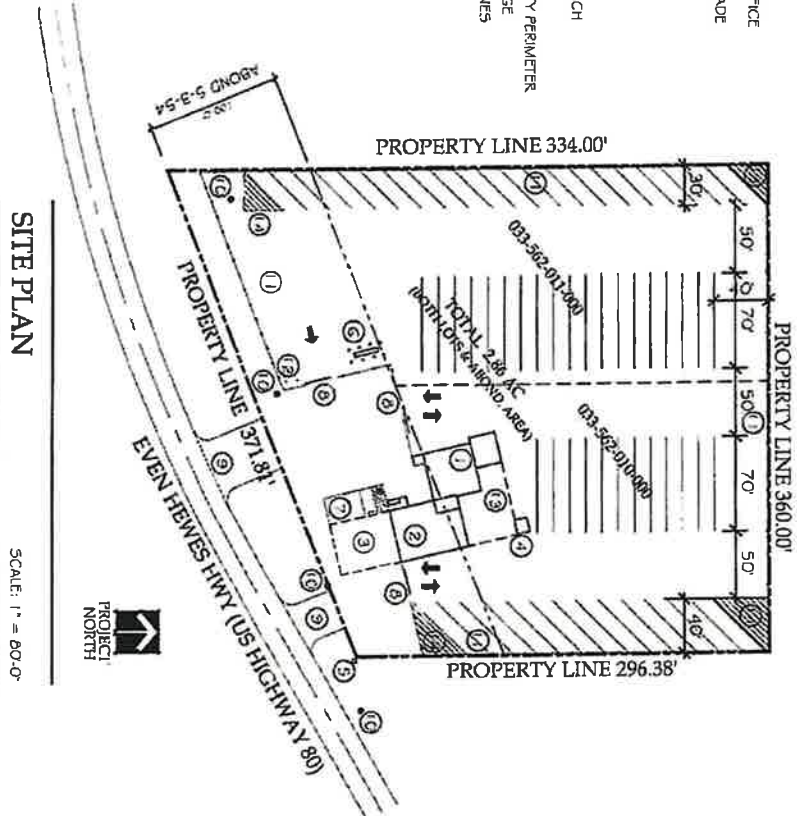
LOT 17 IN BLOCK 12, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 885, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

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KEY NOTES:

- ① (E)S.F.R. W/CAPORT
- ② (E)SHOP W/FRONT OFFICE
- ③ (E)SHOP DRIVEUP SHADE
- ④ (E) SHED BX10
- ⑤ (E)WATER METER
- ⑥ (E)PROPANE TANK
- ⑦ (E)CONCRETE
- ⑧ (E)20' ENTRY GATE
- ⑨ (E)DRIVEWAY APPROACH
- ⑩ (E)END POWER POLE
- ⑪ (E)FENCE AT PROPERTY PERIMETER
- ⑫ (E)POLES FOR SIGNAGE
- ⑬ (E)SEPTIC & LEACH LINES
- ⑭ LANDSCAPE AREA



SITE PLAN

SCALE: 1" = 60'-0"

REVISION DESCRIPTION DATE

OWNER:
OCOTILLO RV STORAGE
MARTY TRIPES
1323 SHELL CANYON RD.
OCOTILLO, CA 92259

BUILDING CODE YEAR: 2022
THIS PROJECT SHALL COMPLY WITH:
2022 CALIFORNIA RESIDENTIAL CODE - 2022
CALIFORNIA BUILDING CODE - 2022 CALIFORNIA
ELECTRICAL CODE - 2022 CALIFORNIA PLUMBING
CODE 2022 CALIFORNIA MECHANICAL CODE -
2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA
GREEN BUILDING CODE

PROJECT SCOPE:
CONDITIONAL USE PERMIT FOR
RV PARKING
2 LOTS - PENDING LOT MERGER
EXISTING:
SFR, CARPORT, SHOP BUILDING, SHOP SHADE
RESTROOMS

SHEET #:

1

file: I:\EVAN\HVES.dwg 06-19-24

PROPERTY OWNER:

MARTY TRIPES
P.O. BOX 117
OCOTILLO, CA 92259

PROPERTY ADDRESS:

MARTY TRIPES
14 WEST HIGHWAY 80
OCOTILLO, CA 92259

ASSESSORS PARCEL NUMBER:

033-562-010-000, 033-562-011-000

LEGAL DESCRIPTION:

THE LAND REFERENCED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF IMPERIAL, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 15, 16, 17 AND 18, IN BLOCK 12, 2.20 ACRES, OCOTILLO UNIT NO. 2, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1, PAGE 13 OF FINAL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF OCOTILLO AVENUE VACATED AND CLOSE TO PUBLIC USE BY RESOLUTION OF THE BOARD OF SUPERVISORS OF IMPERIAL COUNTY, RECORDED MAY 10, 1954 AS DOCUMENT NO 65 IN BOOK 685, PAGE 281 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.



VICINITY MAP

NO SCALE

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COMMENT LETTERS

EEC ORIGINAL PKG



www.iid.com

Since 1911

July 9, 2024

RECEIVED

By Imperial County Planning & Development Services at 8:59 am, Jul 10, 2024

Ms. Rocio Yee
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Lot Merger No. 00157 in Ocotillo, CA; CUP #23-0029, IS #24-0022

Dear Ms. Yee:

On this July 5, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00157; Conditional Use Permit No. 23-0029, Initial Study No. 24-0022. The applicant, Martin A. Tripes, propose to merge two (2) parcels located at 14 West Highway 80, Ocotillo, California (APNs 033-562-010 and -011) for the establishment of a recreational vehicle and storage facility.

The IID has reviewed the application and has the following comments:

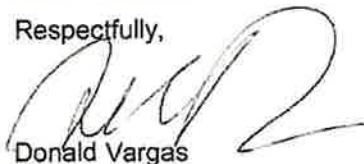
1. If and when the project needs to upgrade the current electrical service, the applicant should be advised to contact Ignacio Romo, IID project development planner, at (760) 482-3426 or e-mail Mr. Lopez at IGRomo@IID.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

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4. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality or County.
5. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Paul Rodriguez – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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Public Works works for the Public

COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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July 11, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 2:34 pm, Jul 11, 2024

Attention: Rocio Yee, Planner I

SUBJECT: LM 157 – Martin A. Tripes;
located on 14 West Highway 80, Ocotillo, CA 92259
APN's 033-562-010 & 011.

Dear Mr. Minnick:

This letter is in response to your submittal package received by this department on July 5, 2024 for the above mentioned project. The applicant proposes to merge 2 lots into one.

Department staff has reviewed the package information and the following comments are provided for the applicant use:

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot merger shall be reflected in a deed, which shall be recorded.
3. It is recommended a record of survey that monuments the new property lines be recorded.
4. Each parcel affected by this lot merger shall abut a maintained road and/or have legal and physical access to a public road.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

Atondo V.

Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

RECEIVED

By Imperial County Planning & Development Services at 4:29 pm, Jul 15, 2024

July 11, 2024

RE: Conditional Use Permit #23-0029/IS#24-0022/Merg00157

Martin A. Tripes

14 West Highway 80, Ocotillo CA 92259

Imperial County Fire Department would like to thank you for the opportunity to review and comment on CUP #23-0029 for Recreational Vehicle (RV) & Storage located at 14 West Highway 80, Ocotillo CA 92259, APN: 033-562-010 & 033-362-011.

Imperial County Fire Department has the following comments and/or requirements.

- An approved water supply capable of supplying the required fire flow determined by appendix B in the California Fire Code shall be installed and maintained. Or an approved water supply connected to a Draft Hydrant(s) connection as required by "Imperial County Fire Department Fire Fighting Water Supply Specification and requirements for Rural Applications". The water capacity amount will be determined by Imperial County Fire Department based on final design and project review. Water supply and draft hydrant connections shall be accessible, and supply of water shall be maintained at all times.
- Fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department.
- Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
- Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.
- Flammable and combustible liquids storage and handling shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
- Compliance with all required sections of the fire code.
- Adequate supplies or equipment capable of mitigating leaks of motor vehicle fluids shall be kept available on site. Single use plugging, diking, and absorbent materials shall be disposed of as hazardous waste and removed from the site in a manner approved by local, state, and federal regulations and requirements.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011

**OPERATIONS/PREVENTION**

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

- A Hazardous Waste Material Plan (HWMP) shall be submitted to Certified Unified Program Agency (CUPA) for their review and approval. All spills shall be documented and reported to Imperial County Fire Department and CUPA as required by the Hazardous Waste Material Plan.
- Hazardous Material Management Plan (HMMP) shall be required for all hazardous materials on site.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.

Imperial County Fire Department shall evaluate current and future structures for further requirements that include but not limited to:

- Automatic Fire Sprinklers
- Fire Alarms
- Water supply
- Egress
- Emergency lighting
- Occupant load

The project shall be in compliance at all times with requirements in the California Fire Code and local ordinances and requirements. Imperial County Fire Department shall conduct annual fire and life safety inspections

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper

Lieutenant/Fire Prevention Specialist

Imperial County Fire Department

Fire Prevention Bureau

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING

*1078 Dogwood Road
Heber, CA 92249*

Administration

*Phone: (442) 265-6000
Fax: (760) 482-2427*

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

*2514 La Brucherie Road
Imperial, CA 92251*

Operations

*Phone: (442) 265-3000
Fax: (760) 355-1482*

Prevention

Phone: (442) 265-3020

CC

David Lantzer

Fire Chief

Imperial County Fire Department.



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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Public Works works for the Public



July 17, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 11:08 am, Jul 17, 2024

Attention: Rocio Yee, Planner I

SUBJECT: CUP 23-0029 Ocotillo RV Storage Facility / Martin A. Tripes
Located on 14 W Highway 80, Ocotillo, CA 92259
APN's 033-562-010 & 033-562-011

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on July 5, 2024, for the above-mentioned project. The applicant is proposing a parking and storage for recreational vehicles.

Department staff has reviewed the package information, and the following comments shall be Conditions of Approval:

1. The approval and recordation of the CUP shall be subject to the approval and recordation of the Lot Merger.
2. The site plan shows property lines that have never been surveyed. More specifically the west prolongation line of Lot 17, the east prolongation line of Lot 18 and the south right of way line of abandoned Ocotillo Avenue. A record of survey is required, per Section 8762(b)(4)(5) of the Professional Land Surveyors' Act, (paraphrasing) "a record of survey is required to be filed after making a field survey that establishes one or more lines that are not shown on any subdivision map, official map, or record of survey, the positions of which are unascertainable from inspection of a subdivision map, official map, or record of survey".
3. If any construction would be proposed along property lines (fences, grading, structures, driveways, etc.) the following will apply:
 - a. Corner record is required to be filed with the county surveyor prior to construction for monuments:
 - i. § 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.

- b. A second corner record is required to be filed with the county surveyor for monuments:
- i. § 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys necessarily originating on monuments differing from those that currently control the area.
4. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
 5. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
 6. Prior to the issuance of grading and building permits, a stabilized construction entrance shall be installed under an encroachment permit from this department.
 7. The Developer shall repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road commissioner. Said road repairs shall be completed under an encroachment permit from this department.
 8. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit as approved by this department. No encroachment, building or grading permits shall be issued until such time said financial security has been provided.
 9. All permanent structures abutting public roads shall be located outside County right-of-way, public utility easements, and drainage easements.
 10. All on-site traffic areas shall be hard surfaced to provide all weather access for emergency vehicles. The surfacing shall meet the Department of Public Works and Fire/Office of Emergency Services (EOS) Standards as well as those of the Air Pollution Control District (APCD)

INFORMATIVE

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).

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- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads and/or dimensions on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:

A handwritten signature in blue ink, appearing to read "Atondo V.", is written over the printed name.

Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

EEC ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



RECEIVED

By Imperial County Planning & Development Services at 4:40 pm, Jul 22, 2024

July 19, 2024

Mr. Jim Minnick
Planning Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 23-0029, Lot Merger 00157, Initial Study 24-0022 – Martin A. Tripes

Dear Mr. Minnick,

The Imperial County Air Pollution Control District (Air District) thanks you for the opportunity to review and comment on Conditional Use Permit (CUP) 23-0029, Lot Merger (MERG) 00157, and Initial Study (IS) 24-0022 (Project). The project proposes a merger of two industrial zones for the development of a Recreational Vehicle (RV) Storage. The project is located at 14 W. Highway 80, Ocotillo and consists of the existing parcels identified with Assessor's Parcel Numbers 033-562-010 and 033-562-011, the project would result in a single parcel approximately 2.86 acres.

The existing building on the project site appears as it may have been operated as a fuel dispensing station previously. After reviewing its records, the Air District was unable to find any record of an Air District permit for the location, however, upon reviewing the Assessor's Building Record for parcel 033-562-010, it indicates the removal of tanks occurred at the project site with a notation dated May 28, 1992. The Air District requests the applicant provide any records that assist with notification to either the US EPA or the California Air Resources Board, showing that remediation of the soil was completed, these records could include permits issued by a local jurisdiction. Please note, we do not require any reports of the remediation, but that notification was given of soil remediation due to potential leaks of tanks underground or during removal.

The Air District reminds the applicant that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. If the project will include dispensing fuel or operation of combustion units, such as generators, an Air District may be required, and the applicant must submit an application for engineering review of the equipment to determine permitting requirements.

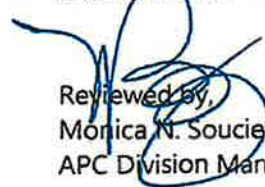
Finally, the Air District requests a copy of the draft CUP prior to recording for review.

For your convenience, the Air District's rules and regulations are available on our website at <https://apcd.imperialcounty.org/rules-and-regulations/> and the permit application can be found here <https://apcd.imperialcounty.org/engineering/>. Please feel free to call our office at (442) 265-1800 should you have any questions or concerns.

Respectfully,



Ismael Garcia
Environmental Coordinator II



Reviewed by,
Monica N. Soucier
APC Division Manager



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

July 19, 2024

Rocio Yee, Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

Re: Martin A. Tripes CUP#23-0029/IS#24-0022/Merg00157

RECEIVED

By Imperial County Planning & Development Services at 2:23 pm, Jul 22, 2024

Dear Ms. Yee:

Our department received and reviewed the documents pertaining to CUP#23-0029/IS#24-0022/Merg001570030/IS#22-0049 as submitted by Martin A. Tripes. The applicant is proposing to merge two industrial zones for Recreational Vehicle (RV) Storage at 14 W. Hwy 80, Ocotillo, CA 92259 (APN's 033-562-010 & 033-562-011).P

The proposed project mentions the availability of propane at a cost for anyone. Please be advised that any commercial weighing and measuring devices, such as Liquid Propane Gas ("LPG") dispensers or electric submeters are required to be type-approved for commercial use and must be registered, inspected, tested, and sealed by our office on a frequent basis.

Should the project require movement of plant material into Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed. Please contact CDFA Nursery Services Program for requirements regarding movement of cannabis nursery stock and nursery license.

If you or the applicant have any questions, please feel free to contact our office at (442) 265-1500.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jolene Dessert".

Jolene Dessert

EEC ORIGINAL PKG

(442) 265-1500 | fax (442) 265-5708 | agcom@co.imperial.ca.us | agcom.imperialcounty.org



IMPERIAL COUNTY SHERIFF'S OFFICE
FRED MIRAMONTES
SHERIFF-CORONER-MARSHAL



RECEIVED

By Imperial County Planning & Development Services at 4:10 pm, Oct 10, 2024

October 10, 2024

TO: Rocio Yee, Planning and Development Services
FROM: Chief Ryan Kelley, Imperial County Sheriff's Office
SUBJECT: Comments – Ocotillo RV Storage Facility

This is in regards to the Imperial County Sheriff's Office (ICSO) response to Ocotillo RV Storage, 14 West Highway 80 in Ocotillo, California (APN 033-562-010 & 033-562-011). ICSO would like to see the following conditions be incorporated onto the conditional use permit:

1. A detailed security/safety plan and diagram for the project site be included and approved by the county prior to any activity on the premises.
2. Install adequate lighting, fencing and safety measures to prevent or deter criminal activity.
3. Install license plate reading cameras at all ingress, regress locations at the project site, and grant access to the Imperial County Sheriff's Office to review the data collected. It is requested that these cameras be included in the security plan.
4. Install surveillance cameras at the project site to allow for 24/7, three hundred and sixty degree remote viewing capabilities and recording of activity on the lot. It is requested that the surveillance cameras be included in the security plan.

Should you have any questions, please do not hesitate to contact me.

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ATTACHMENT “J” COMMENTS



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October 15, 2024

RECEIVED

By Imperial County Planning & Development Services at 2:21 pm, Oct 15, 2024

Ms. Rocio Yee
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: NOI for the Preparation of a ND for Lot Merger No. 00157 in Ocotillo, CA; CUP #23-0029, IS #24-0022

Dear Ms. Yee:

On this date, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, the Notice of Intent for the preparation of a Negative Declaration for Lot Merger No. 00157; Conditional Use Permit No. 23-0029, Initial Study No. 24-0022. The applicant, Martin A. Tripes, propose to merge two (2) parcels located at 14 West Highway 80, Ocotillo, California (APNs 033-562-010 and -011) for the establishment of a recreational vehicle and storage facility.

The IID has reviewed the ND and found that the comments provided in the July 9, 2024 district letter (see attached) continue to apply. However, when a project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, and determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Furthermore, in the July 9, 2024 comment letter, Ignacio Romo, IID project development planner, was misidentified as Mr. Lopez.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet & Compliance Services
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



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July 9, 2024

Ms. Rocio Yee
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Lot Merger No. 00157 in Ocotillo, CA; CUP #23-0029, IS #24-0022

Dear Ms. Yee:

On this July 5, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Merger No. 00157; Conditional Use Permit No. 23-0029, Initial Study No. 24-0022. The applicant, Martin A. Tripes, propose to merge two (2) parcels located at 14 West Highway 80, Ocotillo, California (APNs 033-562-010 and -011) for the establishment of a recreational vehicle and storage facility.

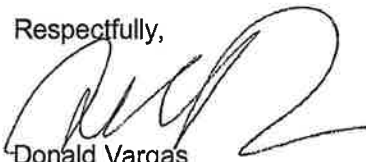
The IID has reviewed the application and has the following comments:

1. If and when the project needs to upgrade the current electrical service, the applicant should be advised to contact Ignacio Romo, IID project development planner, at (760) 482-3426 or e-mail Mr. Lopez at IGRomo@IID.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality or County.
5. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Paul Rodriguez – Deputy Mgr. Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Rocio Yee

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, October 15, 2024 12:41 PM
To: Aimee Trujillo; Antonio Venegas; Ashley Jauregui; Jolene Dessert; Margo Sanchez; Belen Leon-Lopez; Monica Soucier; Jesus Ramirez; Luis Plancarte; Rosa Lopez; Jorge Perez; Sheila Vasquez-Bazua; Andrew Loper; salflores@co.imperial.ca.us; robertmalek@co.imperial.ca.us; David Lantzer; Rkelley@icso.org; Fred Miramontes; Robert Benavidez; dvargas@iid.com; kimberly.dodson@dot.ca.gov; Charlie.Lecourtois@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; Tribal Secretary
Cc: Michael Abraham; Jim Minnick; Diana Robinson; Rocio Yee; Jenyssa Gutierrez; Kamika Mitchell; Kayla Henderson; Marsha Torres; Olivia Lopez; Valerie Grijalva
Subject: RE: [EXTERNAL]:Notice of Intent - CUP23-0029/MERG00157/IS24-0022

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

Good afternoon,

This email is to inform you that the Ft. Yuma Quechan Tribe Historic Preservation Office does not wish to comment on this project.

*Thank you,
H. Jill McCormick, M.A.*

Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, October 15, 2024 11:28 AM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez

<JesusRamirez@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; salflores@co.imperial.ca.us; robertmalek@co.imperial.ca.us; David Lantzer <davidlantzer@co.imperial.ca.us>; Rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com; kimberly.dodson@dot.ca.gov; Charlie.Lecourtois@dot.ca.gov; roger.sanchez-rangel@dot.ca.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; Jill McCormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>

Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

Subject: [EXTERNAL]:Notice of Intent - CUP23-0029/MERG00157/IS24-0022

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for **Conditional Use Permit #23-0029/Lot Merger#00157/Initial Study #24-0022**

Please feel free to view the EEC Original Hearing Package by clicking on the following link:

<https://www.icpds.com/assets/hearings/CUP23-0029-Ocotillo-RV-Storage-EEC-Original-Pkg.pdf>

Should you have any questions regarding this project, please feel free to contact Rocio Yee Planner I at (442)265-1736 or at rociyee@co.imperial.ca.us

Thank you,

Aimee Trujillo

Office Technician
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
aimeetrujillo@co.imperial.ca.us



AIR POLLUTION CONTROL DISTRICT



November 7, 2024

RECEIVED

By Imperial County Planning & Development Services at 1:18 pm, Nov 07, 2024

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

SUBJECT: Notice of Intent for a Negative Declaration for Conditional Use Permit 23-0029 & Lot Merger 00157 – RV Parking and Storage, Martin A Tripes

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on the Notice of Intent (NOI) for a Negative Declaration (ND) for Conditional Use Permit (CUP) 23-0029 and Lot Merger (MERG) 00157 (Project). The project proposes the development and operation of an RV Parking and Storage Facility, and the Lot Merger is necessary for the project to meet regulatory requirements. The project is located at 14 West Highway 80, Ocotillo and includes the existing parcels identified with Assessor's Parcel Numbers 033-562-010 and 033-562-011.

The Air District previously provided comments for the project in a letter dated July 19, 2024 which remain applicable: in the letter the Air District requested any records that could help the Air District establish that notification of soil remediation at the site had been given to US EPA and/or California Air Resources Board. After review, the Air District has found that as of the writing of this letter it has no record of receiving any such documentation and the request remains pending.

The Air District reminds the applicant that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. If the project will dispense fuel or operate combustion units, such as generators, an Air District permit may be required, and the applicant must submit an application for engineering review of the equipment to determine permitting requirements.

Finally, the Air District requests a copy of the draft CUP prior to recording for review.

For your convenience, the Air District's rules and regulations are available on our website at <https://apcd.imperialcounty.org/rules-and-regulations/> and the permit application can be found

here <https://apcd.imperialcounty.org/engineering/>. Please feel free to call our office at (442) 265-1800 should you have any questions or concerns.

Respectfully,



Ismael Garcia
Environmental Coordinator II



Reviewed by
Monica N. Souder
APC Division Manager