

PROJECT REPORT

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

AGENDA DATE: **September 24, 2025**
AGENDA TIME: **9:00 AM / No. 8**

RV Sandtoy Storage, Inc. DBA Glamis Dunes Storage
PROJECT TYPE: Appeal (APP) #25-0001 SUPERVISOR DIST #5
LOCATION: 5379 East U.S. Highway 78 APN: 039-310-026-000
Brawley, CA 92227 PARCEL SIZE: 55.69-AC

GENERAL PLAN (existing) Glamis Specific Plan GENERAL PLAN (proposed) N/A
S-2 (Open Space Preservation) [Previous Zoning Designation]
ZONE (existing) CR-3 (Large Commercial Recreation) [Inactive] ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION:

HEARING DATE: 09-24-2025

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS
AG
APCD
E.H.S.
FIRE / OES
SHERIFF
OTHER

☒ NONE
☒ NONE
☒ NONE
☒ NONE
☒ NONE
☒ NONE
☒ NONE

☐ ATTACHED
☐ ATTACHED
☐ ATTACHED
☐ ATTACHED
☐ ATTACHED
☐ ATTACHED
☐ ATTACHED

REQUESTED ACTION:

STAFF RECOMMEND THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, AND HEAR ALL THE PROPONENTS AND OPPONENTS OF THE APPEAL, AND THEN TAKE THE FOLLOWING ACTIONS:

1. DENY THE APPEAL, UPHOLD THE PLANNING DIRECTOR'S DETERMINATION, AND REQUIRE THE APPELLANT AND THE EXISTING PROJECT TO COMPLY WITH THE EXISTING TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT (CUP) #06-0039. FURTHERMORE, REQUIRE THE APPELLANT AND EXISTING PROJECT TO FULLY ADHERE TO THE DEVELOPMENT STANDARDS, SPECIFIC CONDITIONS, AND REGULATORY REQUIREMENTS AS OUTLINED IN THE GLAMIS SPECIFIC PLAN.

STAFF REPORT
Planning Commission Meeting
September 24, 2025

Project: **Appeal #25-0001 for Glamis Specific Plan (SP #19-0001) & Conditional Use Permit (CUP #06-0039)**

Appellant: **RV Sandtoy Storage, Inc. DBA Glamis Dunes Storage**
 c/o Jeffrey T. Gwynn, Director
 5379 East U.S. Highway 78
 Brawley, CA 92227

Landowner: **Polaris Experience, LLC**
 c/o Stefanie Schwalenberg, Vice President
 2100 Highway 55
 Medina, MN 55340

Location:
The subject area of the appeal is located at 5379 East U.S. Highway 78, Brawley, CA, pertaining to the business known as Glamis Dunes Storage. The property is identified by Assessor's Parcel Number (APN) 039-310-026-000 and is legally described as Parcel 1 of Lot Line Adjustment (LLA) No. 296, comprising a portion of the West 1/2 of the Northeast 1/4 and the West 1/2 of Tract No. 37, within Township 13 South, Range 18 East, of the San Bernardino Base and Meridian (S.B.B.M.). The site is bounded to the south by U.S. Highway 78 and to the east by the Southern Pacific Railroad, situated within the Glamis Dunes Recreational Area.

Case Summary:
Jeffrey T. Gwynn, Director of RV Sandtoy Storage, Inc., doing business as Glamis Dunes Storage, submitted a request to the County of Imperial for an Administrative Modification to Conditional Use Permit #06-0039. The modification seeks to incorporate several new uses that were not previously permitted within the existing RV storage facility. On October 24, 2024, the Imperial County Board of Supervisors approved and adopted the Glamis Specific Plan (SP #19-0001) as a phasing comprehensive framework to guide the orderly development of the Glamis area and to further implement the goals and policies of the Imperial County General Plan.

After a comprehensive review of the Glamis Specific Plan, the Imperial County Planning & Development Services Department (ICPDS) informed Mr. Jeffrey Gwynn that the request by RV Sandtoy Storage, Inc., to incorporate the proposed new uses into the Glamis Dunes Storage property (APN 039-310-026-000) could not be approved, as the uses were not consistent with provisions of the Specific Plan.

In response, RV Sandtoy Storage, Inc. chose to appeal to the Planning Director's interpretation of the Glamis Specific Plan before the Imperial County Planning Commission.

Case and Property History:

On March 14, 2007, the Imperial County Planning Commission approved Conditional Use Permit (CUP) #06-0039, authorizing the construction and operation of a Recreational Vehicle (RV) storage facility with a capacity of up to 2,500 spaces. The approved project includes twenty (20) dump stations, one (1) caretaker residence, one (1) night watchman residence, a commercial office, and twenty (20) cargo containers.

Permitted activities under CUP #06-0039, exclusively to rental/leased RV-space customers within the facility, include the sale of propane, firewood, and potable water. No general public sales or services were permitted.

Conversely, the CUP explicitly prohibits certain uses within the RV storage facility, including the repair and maintenance of vehicles and equipment, overnight camping, campfires, parties, cooking (indoor and outdoor), and the consumption of alcoholic beverages.

On January 25, 2023, the Imperial County Planning Commission heard and considered Time Extension (EXT) #22-0026 for Conditional Use Permit (CUP) #06-0039 as submitted by Mike Mamelli, Jr. (RV Storage Owner) and Polaris Experience, LLC (Landowner) for the approval of a new 15-year term for the existing 2,500 space Recreational Vehicle (RV) storage facility known as Glamis Dunes Storage. The facility has private dump stations, a caretaker residence, a night watchman residence, a commercial office and 20 cargo containers; additionally, the applicant sells propane, firewood, and potable water to their customers. Time Extension (EXT) #22-0026 for Conditional Use Permit (CUP) #06-0039 was approved for a new 15-year term subject to existing Conditions of Approval. (**Exhibit "1"**)

On January 26, 2023, the County (ICPDS) issued an approval letter for Time Extension (EXT) #22-0026 for a new 15-year term for Conditional Use Permit (CUP) #06-0039 to both Mike Mamelli, Jr and Polaris via email and regular mail. (**Exhibit "2"**)

On November 1, 2024, during the review of documentation submitted for the renewal of Business License No. 871 for Glamis Dunes Storage, Permit Specialist Linda Hunt informed the Planning Division that the renewal request included the sale of RV parts and Accessories—uses not specified in Conditional Use Permit (CUP) #06-0039. Mr. Mamelli, Jr., was advised to consult with a County Planner for clarification regarding the proposed uses listed in the business license renewal application. On the same day, Specialist Linda Hunt was informed that the Planning Division would withhold its approval of Business License No. 871, as the proposed uses—specifically the sale of RV Parts and Accessories—were not authorized under the permitted uses outlined in Conditional Use Permit (CUP) #06-0039. (**Exhibit "3"**)

On November 4, 2024, in response to the Glamis Dunes Storage owner's inquiry regarding the proposed uses listed in the renewal of Business License No. 871, the Imperial County Planning & Development Services Department (ICPDS) provided Mr. Mike Mamelli, Jr. with information and guidance on the procedure required to modify Conditional Use Permit (CUP) #06-0039 to include the sale of RV Parts and Accessories as an authorized uses. (**Exhibit "4"**)

On November 6, 2024, the Imperial County Planning & Development Services Department (ICPDS) received an email from Mr. Mike Mamelli, Jr., confirming that the sale of RV parts and accessories would not be included in the renewal request for Business License No. 871. He further indicated that operations would continue in accordance with the uses authorized under Conditional Use Permit (CUP) #06-0039. **(Exhibit "5")**

On February 4, 2025, the Imperial County Planning & Development Services Department (ICPDS) received an email from Mr. Jeffrey Gwynn, who identified himself as the Director of RV Sandtoy Storage, Inc. (DBA Glamis Dunes Storage). The email included a formal letter requesting an Administrative Modification to Conditional Use Permit (CUP) #06-0039 to incorporate a list of proposed uses at the property located at 5379 East U.S. Highway 78, Brawley, CA (APN 039-310-026-000).

The requested modifications included the following proposed uses: sale of RV parts and accessories; sale of water, fuel, and firewood to both customers and the general public; development of a sewage treatment facility; provision of public restrooms and showers; sale of BLM and camping permits to customers and the general public; and the installation of billboards and entry signage.

According to Mr. Gwynn, the intent of the request was to allow for the expansion of RV-related business operations in alignment with the approved and adopted Polaris Corporation's Glamis Specific Plan (Specific Plan #19-0001). He noted that such uses were consistent with those permitted under the CR-3 zoning designation established by the Specific Plan, thereby eliminating the need for continued reliance on the existing CUP.

(Exhibit "6")

On March 5, 2025, following a thorough review of the Glamis Specific Plan (Specific Plan No. 19-0001) and consultation with the Planning Director for interpretation, the Imperial County Planning & Development Services Department (ICPDS) informed Mr. Jeffrey Gwynn via email that the request by RV Sandtoy Storage, Inc. to incorporate the proposed uses into the Glamis Dunes Storage property (APN 039-310-026-000) could not be approved.

Mr. Gwynn was advised that the approval and adoption of the Glamis Specific Plan did not automatically implement the new zoning designations identified in the Plan (e.g., CR-3). Rather, these designations are to be enacted through a phased implementation process, as outlined in Section IV – Administration and Implementation (page 4-3) of the Plan. The Glamis Dunes Storage property is located within Phase 4 of the Specific Plan. According to the implementation framework, uses from Planning Area 1 may only be extended to Planning Areas 2, 3, and 4 once the improvements designated under Phase 1 are completed, including the required infrastructure and Highway 78 intersection/crossing improvements specific to Phase 4.

As such, the Glamis Dunes Storage project remains subject to the terms and conditions of Conditional Use Permit (CUP) #06-0039 until the necessary zoning changes are

formally adopted through the prescribed process. Additionally, Mr. Gwynn was advised that the County would not accept any Building Permit applications or modification requests without formal authorization from the property owner, Polaris Corporation.

(Exhibit “7”)

On March 20, 2025, Mr. Jeffrey Gwynn, Director of RV Sandtoy Storage, Inc., submitted a formal letter and accompanying email to ICPDS, challenging and appealing the Planning Director’s interpretation of the Glamis Specific Plan (SP#19-0001). In his correspondence, Mr. Gwynn also requested reconsideration of an administrative modification to Conditional Use Permit (CUP) #06-0039, seeking to incorporate a range of additional uses into the proposed Glamis Dunes Storage project. **(Exhibit “8”)**

On May 16, 2025, ICPDS issued a formal response letter to Mr. Jeffrey Gwynn, reaffirming the Planning Director’s interpretation of the Glamis Specific Plan (SP #19-0001) as it pertains to his business proposal. The letter stated that the County of Imperial could not move forward with approving the incorporation of the proposed additional uses into the Glamis Dunes Storage project.

In the same letter, the Director of Sandtoy Storage was informed that, pursuant to Section 93305.03 of the Glamis Specific Plan (pages 3-11 and 3-12), the County is not authorized from processing or issuing any land use permit or development approval for a proposed use unless the property owner—Polaris—has provided a written statement confirming that it has reviewed the application and plans, and has determined that the proposed use is consistent with the provisions of the Specific Plan and the corresponding Ordinance. The cited section states: *“In the event a Lessee applies to secure a land use permit, a development approval for any use...the County shall not process nor issue such an approval unless the land owner [Polaris] has provided a written statement that said owner has reviewed the application and plans and has determined that the proposed use is consistent with the provisions of the Specific Plan and this Ordinance...”*

Additionally, ICPDS advised Mr. Gwynn that if Sandtoy Storage, Inc. chose to proceed with a formal appeal before the Imperial County Planning Commission, the company would be required to submit the applicable processing fees in accordance with the Imperial County Land Use Ordinance (Title 9, Division 1, Section 90102.04(C)).

(Exhibit “9”)

On or around June 6, 2025, ICPDS received the required processing fees to initiate Sandtoy Storage, Inc.’s appeal process (APP #25-0001).

Land Use Analysis:

In accordance with the Imperial County General Plan, the land use designation for the submitted appeal is identified as “Glamis Specific Plan,” with an inactivated zoning classification of CR-3 (Large Commercial Recreation) located within Planning Areas 2, 3 & 4 of the Specific Plan’s phasing framework as shown on Zoning Map #70 of the Imperial County Title 9 Land Use Ordinance.

Pursuant to Title 9, Division 5, Section 90519.02, Subsection (o) of the County's Land Use Ordinance, the existing Recreational Vehicle (RV) Storage Facility was permitted within an S-2 zoned parcel (previous zoning designation), subject to the previously approved and existing Conditions of Approval under Conditional Use Permit (CUP) #06-0039, recorded Document No. 2007-014374 dated April 9, 2007.

According to Section 93305.01 (Zoning Ordinance) of the Glamis Specific Plan (GSP), such is structured as a phased development framework. This means that development within its boundaries may proceed in a defined sequence and subject to the prior satisfaction of specific standards and regulatory requirements. This approach ensures that each phase aligns with the policies, standards, and objectives of the County's General Plan before advancing to the next stage.

The Specific Plan identifies "Areas" that should not be interpreted as individual parcels or as designations of specific permitted land uses. Numerical references shown within the Plan are not intended to represent the sequence of development but rather indicate the general locations where development may occur. Pursuant to Sections 93301.07 (Zoning Map) and 93301.08 (Zoning Categories) of the Glamis Specific Plan (GSP), three distinct zoning designations are established, including CR-3, defined as "Large Commercial Recreation." The CR-3 Zone is intended to accommodate a wide range of commercial uses that support off-road recreational activities and facilitate large-scale events on both private property and adjacent federal lands. It is important to note that development within any of the designated Areas is contingent upon compliance with specific standards and requirements set forth in the Plan.

As previously discussed, the Glamis Dunes Storage Facility (Existing Project) is located within Planning Areas 2, 3, and 4 of the Glamis Specific Plan. However, the proposed uses identified for inclusion in the Project, as referenced in "**Exhibit 7**," are not applicable to Planning Areas 2, 3, and 4, as such uses are exclusively preferred or permitted within Planning Area 1, pursuant to the provisions of the Glamis Specific Plan.

Pursuant to Section 93305.02 (Zoning Ordinance), it states that before any development is permitted within the designated "Areas" within the Specific Plan, the necessary infrastructure, as listed and/or as otherwise required, must first be provided.

Lastly, as previously referenced, in accordance with Section 93305.03 (Zoning Ordinance) of the Glamis Specific Plan, it states that, *"In the event a Lessee applies to secure a land use permit, a development approval for any use, or a Special Event, the County shall not process nor issue such an approval unless the land owner has provided a written statement that said owner has reviewed the application and plans and has determined that the proposed use is consistent with the provisions of the Specific Plan and this Ordinance."*

Based on these criteria, Appeal #25-0001 is found inconsistent with the Imperial County General Plan and applicable land use regulations.

Staff Recommendation:

Staff recommend that the Planning Commission hold a public hearing, and hear all the proponents and opponents of the appeal, and then take the following action:

1. Deny the appeal, uphold the Planning Director's determination, and require the Appellant and the existing project to comply with the existing terms and conditions of Conditional Use Permit (CUP) #06-0039. Furthermore, require the Appellant and existing project to fully adhere to the development standards, specific conditions, and regulatory requirements as outlined in the Glamis Specific Plan.

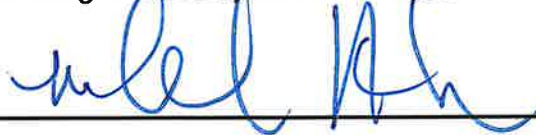
PREPARED BY:

Gerardo A. Quero, Project Planner
Planning & Development Services



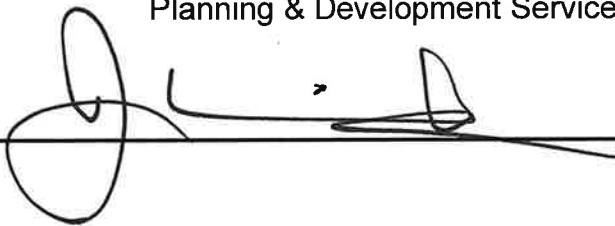
REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services



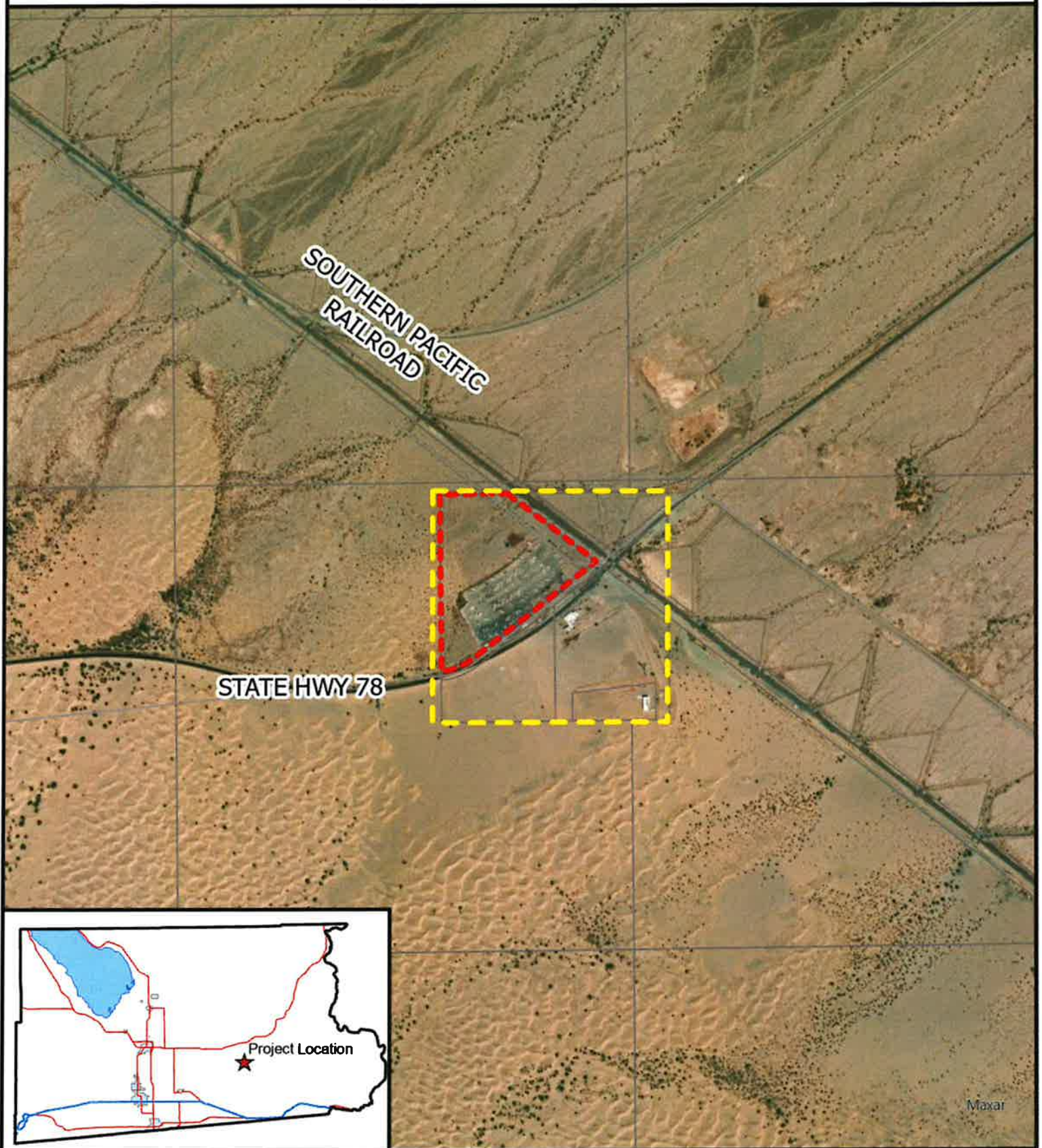
ATTACHMENTS:

- A. Vicinity Map
- B. Appeal Letter
- C. Exhibits "1" through "9"
- D. Copy of CUP #06-0039
- E. Glamis Specific Plan (SP #19-0001)
- F. Comment Letters

ATTACHMENT “A”

VICINITY MAP

PROJECT LOCATION MAP



**RV SANDTOY STORAGE, INC.
DBA GLAMIS DUNES STORAGE
APP #25-0001
FOR SP#19-0001 & CUP#06-0039
APN 039-310-026-000**

- Glamis Dunes Storage (CUP# 06-0039)
- Centerline
- Parcels
- Glamis Specific Plan (SP#19-0001)



ATTACHMENT “B”

APPEAL LETTER

**RV SANDTOY STORAGE, INC
DBA GLAMIS DUNES STORAGE
5379 EAST HIGHWAY 78
BRAWLEY CA 92227**

March 20, 2025

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
836 MAIN STREET
EL CENTRO, CA 92243

SUBJECT

**APPEAL OF REJECTION OF BUILDING PROPOSALS RELATED TO
GLAMIS SPECIFIC PLAN No. SP19-0001
CONDITIONAL USE PERMIT #06-0039
REQUEST OF ADMINISTRATIVE MODIFICATION FOR CUP #08-00391;
AND REQUEST FOR A HEARING**

Dear Gentleperson,

I am writing on behalf of RV Sand Toy Storage, Inc. (Hereinafter "RV") a business operating in the County of Imperial on the eastern side of Imperial Sand Dunes otherwise known as Glamis. RV wrote to your department on or about February 4, 2025. See Exhibit 1. The purpose of the letter was to receive clarification regarding RV's business plans and how to obtain permits in light of the Glamis Specific Plan No. SP19-001. RV received a response from Gerardo Quero on March 5, 2025 denying RV's proposed business expansions. RV requested on March 7, 2025 to your office and has not received the courtesy of response. As such, RV submits the following as its APPEAL of said refusal.

BACKGROUND

RV has operated under a Conditional Use Permit which was attached to the letter identified as Exhibit 1. RV previously sought a modification of the CUP on October 8, 2018. The restrictions of the CUP are onerous and have prevented RV from servicing its customers and the public generally. In the October 8, 2018 letter we previously wrote to your department about amending the CUP to permit an expansion of RV's business. This would not only have benefited RV and its customers but also the public and the County of Imperial in increasing economic activity in the region. Unfortunately, we never received a response.

RV spoke with Mr. Quero on or about October 30, 2024 about this issue. We received an email response but frankly we doubted this was the correct approach. The problem is that it doesn't appear to acknowledge the CUP amendment process is contrary to Glamis Specific plan No. SP19-0001("GSP") which was approved by Imperial County's Board of Supervisors. As I am sure you know, the Specific Plan amended the County's General Plan. Our current CUP was based on the General plan only, not the GSP. The GSP allows for a wide range of commercial and retail development. In fact, many areas of the GSP are deemed zoning category CR-3, which allow for a maximum range of recreational, commercial, and retail land uses, including fuel stations, rental facilities and sales. Therefore, the approval of the plan obviates the limitations inherent in the CUP. In fact, the GSP specifically states that it was being done in part to remove the CUP burden.

The GSP now makes plain that in the County of Imperial RV is permitted to use C-3 permitted activities including, without limitation, Billboards, Bulk water sales, Equipment Storage, Fuel Station (gas/diesel), Fuel Station (Propane), Power Generation (on site use i.e. diesel/propane), Public Restrooms, Public showers, Retail displays / entrance signage, Retail sales, RV Dump Station(s), RV Park, RV Repair facility, RV Storage, Solar Generating Facility including battery storage up to 30 MW for onsite and export, Stores (retail general), Stores (retail specialty), Temporary sales facilities, Vehicle parts sales, Vehicle Repair and Service, Vehicle Sale, Vehicle storage, Vehicle wash down area, and Water/Wastewater treatment facilities

In fact, the GSP provides that Uses not listed may still be permitted where the Planning Director finds are consistent and similar to a permitted use.

Based on this RV sought permission to start immediately the process for permitting the following:

1. RV parts and accessories sales to its customers and to the general public.
2. Water sales to its customers and to the general public.
3. Fuel sales to its customers and to the general public.
4. Sewage treatment facility;
5. Firewood sales to its customers and to the general public.
6. Provision of public restrooms and showers to its customers and to the general public.
7. Sale of BLM permits and camping permits to its customers and to the general public.
8. Billboards and entry signs.

Plainly, all of these are clearly provided for and permitted by the Glamis General Plan as modified by the Glamis Specific plan No. SP19-0001. RV's 50 acres are clearly part of the Glamis Specific Plan. As such RV sought to begin conducting such approved business. RV, therefore, requested clarification of the County's position on these issues relative to the need for an amended CUP. The current CUP is restrictive of all 8 points and is clearly inconsistent with Glamis Specific Plan.

As indicated above, your office via Mr. Quero's denied all eight business expansions stating that "After a thorough review of the recently adopted Glamis Specific Plan, we regret to inform you that your request to incorporate certain uses into the Glamis Dunes Storage property cannot be approved at this time."

Our proposals were denied because the GSP "does not automatically activate the new zoning." Rather the GSP is a phased development plan and that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed." The denial insisted that the CUP continues to be required and that Polaris approve of RV's plans.

This decision is facially inadequate and is an abandonment of your department's obligation to facilitate beneficial development to the community. It is a one size fits all rejection despite that RV's proposals are wildly different and should have been addressed separately. Further, the bases for the decision are incorrect and therefore it must be either appealed or reconsidered.

As you know, the County of Imperial has a General Plan that provides the zoning for the county. Polaris' Specific Plan was lawfully brought before the county supervisors who approved it. It is now binding on all of us, of course. The GSP, however, contradicts the bases for the position. GSP IV e regarding Project Phasing Plan says: "As detailed in the Zoning Ordinance (GSP Chapter III) **the numeric sequencing shall not be construed as the sequence that development will occur.** The approach to Phasing is driven by a number of factors, including, but not necessarily limited to: 1) market conditions; 2) connectivity with and proximity to access; 3) the logical extension of key utility and infrastructure facilities; 4) efficient grading progression; and, 5) Polaris goals and objectives prioritization of projects."

GSP III Chapter 5 Phasing is in accord. "For the purpose of this Specific Plan, Phasing is defined as the sequence that development may follow, subject to certain standards and regulatory requirements first being met, as enumerated herein and in the Specific Plan. This Specific Plan established "areas" which are not to be confused with parcels nor with any specific land uses allowed, **nor shall the numeric on any drawing within the plan, be construed as the sequence that development will occur, only that it may occur.**"

Because all of RV's proposal are permitted by the GSP, the purported justification for denying RV's request on the grounds "that the GSP is a phased development plan" is false and unsupportable. The remainder of the justifications for your denial are the same. For instance, you say that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed."

This is arbitrary and capricious. Phase 1 involves water, electricity, waste water treatment and an intersection at the Beach Store. The water, electricity, and waste water treatment are irrelevant to all of RV's eight items except perhaps for its own sewage treatment facility. But

even that is not an issue. Yes, Polaris does seek to treat sewage. That RV wishes to do likewise is hardly justification that RV must wait until Polaris has completed Phase 1. Given the plain language that the phasing is irrelevant, this is unreasonable. Further, RV's competitor, Dunes Edge already treats sewage. We are at a competitive disadvantage by your refusal to permit our own treatment.

Further, the intersection and crossing improvements are related to the entire project. Not to RV's desire to expand its business. The intersection in its current configuration is virtually unaffected by the limited sales proposed by RV. I'm not sure why Polaris burdened our business model with the intersection or for that matter why it chose that location. But RV's current and proposed clients are uniformly in vehicles and clearly able to ingress and egress from our property as is without the need to be burdened by constructing an intersection. Thousands of people currently use Highway 78 to access Glamis Dunes without difficulty. There are hundreds of vendors currently soliciting business across the street without issue. It seems largely unjustified to hinder RV when other businesses are permitted to serve the public.

While we fully expect Polaris to approve of each of the eight items and am working diligently to this end, this being a requirement is absurd. We have lawful possession of the property and our lease clearly provides for this. It is beyond the pale the county is enforcing Polaris' rights.

Regarding your point that a CUP is necessary, I do believe this is flatly contradicted by law. A CUP is necessary where the proposed use is inconsistent with zoning. This is not the case. RV's proposed use is completely consistent with the zoning. Be that as it may, for our own planning purposes, it is unclear whether the county is acknowledging that the current CUP can be amended to permit all of RV's eight items. RV asked for clarification on this but it was not provided. As you know, the CUP amendment process is not exactly cheap or easy. If our 8 proposal are going to be summarily rejected for the same reasons, as indicated in the March 5, 2025 email we must have some indication from you that this is the case.

RV is therefore requesting a hearing for reconsideration as to each of the eight at issue items definitive reasons for any limitations as to each of the proposed improvements.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeffrey T Gwynn', with a stylized flourish at the end.

Jeffrey T Gwynn

Director of RV Sandoy Storage, Inc.

ATTACHMENT “C”

EXHIBITS 1 – 9

EXHIBIT #1

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: January 25, 2023

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No. 4

Mike Mamelli, Jr./Polaris Experience, LLC – Glamis Dunes Storage
PROJECT TYPE: Time Extension #22-0026 for CUP #06-0039 SUPERVISOR DIST #5

LOCATION: 5379 E. US Highway 78 APNS: 039-310-026-000
Brawley, CA, 92227 PARCEL SIZE: +/- 55.69 acres

GENERAL PLAN (existing) Specific Plan Area GENERAL PLAN (proposed) N/A

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

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

PLANNING COMMISSION DECISION: HEARING DATE: January 25, 2023

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

- 1) FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES AND THAT NO FURTHER DOCUMENTATION IS NECESSARY;
- 2) FIND THAT THE TIME EXTENSION #22-0026 FOR CONDITIONAL USE PERMIT #06-0039 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
- 3) APPROVE TIME EXTENSION #22-0026 FOR CONDITIONAL USE PERMIT #06-0039 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

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

GQIS:\Users\APN\039\310\026\EXT22-0026\PC\EXT22-0018 PROJECT REPORT.docx

STAFF REPORT
Planning Commission
January 25, 2023
Time Extension #22-0026 for CUP #06-0039

Applicant(s):

Glamis Dunes Storage
Mike Mamelli, Jr. - President, Glamis Dunes Storage
5379 E. US Highway 78
Brawley, CA 92227

Polaris Experience, LLC- Landowner
Stefanie Schwalenberg - VP, Customer Experience Integration, Polaris, Inc.
2100 Highway 55
Medina, MN 55340

Project Location:

The existing Glamis Dunes (Recreational Vehicle) Storage Facility is located at 5379 E. US Highway 78, Brawley, CA 92227; APN 039-310-026-000; and legally described as Parcel 1 of Lot Line Adjustment (LLA) #296, also being a Portion of West 1/2 of the Northeast 1/4 and of West 1/2 of Tract #37, T13S, R18E, S.B.B.M. US Highway 78 bounds the storage facility on the South and the Southern Pacific Railroad bounds it on the East, in the Glamis Dunes Recreational Area.

Project Summary:

The applicant(s), Mike Mamelli, Jr. and Polaris Experience, LLC, are requesting a time extension for a new fifteen (15) year term for Conditional Use Permit (CUP) #06-0039 for the existing 2,500 space Recreational Vehicle (RV) storage facility. The facility has a private dump stations, a caretaker residence, a night watchman residence, a commercial office and 20 cargo containers; additionally, the applicant sells propane, firewood, and potable water to their customers. Upon approval of the new fifteen (15) year term, CUP #06-0039 will be subjected to three (3) year time extensions, starting April 9, 2022, and subsequently every three (3) years until April 9, 2037 when a new fifteen (15) year time extension will be required. After a thorough review of the project file, compliance report, and field inspection pictures and report performed on October 27, 2022, it can be determined that CUP #06-0039 complies with the CUP's conditions of approval and applicable County land use regulations.

Project Background:

- CUP #06-0039 was approved by the Imperial County Planning Commission on March 14, 2007;
- CUP #06-0039 was recorded on April 9, 2007;
- On September 1, 2017, ICPDS was notified via mail of a Change of Ownership for the subject property on APN 039-310-026, listing Dunes Holdings, LLC c/o Polaris

Industries, Inc. as the new landowner. Property was purchased from LeBlanc Family Trust. Dunes Holdings, LLC c/o Polaris Industries, Inc. acknowledged the assignment of all Conditional Use Permits on the subject property;

- On February 21, 2018, property on APN 039-310-026 was transferred from LeBlanc Family Living Trust to Polaris Experience, LLC c/o Polaris Industries, Inc.

County Ordinance:

Time Extension #22-0026 for CUP #06-0039 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90519.02, "Uses Permitted Only with a Conditional Use Permit," subsection (o) – Recreational vehicle storage compounds/mini storage provided at least 75% of total use is for RV storage.

Land Use Analysis:

Per Imperial County General Plan, the land use designation for the parcel is "Specific Plan Area" and zoned S-2 (Open Space / Preservation) pursuant to Zoning Map #70 of the Imperial County Title 9 Land Use Ordinance.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	RV Storage Facility	S-2 (Open Space / Preservation)	Specific Plan Area
North	Open Desert Space	BLM (Bureau of Land Management)	Recreation/Open Space
South	Temporary Event Area/Convenience Store	S-2 (Open Space / Preservation)	Specific Plan Area
East	Vacant/Open Desert Space/Railroad	S-2/BLM	Specific Plan Area / Recreation - Open Space
West	Open Desert Space	BLM (Bureau of Land Management)	Recreation/Open Space

Environmental Determination:

Time Extension #22-0026 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).


Staff Recommendation:

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

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #22-0026 for Conditional Use Permit #06-0039 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #22-0026 for Conditional Use Permit #06-0039 for a new 15-year term, subject to the existing conditions.

PREPARED BY:

Gerardo A. Quero, Planner I
Planning & Development Services



REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services



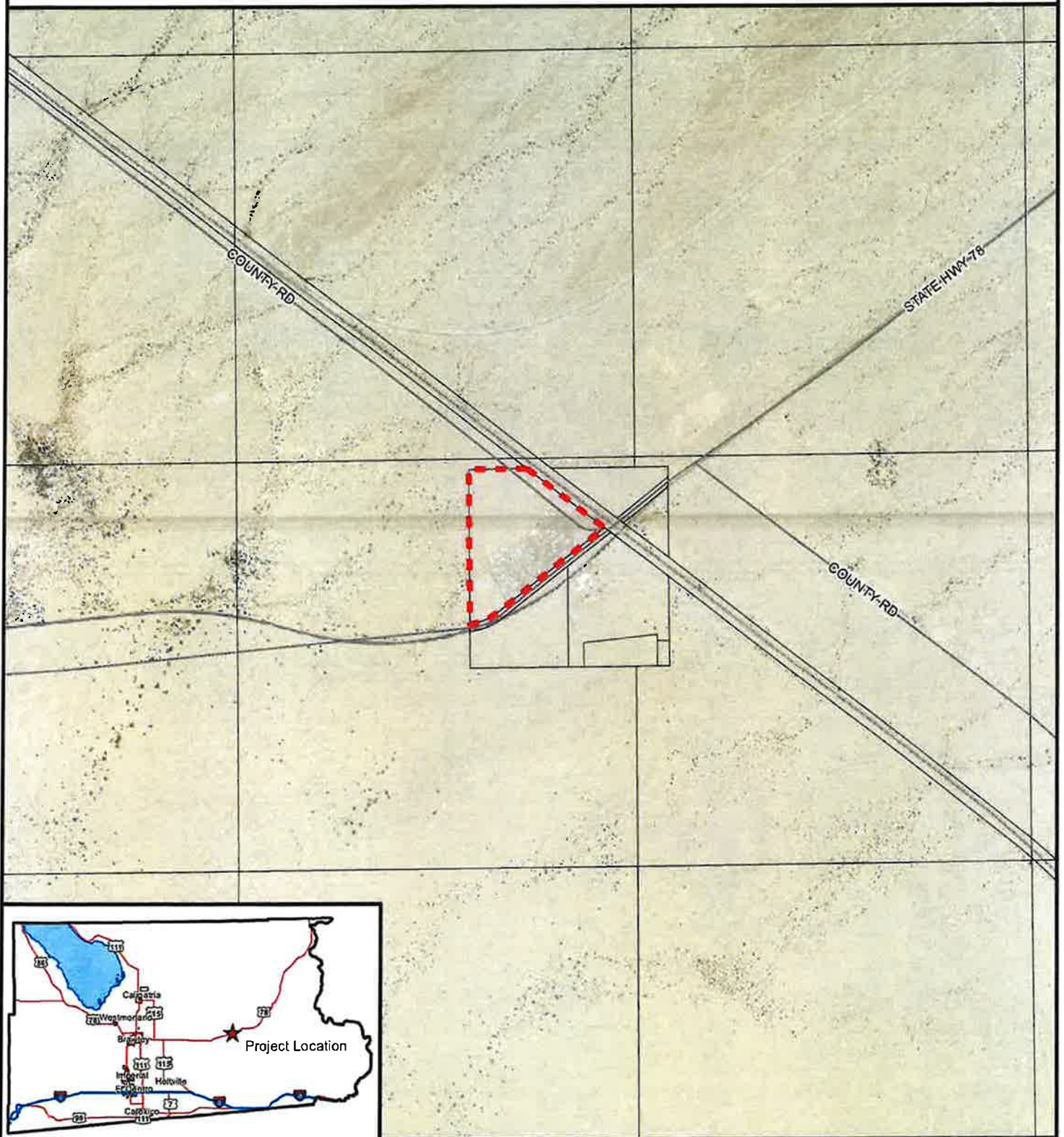
ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolutions
- D. Conditional Use Permit #06-0039
- E. Time Extension Request Documents
- F. Comment Letters

ATTACHMENT "A" – VICINITY MAP




PC ORIGINAL PKG

PROJECT LOCATION MAP



**GLAMIS DUNES STORAGE
EXT 22-0026 FOR CUP 06-0039
APN 039-310-026-000**

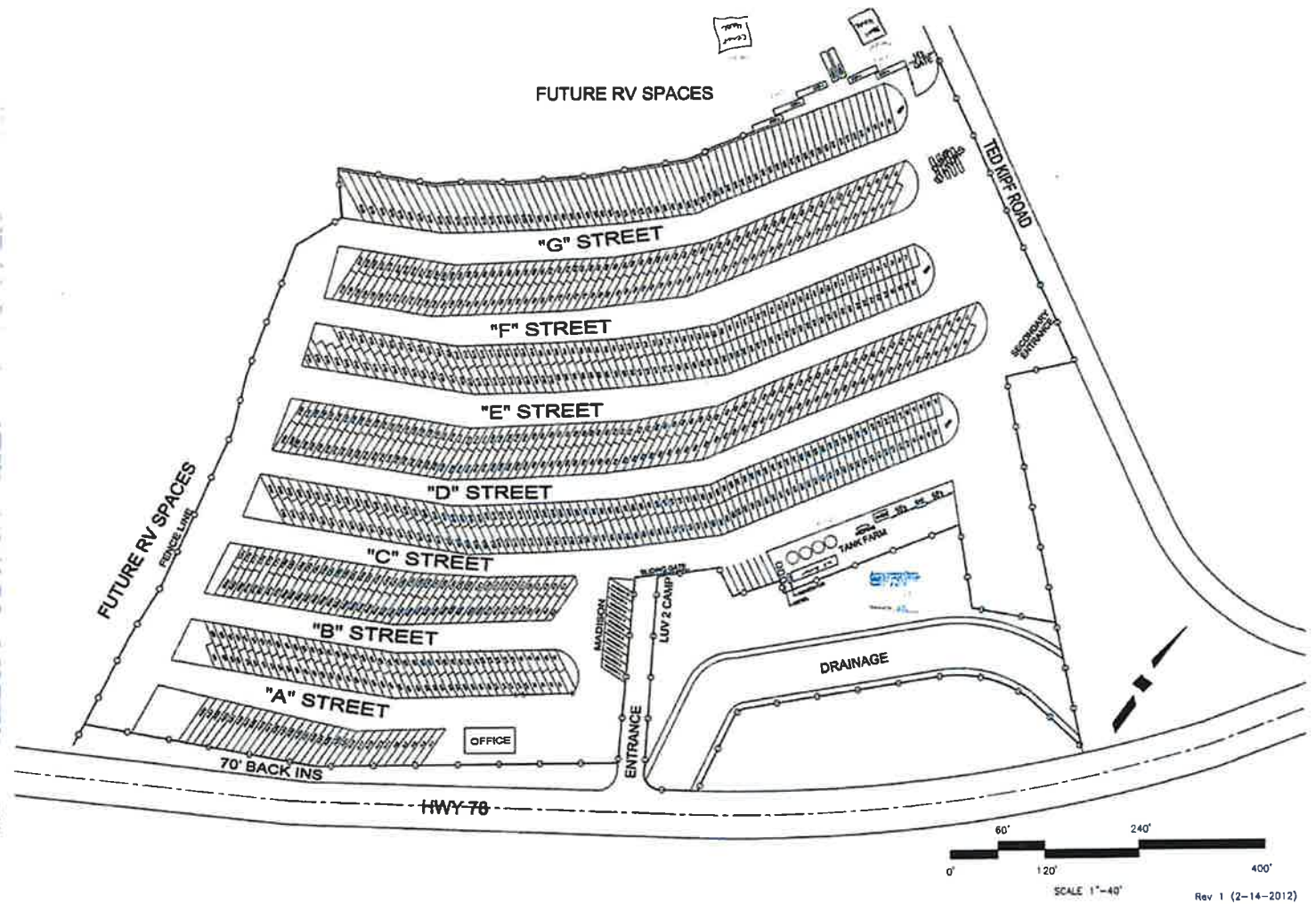
PC ORIGINAL PKG

-  Project Location
-  Roads
-  Parcels



ATTACHMENT "B" – SITE PLAN

PC ORIGINAL PKG



ATTACHMENT "C" – PC RESOLUTIONS

PC ORIGINAL PKG

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING "TIME EXTENSION #22-0026" FOR A NEW (15-YEAR) TERM UNDER "CONDITIONAL USE PERMIT #06-0039" FOR MIKE MAMELLI, JR. - GLAMIS DUNES STORAGE.

WHEREAS, Mike Mamelli, Jr. and Polaris Experience, LLC have submitted Time Extension #22-0026 requesting a new 15-year term for the existing Recreational Vehicle storage facility; and,

WHEREAS, this Recreational Vehicle storage facility was previously approved under Conditional Use Permit #06-0039; and,

WHEREAS, the project is categorically exempt in accordance with section 15301 of the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA as Amended"; and,

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents; and,

WHEREAS, public notice of said request has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on January 25, 2023; and,

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

SECTION 1. The Planning Commission has considered the proposed Time Extension #22-0026 request for Conditional Use Permit #06-0039 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #06-0039 is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving Time Extension #22-0026 have been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The General Plan designates the subject site as "Specific Plan Area". This site is zoned S-2 (Open Space / Preservation) pursuant to Title 9, Division 5, Section 90519.00. The Time Extension request is found consistent with the approved Conditional Use Permit #06-0039 and with the goals and policies of the General Plan.

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

The Project could be consistent with the purpose of the zone it is located within. The existing use is a compatible use with a Conditional Use Permit pursuant to Title 9 Division 5 Section 90519.2 "Uses Permitted Only with a Conditional Use Permit"; Subsection (o)-Recreational vehicle storage compounds/mini storage provided at least 75% of total use is for RV storage.

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

The existing Recreational Vehicle storage facility is listed as a use subject to a Conditional Use Permit in the Land Use Ordinance, Title 9, Division 5, Section 90519.2, Subsection (o)-Recreational vehicle storage compounds/mini storage provided at least 75% of total use is for RV storage.

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

The Project complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, and Section 90519.02. The Conditions of Approval further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP#06-0039, General Condition 10 (Time Limit), a CUP shall be limited to a maximum of three (3) years from the date of recordation. The CUP may be extended for successive three (3) years by the Planning Director upon finding that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulations. No CUP shall be extended for more than four consecutive periods. If an extension is necessary beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. Therefore, the existing Conditional Use Permit (CUP#06-0039) meets the minimum requirements of the Land Use Ordinance of Imperial County.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The project is zoned S-2 (Open Space / Preservation). The project site is surrounded by open desert space, BLM-administered lands, US Highway 78 and other S-2 zoned parcels; the existing recreational vehicle storage facility does not appear to create potential impacts near or around the project site. The existing recreational vehicle storage facility appears not to be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

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

The project consists on the request of a new fifteen (15) year term for the existing Conditional Use Permit (CUP#06-0039) which is currently subjected to current Federal, State, and Local regulations and will not violate any laws or ordinances.

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

The existing project is a permitted use subject to approval of Conditional Use Permit #06-0039 under the Land Use Ordinance, Section 90203.00 and 90519.00 *et. seq.* and complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, and Section 90519.02. The Conditions of Approval further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP#06-0039, General Condition 10 (Time Limit), a CUP shall be limited to a maximum of three (3) years from the date of recordation. The CUP may be extended for successive three (3) years by the Planning Director upon finding that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulations. No CUP shall be extended for more than four consecutive periods. If an extension is necessary beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. Therefore, the existing Conditional Use Permit (CUP#06-0039) will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #22-0026 for a new 15-year term under Conditional Use Permit #06-0039, subject to the existing Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

G:\Users\APN\039\310\026\EXT22-0026\PC\Resolutions\EXT22-0026 PC Resolution.docx

PC ORIGINAL PKG

ATTACHMENT "D" – CUP#06-0039

PC ORIGINAL PKG

Dolores Provencio
County Clerk / Recorder

When Recorded Return To:

P Public

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

Doc#: 2007-014374



Titles: 1 Pages: 17

Fees	54.00
Taxes	0.00
Other	0.00
PAID	\$54.00

AGREEMENT FOR CONDITIONAL USE PERMIT #06-0039
FOR
GLAMIS DUNES STORAGE FACILITY
Planning Commission 03/14/07
(Mike Mamelli and Eugene Le Blanc)
(Approved at Planning Commission on March 14, 2007)

This Agreement is made and entered into on this 29 day of March 2007 by and between Eugene Le Blanc and Mike Mamelli, 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 5379 East Highway 78, Glamis, CA., near the intersection of Ted Kiff Road and Highway 78 and legally identified as that portion of the west half of the Northeast quarter of the west half of Tract 37, Township 13 South, Range 18 East, SBBM .Further identified as Assessor's Parcel Number 039-310-026-000.

WHEREAS, Permittee has applied to the County to be allowed to construct and operate up to 2,500 Space Recreational Vehicle Storage Center (with private dump stations, 1 caretakers residence, 1 night watchman residence, commercial

CUP 06-0039

Page 1

PC ORIGINAL PKG

office, 20 cargo containers and the selling of propane, fire wood and potable water to their customers).

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #06-0039 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 RECORDATION:

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

G-4 CONDITION PRIORITY:

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

G-5 INDEMNIFICATION:

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

G-6 RIGHT OF ENTRY:

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

G-7 SEVERABILITY:

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

G-8 PROVISION TO RUN WITH LAND:

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

G-9 COMPLIANCE/REVOCATION:

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for

1 hearing to consider appropriate response including but not limited to the
 2 revocation of the CUP or to consider possible amendments to the CUP. The
 3 hearing shall be held upon due notice having been provided to the Permittee
 and to the public in accordance with established ordinance/policy.

4 **G-10 TIME LIMIT:**

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

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

19 **G-11 COSTS:**

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

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

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

G-13 DEFINITIONS:

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

G-14 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

G-15 HEALTH HAZARD:

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

G-16 CHANGE OF OWNER/OPERATOR:

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

G-17 COMMENCEMENT OF WORK:

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

G-18 FIRE PROTECTION:

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

PROJECT SPECIFIC CONDITIONS:**S-1 PROJECT DESCRIPTION:**

The permittee intends to establish up to 2,500 space recreational vehicle storage center, the selling of propane, fire wood and water on approximately 49.64 ± acres. The project is proposed to be developed in sixteen (16) phases and the phasing will be based on demand. The applicant proposes to initially develop four (4) phases which will consist of approximately 600 parking spaces, fire protection system, lighting, an on-site commercial office (coach) & care taker and night watchman residence for 24-hour security.

The sewer facilities will include twenty (20) RV dump stations (minimum capacity 1,000 gallons) and septic tank system shall be installed per 1997 Plumbing Code for both residences and office restrooms. The water system proposed consists of (4) 5,000 gallon potable water tanks. For the life of the project you will truck water to the facility. Fire protection will be via a 5,000 gallon per plan dedicated fire water tank along with the other necessary fire protection equipment (water truck & dry hydrants) required by the Imperial County Fire Department. All roads and parking spaces will be asphalt or concrete. Security will include area lighting, an automatic entrance gate, fencing, and the on-site night watchman. Shade structures will be built along the West side of the project site and the applicant proposes to install twenty (20) cargo containers. Desert landscaping will be provided on the east and west (facing Highway 78) side and maintained for the life of the project. Applicant may build metal buildings on the individual spaces if requested by tenants provided applicant secures necessary permits. Power will be supplied by generators, not to exceed 49 HP (50 HP and higher must secure permits from APCD) located through out the site until such time that power lines reach project site. The generators will be run clean per California Air Resources Board (CARB).

S-2 ACCESS TO SITE:

The subject property will access from Highway 78.

S-3 ENCROACHMENT PERMIT:

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

S-4 RIGHT OF WAY:

The proposed project borders Highway 78, which is classified as a "Major Collectors" requiring eighty-four (84) feet of right-of-way, being forty-two (42) feet from existing road centerline. Right-of-way should be provided for those portions of these roadways located within subject parcel. ^{1 (PW)}

Ted Kipf Road is classified as a Local County Road requiring sixty (60) feet of right of way, being (30) feet from existing road centerline. It is therefore requested that sufficient right of way be provided to meet this road classification. ^{1 (PW)}

S-5 DRIVEWAY IMPROVEMENTS:

All access driveways shall be developed and maintained to County Standard S-131A commercial driveway improvement standards (or amended) as approved by the Department of Public Works and Air Pollution Control District. ^{1 (PW) 2 (APCD)}

S-6 ON-SITE ROADS/PARKING:

All on-site roads/driveways and parking areas shall be constructed with a minimum of three (3) inches of asphalt or concrete per Imperial County Land Use Ordinance and shall be maintained in a dust-free manner

Permittee has the option to pave each phase with an initial layer of two (2) inches of asphalt. Before commencing subsequent phase, the Permittee shall add an additional one (1) inch layer of asphalt to the previous two (2) inch phase, this meeting the minimum of three (3) inches per County Standards. The applicant will notify the Imperial County Planning and Development Services Department and the Public Works Department prior to each new phase of development for an inspection to determine compliance. However, at any time the Planning and Development Services Department may require the applicant to pave the remaining site with the three (3) inches of asphalt. ⁵

S-7 GRADING & DRAINAGE PLAN:

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

S-8 Ted Kipf Road along the project frontage, as a minimum should be paved to mitigate dust control issues (PM 10) or alternate dust suppression measure subject to the Public Works Director and/or APCD approval. ^{1 (PW)}

S-9 APCD DUST CONTROL:

The project site and Ted Kipf Road (approximately 1300 feet along the project site) will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and comply with the fugitive dust control plan submitted for APCD approval.² (APCD)

S-10 WATER & SEWER:

Permittee shall secure or provide water and sewer in compliance with County, State and Federal Regulations. The water system proposed is (6) 5,000 gallon potable water tanks including drafting hydrants, with bulk water delivery by a California Licensed hauler and as approved by the Department of Health Services.

A) POTABLE WATER: A potable water supply shall be installed as required and approved by Environmental Health Services. The bulk water must test to the level of public water drinking standards, or the development of a State and County approved onsite public water supply system. Permittee shall provide documented proof (approved permits) from the County Environmental Health Services that all necessary approvals for an acceptable potable water system meeting all applicable Local, State, and Federal regulations has been completed prior to any building permits being issued. Public water supply infrastructure shall be installed and approved by EHS, which can be done concurrent with the building construction stage. The potable water system shall be installed with the minimum pressure water supply pipe of a diameter conforming to County standards.

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

C) SEPTIC SYSTEM: The onsite office, caretakers and security guard residence may be served by a properly sized septic tank and leach system with an approved percolation test. The septic tank and leach system shall need to be permitted and approved by the Environmental Health Services.

S-11 HAZARDOUS MATERIALS DISPOSAL:

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

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

9 **S-12 REPORTING:**

10 Permittee shall provide an annual report or statement to the Planning &
11 Development Services Department to show compliance with the conditions
12 herein. Planning & Development Services Department Staff may perform an
13 annual site inspection in addition to the Permittee submittal.

14 **S-13 RESPONSIBLE AGENT:**

15 Permittee shall maintain on file with the Planning & Development Services
16 Department the name and phone number of the responsible agent for the site.
17 A backup name shall also be provided, and a phone number for 24 hour
18 emergency contact shall also be on file.

19 **S-14 ALLOWABLE MINI STORAGE:**

20 Is generally defined as a structure or group of structures containing generally
21 small, individual, compartmentalized stalls or lockers rented as individual
22 storage spaces used for storing personal property, commercial, retail
23 materials, and/or recreational vehicles. The CUP allows the storage of those
24 uses and materials typically found within mini storage facilities. No outside
25 storage with exception of those identified in Specific Condition S-1 and S-38 is
26 allowed.

27 **S-15 ALLOWABLE RECREATION VEHICLE STORAGE:**

28 The CUP allows the Permittee to store the following recreational equipment,
pull trailers (non-motorized), recreational vehicles (motorized), motorized off-
road vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jet
skis, wave runners, etc...) All recreational equipment shall have current
Department of Motor Vehicle (DMV) registration and be in working order.
Minimal on-site maintenance equipment will also be permitted. The facility is
intended for the storage of recreation vehicles therefore outside storage of
personal, commercial, and industrial vehicles such as, commercial trucks and
equipment, and Semi-trucks and trailers are prohibited. It is the Permittee's
responsibility to ensure compliance with the type, operating condition, or
legalization of the recreational equipment, failure to comply could result in
termination of this CUP.

The temporary storage of passenger cars and trucks used as transportation to
the facility for pick-up of the recreational vehicle(s) may be permitted, provided
that said passenger cars and trucks are (1) have a valid lease with the facility

operator, (2) are parked in the leased recreational vehicle(s) assigned space, (3) have current DMV registration, and (4) are in operating condition.

S-16 MAINTENANCE OF YARD:

The recreational vehicle storage yard 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-17 PROPANE AND FIREWOOD ON-SITE SALES:

As an incidental component of the recreational vehicle storage operation the permittee may operate a propane refilling station, via the installation of a propane tank for the sole purpose of providing their clients the **on-site propane sales only**.

Additionally, the permittee may store and sale firewood and potable water to their **on-site clients only**. Said firewood shall be stored in neat and clean rows/stacks. Firewood storage will be limited to a maximum three (3) "Cords" of wood at any one time. A "Cord of wood" shall be described as a well-stacked pile of wood, 4ft by 4ft by 8ft.

Both the propane and fire wood operations (installation, storage, and sales) must meet local, state, and federal regulations and are subject to approval by Imperial County Fire & Emergency Services Department, Planning and Development Services Department and other applicable agencies.

S-18 PROHIBITED ACTIVITIES:

The CUP authorizes the Permittees to store recreational vehicles and equipment, for dumping of waste tanks in an approved Dump station, and the on-site sales of propane, firewood, and water only. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue.

The following activities are **prohibited**:

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

S-19 LIGHTING:

On-site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards roadways. The shielding shall confine the direct rays to the site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

S-20 FENCING:

The property will be accessed via locked gates with membership and emergency agency access only. Along the visual side (Highway 78) of the property for both security and screening the construction/maintenance of a six (6) foot high solid fence (if chain-link then must have screening slats and coated) shall be installed. For the remainder of the development a perimeter fence preventing off-road vehicles from entering or exiting the property from via the desert areas shall also be installed. **The areas that are not developed must be fenced to prevent customer and or employee access.**

S-21 LANDSCAPING:

In accordance with the Imperial County Land Use Ordinance a landscaping plan shall be submitted to the Planning & Development Services Department for approval. Landscaping shall be installed and maintained along Highway 78 and Ted Kiff Road. If the landscaping is developed to the extent that it results in the screening of the development from the west side of the project, relevant to that which could be accomplished by the requirement that the fence be screened as noted above, said screening component of the fence requirement could be waved by the Planning & Development Services Department.

S-22 SIGNAGE:

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

S-23 NOISE:

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

S-24 BUILDING PERMITS:

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

S-25 SHERIFF IMPACT FEE:

This project will have a potential intermediate impact on the Sheriff's Department with calls for service during construction and upon completion, when the storage units are occupied. Both the owners of this facility and the subjects renting spaces are going to require patrol and responses by Sheriff's Department Deputies. This will necessitate the inclusion of mitigation fees in the project's budget to offset the cost of providing additional deputies for this service, as provided for by Imperial County Ordinance 4.36.060.

S-26 DEPARTMENT OF TRANSPORTATION (CALTRANS):

Driveway for proposed storage lot shall be opposite the Glamis store. The design of the driveway and/or private road intersection should be based on Section 205 of the Caltrans *Highway Design Manual*.⁴ (CALTRANS)

S-27 Provide left turn pockets for both directions of traffic.⁴ (CALTRANS)

S-28 Provide a right turn deceleration lane for the proposed project.⁴ (CALTRANS)

S-29 Have the property fenced along the state right-of-way.⁴ (CALTRANS)

S-30 Have a fence around all the detention basins.⁴ (CALTRANS)

S-31 All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-78.
⁴ (CALTRANS)

S-32 All signs visible to traffic on SR-78 need to be constructed in compliance with County and State regulations.⁴ (CALTRANS)

S-33 Any work performed within Caltrans Right of Way (R/W) will require an encroachment permit. Improvement plans for construction within Caltrans R/W must include: typical cross sections, adequate structural sections, traffic handling plans, and signing and striping plans stamped by a professional engineer.⁴ (CALTRANS)

S-34 Grading for this proposed project would modify existing drainage and increase runoff to State Facilities will not be allowed.⁴ (CALTRANS)

S-35 CULTURAL RESOURCES:

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

S-36 RECLAMATION SITE ABANDONMENT:

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

S-37 PERMIT TERMINATION:

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

S-38 PERMITTED USE OF PROPERTY:

This Permit authorizes the use of the identified project site as a mini storage and recreational vehicle storage facility. No other use not specifically authorized, within this permit or permitted as an outright use within the zoning classification of the S-2 Open Space/Recreational and C-2 "Medium Commercial Zone" (County Ordinance Section 90519.02 and 90513.02), shall be allowed on this project site.

S-39 CEMETARY MAINTENANCE

Applicant shall comply with the Imperial County Land Use Cemetery Ordinance as stated in Section 92701, et al. ³ (EEC-Mitigation)

S-40 DEMOLITION

Existing pool and building located northeast of project site shall be demolished before final is granted on Grading Permit.

The Permittee shall obtain all required permits from the Department of Public Works, APCD, Department of Health Services, Caltrans and other applicable agency(s).

1) Public Works Letter Dated December 6, 2006

2) APCD, Letter dated

3) EEC Hearing Mitigation Measure December 14, 2006

4) CALTRANS Letter dated January 8, 2007 & February 24, 2007

5) Planning Commission Meeting on March 14, 2007

NOW THEREFORE, County hereby issues Conditional Use Permit # 06-0039 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

(left

blank


intentionally)

1
2 **IN WITNESS THEREOF**, the parties hereto have executed this Agreement the
3 day and year first written.

4
5 **PERMITTEE :**

6
7 By: 
8 Mike Mamelli
9 (Applicant)

3-28-07
Date

10
11 By: 
12 Eugene Le Blanc
13 (Property Owner)

3-28-07
Date

14
15 **COUNTY OF IMPERIAL**, a political subdivision of the STATE OF CALIFORNIA:

16
17 By: 
18 JURG HEUBERGER, AICP, Director
19 Planning & Development Services Department

4/2/07
Date

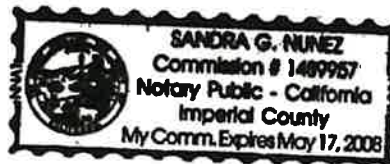
FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.

On March 29, 2007 before me, Sandra G. Nunez,
 a Notary Public in and for said County and State, personally appeared
= Mike Mamelli =, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose
 name(s) is are subscribed to the within instrument and acknowledged to me that
~~he~~~~she~~~~they~~ executed the same in his~~her~~~~their~~ authorized capacity(ies), and that by
~~his~~~~her~~~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR PERMITTE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.On March 29, 2007 before me,= Sandra G. Nunez,

a Notary Public in and for said County and State, personally appeared

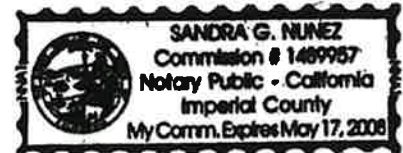
= Eugene LeBlanc =, personally known to me

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

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

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

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.On APRIL 2, 2007 before me, Patricia A. Valenzuela

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

WITNESS my hand and official seal

Signature

Patricia A. Valenzuela

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

Title or Type of Document

Conditional Use Permit

Number of Pages

17

Date of Document

March 29, 2007

Signer(s) Other Than Named Above _____



PAV/S:APN FILES\039\310\25\cup agreement for 06-0039.doc

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 -

PROPERTY OWNER'S NAME <u>Eugene De Blanc</u>		EMAIL ADDRESS <u>N/A</u>	
MAILING ADDRESS (Street / P O Box, City, State) <u>5775 Highway 78 Brawley Ca.</u>		ZIP CODE <u>92227</u>	PHONE NUMBER <u>760-344-9090</u>
APPLICANT'S NAME <u>Mike Mamelli</u>		EMAIL ADDRESS <u>N/A</u>	
MAILING ADDRESS (Street / P O Box, City, State) <u>5775 Highway 78 Brawley Ca.</u>		ZIP CODE <u>92227</u>	PHONE NUMBER <u>949-702-0416</u>
ENGINEER'S NAME <u>BJ Engineering & Survey Inc</u>		CA. LICENSE NO. <u>28447</u>	
MAILING ADDRESS (Street / P O Box, City, State) <u>1850 W. Main St. El Centro Ca.</u>		EMAIL ADDRESS <u>www.bjengandsurv.com</u>	
		ZIP CODE <u>92243</u>	PHONE NUMBER <u>760-353-3552</u>
ASSESSOR'S PARCEL NO. <u>039-310-026-000</u>		SIZE OF PROPERTY (in acres or square feet) <u>49.64 Acres</u>	ZONING (existing) <u>Commercial</u>
PROPERTY (site) ADDRESS <u>5379 E State Hwy 78, Brawley, CA 92227</u>			
GENERAL LOCATION (i.e. city, town, cross street) <u>Highway 78 and Ted Kipf Rd.</u>			
LEGAL DESCRIPTION <u>POR W2 of NE4 of W2 TR 3713 -18</u>			

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

1. DESCRIBE PROPOSED OF PROPERTY (list and describe in detail) <u>Recreational Storage Center</u> <u>Cametars Residence and</u> <u>Water Well</u> <u>(See Attached)</u>	
2. DESCRIBE CURRENT USE OF PROPERTY <u>Vacant Land</u>	
3. DESCRIBE PROPOSED SEWER SYSTEM <u>See Engineers Plan</u>	
4. DESCRIBE PROPOSED WATER SYSTEM <u>See Engineers Plan</u>	
5. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>See Engineers Plan</u>	
6. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>2-5</u>

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

EUGENE DE BLANC 10-30-06
Signature Date
[Signature]
Signature Date
[Signature]

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

NOTATIVE HEARING BY:

SAL ACTION: ☐ APPROVED ☐ DENIED

REQUIRED SUPPORT DOCUMENTS

- | | |
|--------------|---------------------|
| A. SITE PLAN | <u>\$5,500</u> |
| B. FEE | <u>\$5,500</u> |
| C. OTHER | <u>see existing</u> |
| D. OTHER | <u>Pre Title</u> |

DATE 11-5-06

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required.

☐ P.W.

☐ E.H.S.

☐ A.P.C.D.

☐ O.E.S.

☐

☐

CUP #

06-0039

PC ORIGINAL PKG

#1506-0050

ATTACHMENT "E" – TIME EXTENSION REQUEST DOCUMENTS

PC ORIGINAL PKG

Glamis Dunes Storage
5379 E. Hwy 78
Glamis, Ca. 92227
760-351-1301

Patricia

Please extend my Conditional Use Permit for the Glamis
Dunes Storage permit # 06-0039.

G1 – IN COMPLIANCE
G2 – IN COMPLIANCE (ORDERING PRE FINAL
INSPECTION IN ACCORDANCE TO ALL PERMITS
ORDERED)

G3 – IN COMPLIANCE

G4 – IN COMPLIANCE

G5 – IN COMPLIANCE

G6 – IN COMPLIANCE

G7 – IN COMPLIANCE

G8 – IN COMPLIANCE

G9 – IN COMPLIANCE

G10- IN COMPLIANCE

G11 – IN COMPLIANCE

G12 – IN COMPLIANCE

G13 - IN COMPLIANCE

G14 - IN COMPLIANCE

G15 – IN COMPLIANCE

G16 – IN COMPLIANCE

G17 – IN COMPLIANCE

G18 – IN COMPLIANCE

S1 – IN COMPLIANCE (WE HAVE ONLY BUILT 17
Acres of the project so everything is not completely built
out)

S2 – IN COMPLIANCE

S3- IN COMPLIANCE

S4 – IN COMPLIANCE (ONLY 1/3 OF THE PROJECT
WAS COMPLETED. TRAFFIC WAS NOT A FACTOR AS
OF YET AND WE AGREED IT WILL NOT BE NEEDED
UNTIL THE FULL SITE IS BUILT)

S5 - IN COMPLIANCE

S6 - IN COMPLIANCE (BUDGETING FOR A TOPCOAT WITH IN 1-2 YEARS)
S7 - IN COMPLIANCE
S8 - IN COMPLIANCE (BEING WATERED DAILY)
S9 - IN COMPLIANCE (TOUGH ON LARGE WEEKENDS TO MAINTAIN)
S10 - IN COMPLIANCE
S11 - IN COMPLIANCE
S12 - IN COMPLIANCE
S13 - IN COMPLIANCE (AIR POLLUTION REPORT IS DUE)
S14 - IN COMPLIANCE
S15 - IN COMPLIANCE (SOME CUSTOMERS HAVE SEMI TRUCK AS THEIR RECREATIONAL VEHICLE OR OWN TRUCKING COMPANIES THAT TRACTOR THEIR TOYS)
S16 - IN COMPLIANCE
S17 - IN COMPLIANCE
S18 - IN COMPLIANCE (ONLY APPROVED CONTRUCTION CREW, SECURITY STAFF, APPROVED CARETAKERS AND GDS PERSONEL TEAMS ARE ON PROPERTY
S19 - IN COMPLIANCE (BUDGETING FOR SOLAR AND LED)
S20 - IN COMPLIANCE
S21 - IN COMPLIANCE (DESERT LANDSCAPE IS APPROVED)
S22 - IN COMPLIANCE
S23 - IN COMPLIANCE
S24 - IN COMPLIANCE
S25 - IN COMPLIANCE (NEVER USED BY SHERIFF'S YET)
S26 - IN COMPLIANCE WITH CAL-TRANS
S27 - IN COMPLIANCE WITH CAL-TRANS
S28 - IN COMPLIANCE WITH UNDERSTANDING WITH CAL-TRANS
S29 - IN COMPLIANCE
S30 - IN COMPLIANCE
S31 - IN COMPLIANCE
S32 - IN COMPLIANCE
S33 - IN COMPLIANCE AND HAS BEEN PUT ON HOLD UNTIL WE BUILD MORE
S34 - IN COMPLIANCE

S35 – IN COMPLIANCE

S36 – IN COMPLIANCE

S37 – IN COMPLIANCE

S38 – IN COMPLIANCE

S39 – IN COMPLIANCE

S40 – IN COMPLIANCE

THANK YOU,

**MICHAEL MAMELLI JR.
PRESIDENT/SECRETARY
GLAMIS DUNES STORAGE**



2100 Highway 55
Medina, Minnesota 55340
763-542-0500
763-847-8149 fax

September 30, 2022

Jim Minnick
Imperial County Planning and Development Services
801 Main Street
El Centro, California 92243

Re: CUP #06-0039 Glamis Dunes Storage Extension Request Approval

Dear Mr. Minnick:

On behalf of Polaris Inc., this letter approves the request to extend CUP #06-0039 Season Event Area as requested by Mike Mamelli.

Please let me know if you need anything else.

Sincerely,

A handwritten signature in black ink that reads "Stefanie Schwalenberg". The signature is fluid and cursive.

Stefanie Schwalenberg
VP, Customer Experience Integration
Polaris Inc.
Stefanie.Schwalenberg@polaris.com
763-427-1444

PC ORIGINAL PKG

Dolores Provencio
County Clerk / Recorder

When Recorded Return To:

P Public

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

Doc#: 2007-014374



Title: 1 Pages: 17

Fees	54.00
Taxes	0.00
Other	0.00
PAID	\$54.00

**AGREEMENT FOR CONDITIONAL USE PERMIT #06-0039
FOR
GLAMIS DUNES STORAGE FACILITY
Planning Commission 03/14/07
(Mike Mamelli and Eugene Le Blanc)
(Approved at Planning Commission on March 14, 2007)**

This Agreement is made and entered into on this 29 day of March 2007 by and between Eugene Le Blanc and Mike Mamelli, 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 5379 East Highway 78, Glamis, CA., near the intersection of Ted Kiff Road and Highway 78 and legally identified as that portion of the west half of the Northeast quarter of the west half of Tract 37, Township 13 South, Range 18 East, SBBM .Further identified as Assessor's Parcel Number 039-310-026-000.

WHEREAS, Permittee has applied to the County to be allowed to construct and operate up to 2,500 Space Recreational Vehicle Storage Center (with private dump stations, 1 caretakers residence, 1 night watchman residence, commercial

office, 20 cargo containers and the selling of propane, fire wood and potable water to their customers).

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #06-0039 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 RECORDATION:

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

G-4 CONDITION PRIORITY:

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

G-5 INDEMNIFICATION:

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

G-6 RIGHT OF ENTRY:

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

G-7 SEVERABILITY:

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

G-8 PROVISION TO RUN WITH LAND:

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

G-9 COMPLIANCE/REVOCATION:

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for

1 hearing to consider appropriate response including but not limited to the
2 revocation of the CUP or to consider possible amendments to the CUP. The
3 hearing shall be held upon due notice having been provided to the Permittee
and to the public in accordance with established ordinance/policy.

4 **G-10 TIME LIMIT:**

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

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

19 **G-11 COSTS:**

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

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

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

G-13 DEFINITIONS:

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

G-14 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

G-15 HEALTH HAZARD:

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

G-16 CHANGE OF OWNER/OPERATOR:

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

G-17 COMMENCEMENT OF WORK:

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

G-18 FIRE PROTECTION:

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

PROJECT SPECIFIC CONDITIONS:**S-1 PROJECT DESCRIPTION:**

The permittee intends to establish up to 2,500 space recreational vehicle storage center, the selling of propane, fire wood and water on approximately 49.64 ± acres. The project is proposed to be developed in sixteen (16) phases and the phasing will be based on demand. The applicant proposes to initially develop four (4) phases which will consist of approximately 600 parking spaces, fire protection system, lighting, an on-site commercial office (coach) & care taker and night watchman residence for 24-hour security.

The sewer facilities will include twenty (20) RV dump stations (minimum capacity 1,000 gallons) and septic tank system shall be installed per 1997 Plumbing Code for both residences and office restrooms. The water system proposed consists of (4) 5,000 gallon potable water tanks. For the life of the project you will truck water to the facility. Fire protection will be via a 5,000 gallon per plan dedicated fire water tank along with the other necessary fire protection equipment (water truck & dry hydrants) required by the Imperial County Fire Department. All roads and parking spaces will be asphalt or concrete. Security will include area lighting, an automatic entrance gate, fencing, and the on-site night watchman. Shade structures will be built along the West side of the project site and the applicant proposes to install twenty (20) cargo containers. Desert landscaping will be provided on the east and west (facing Highway 78) side and maintained for the life of the project. Applicant may build metal buildings on the individual spaces if requested by tenants provided applicant secures necessary permits. Power will be supplied by generators, not to exceed 49 HP (50 HP and higher must secure permits from APCD) located through out the site until such time that power lines reach project site. The generators will be run clean per California Air Resources Board (CARB).

S-2 ACCESS TO SITE:

The subject property will access from Highway 78.

S-3 ENCROACHMENT PERMIT:

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

S-4 RIGHT OF WAY:

The proposed project borders Highway 78, which is classified as a "Major Collectors" requiring eighty-four (84) feet of right-of-way, being forty-two (42) feet from existing road centerline. Right-of-way should be provided for those portions of these roadways located within subject parcel. ^{1 (PW)}

Ted Kipf Road is classified as a Local County Road requiring sixty (60) feet of right of way, being (30) feet from existing road centerline. It is therefore requested that sufficient right of way be provided to meet this road classification. ^{1 (PW)}

S-5 DRIVEWAY IMPROVEMENTS:

All access driveways shall be developed and maintained to County Standard S-131A commercial driveway improvement standards (or amended) as approved by the Department of Public Works and Air Pollution Control District. ^{1 (PW) 2 (APCD)}

S-6 ON-SITE ROADS/PARKING:

All on-site roads/driveways and parking areas shall be constructed with a minimum of three (3) inches of asphalt or concrete per Imperial County Land Use Ordinance and shall be maintained in a dust-free manner

Permittee has the option to pave each phase with an initial layer of two (2) inches of asphalt. Before commencing subsequent phase, the Permittee shall add an additional one (1) inch layer of asphalt to the previous two (2) inch phase, this meeting the minimum of three (3) inches per County Standards. The applicant will notify the Imperial County Planning and Development Services Department and the Public Works Department prior to each new phase of development for an inspection to determine compliance. However, at any time the Planning and Development Services Department may require the applicant to pave the remaining site with the three (3) inches of asphalt. ⁵

S-7 GRADING & DRAINAGE PLAN:

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

S-8 Ted Kipf Road along the project frontage, as a minimum should be paved to mitigate dust control issues (PM 10) or alternate dust suppression measure subject to the Public Works Director and/or APCD approval. ^{1 (PW)}

S-9 APCD DUST CONTROL:

The project site and Ted Kipf Road (approximately 1300 feet along the project site) will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and comply with the fugitive dust control plan submitted for APCD approval. ² (APCD)

S-10 WATER & SEWER:

Permittee shall secure or provide water and sewer in compliance with County, State and Federal Regulations. The water system proposed is (6) 5,000 gallon potable water tanks including drafting hydrants, with bulk water delivery by a California Licensed hauler and as approved by the Department of Health Services.

A) POTABLE WATER: A potable water supply shall be installed as required and approved by Environmental Health Services. The bulk water must test to the level of public water drinking standards, or the development of a State and County approved onsite public water supply system. Permittee shall provide documented proof (approved permits) from the County Environmental Health Services that all necessary approvals for an acceptable potable water system meeting all applicable Local, State, and Federal regulations has been completed prior to any building permits being issued. Public water supply infrastructure shall be installed and approved by EHS, which can be done concurrent with the building construction stage. The potable water system shall be installed with the minimum pressure water supply pipe of a diameter conforming to County standards.

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

C) SEPTIC SYSTEM: The onsite office, caretakers and security guard residence may be served by a properly sized septic tank and leach system with an approved percolation test. The septic tank and leach system shall need to be permitted and approved by the Environmental Health Services.

S-11 HAZARDOUS MATERIALS DISPOSAL:

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

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

9 **S-12 REPORTING:**

10 Permittee shall provide an annual report or statement to the Planning &
11 Development Services Department to show compliance with the conditions
12 herein. Planning & Development Services Department Staff may perform an
13 annual site inspection in addition to the Permittee submittal.

14 **S-13 RESPONSIBLE AGENT:**

15 Permittee shall maintain on file with the Planning & Development Services
16 Department the name and phone number of the responsible agent for the site.
17 A backup name shall also be provided, and a phone number for 24 hour
18 emergency contact shall also be on file.

19 **S-14 ALLOWABLE MINI STORAGE:**

20 Is generally defined as a structure or group of structures containing generally
21 small, individual, compartmentalized stalls or lockers rented as individual
22 storage spaces used for storing personal property, commercial, retail
23 materials, and/or recreational vehicles. The CUP allows the storage of those
24 uses and materials typically found within mini storage facilities. No outside
25 storage with exception of those identified in Specific Condition S-1 and S-38 is
26 allowed..

27 **S-15 ALLOWABLE RECREATION VEHICLE STORAGE:**

28 The CUP allows the Permittee to store the following recreational equipment,
pull trailers (non-motorized), recreational vehicles (motorized), motorized off-
road vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jet
skis, wave runners, etc...) All recreational equipment shall have current
Department of Motor Vehicle (DMV) registration and be in working order.
Minimal on-site maintenance equipment will also be permitted. The facility is
intended for the storage of recreation vehicles therefore outside storage of
personal, commercial, and industrial vehicles such as, commercial trucks and
equipment, and Simi-trucks and trailers are prohibited. It is the Permittee's
responsibility to ensure compliance with the type, operating condition, or
legalization of the recreational equipment, failure to comply could result in
termination of this CUP.

The temporary storage of passenger cars and trucks used as transportation to
the facility for pick-up of the recreational vehicle(s) may be permitted, provided
that said passenger cars and trucks are (1) have a valid lease with the facility

operator, (2) are parked in the leased recreational vehicle(s) assigned space, (3) have current DMV registration, and (4) are in operating condition.

S-16 MAINTENANCE OF YARD:

The recreational vehicle storage yard 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-17 PROPANE AND FIREWOOD ON-SITE SALES:

As an incidental component of the recreational vehicle storage operation the permittee may operate a propane refilling station, via the installation of a propane tank for the sole purpose of providing their clients the on-site propane sales only.

Additionally, the permittee may store and sale firewood and potable water to their on-site clients only. Said firewood shall be stored in neat and clean rows/stacks. Firewood storage will be limited to a maximum three (3) "Cords" of wood at any one time. A "Cord of wood" shall be described as a well-stacked pile of wood, 4ft by 4ft by 8ft.

Both the propane and fire wood operations (installation, storage, and sales) must meet local, state, and federal regulations and are subject to approval by Imperial County Fire & Emergency Services Department, Planning and Development Services Department and other applicable agencies.

S-18 PROHIBITED ACTIVITIES:

The CUP authorizes the Permittees to store recreational vehicles and equipment, for dumping of waste tanks in an approved Dump station, and the on-site sales of propane, firewood, and water only. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue.

The following activities are prohibited:

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

S-19 LIGHTING:

On-site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards roadways. The shielding shall confine the direct rays to the site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

S-20 FENCING:

The property will be accessed via locked gates with membership and emergency agency access only. Along the visual side (Highway 78) of the property for both security and screening the construction/maintenance of a six (6) foot high solid fence (if chain-link then must have screening slats and coated) shall be installed. For the remainder of the development a perimeter fence preventing off-road vehicles from entering or exiting the property from via the desert areas shall also be installed. The areas that are not developed must be fenced to prevent customer and or employee access.

S-21 LANDSCAPING:

In accordance with the Imperial County Land Use Ordinance a landscaping plan shall be submitted to the Planning & Development Services Department for approval. Landscaping shall be installed and maintained along Highway 78 and Ted Kiff Road. If the landscaping is developed to the extent that it results in the screening of the development from the west side of the project, relevant to that which could be accomplished by the requirement that the fence be screened as noted above, said screening component of the fence requirement could be waved by the Planning & Development Services Department.

S-22 SIGNAGE:

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

S-23 NOISE:

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

S-24 BUILDING PERMITS:

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

S-25 SHERIFF IMPACT FEE:

This project will have a potential intermediate impact on the Sheriff's Department with calls for service during construction and upon completion, when the storage units are occupied. Both the owners of this facility and the subjects renting spaces are going to require patrol and responses by Sheriff's Department Deputies. This will necessitate the inclusion of mitigation fees in the project's budget to offset the cost of providing additional deputies for this service, as provided for by Imperial County Ordinance 4.36.060.

S-26 DEPARTMENT OF TRANSPORTATION (CALTRANS):

Driveway for proposed storage lot shall be opposite the Glamis store. The design of the driveway and/or private road intersection should be based on Section 205 of the Caltrans *Highway Design Manual*.⁴ (CALTRANS)

S-27 Provide left turn pockets for both directions of traffic.⁴ (CALTRANS)

S-28 Provide a right turn deceleration lane for the proposed project.⁴ (CALTRANS)

S-29 Have the property fenced along the state right-of-way.⁴ (CALTRANS)

S-30 Have a fence around all the detention basins.⁴ (CALTRANS)

S-31 All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-78.⁴ (CALTRANS)

S-32 All signs visible to traffic on SR-78 need to be constructed in compliance with County and State regulations.⁴ (CALTRANS)

S-33 Any work performed within Caltrans Right of Way (R/W) will require an encroachment permit. Improvement plans for construction within Caltrans R/W must include: typical cross sections, adequate structural sections, traffic handling plans, and signing and striping plans stamped by a professional engineer.⁴ (CALTRANS)

S-34 Grading for this proposed project would modify existing drainage and increase runoff to State Facilities will not be allowed.⁴ (CALTRANS)

S-35 CULTURAL RESOURCES:

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

S-36 RECLAMATION SITE ABANDONMENT:

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

S-37 PERMIT TERMINATION:

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

S-38 PERMITTED USE OF PROPERTY:

This Permit authorizes the use of the identified project site as a mini storage and recreational vehicle storage facility. No other use not specifically authorized, within this permit or permitted as an outright use within the zoning classification of the S-2 Open Space/Recreational and C-2 "Medium Commercial Zone" (County Ordinance Section 90519.02 and 90513.02), shall be allowed on this project site.

S-39 CEMETARY MAINTENANCE

Applicant shall comply with the Imperial County Land Use Cemetery Ordinance as stated in Section 92701, et al. ³ (EEC-Mitigation)

S-40 DEMOLITION

Existing pool and building located northeast of project site shall be demolished before final is granted on Grading Permit.

The Permittee shall obtain all required permits from the Department of Public Works, APCD, Department of Health Services, Caltrans and other applicable agency(s).

1) Public Works Letter Dated December 6, 2006

2) APCD, Letter dated

3) EEC Hearing Mitigation Measure December 14, 2006

4) CALTRANS Letter dated January 8, 2007 & February 24, 2007

5) Planning Commission Meeting on March 14, 2007

NOW THEREFORE, County hereby issues Conditional Use Permit # 06-0039 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.


(left blank intentionally)

1
2 **IN WITNESS THEREOF**, the parties hereto have executed this Agreement the
3 day and year first written.

4
5 **PERMITTEE :**

6
7 By: 
8 Mike Mamelli
9 (Applicant)

3-28-07
Date

10
11 By: 
12 Eugene Le Blanc
13 (Property Owner)

3-28-07
Date

14
15 **COUNTY OF IMPERIAL**, a political subdivision of the STATE OF CALIFORNIA:

16
17 By: 
18 JURG HEUBERGER, AICP, Director
19 Planning & Development Services Department

4/2/07
Date

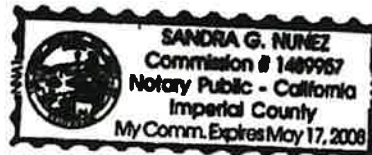
FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.

On March 29, 2007 before me, Sandra G. Nunez,
 a Notary Public in and for said County and State, personally appeared
= Mike Mamelli =, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose
 name(s) is are subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by
~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR PERMITTE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.On March 29, 2007 before me,= Sandra G. Nunez

a Notary Public in and for said County and State, personally appeared

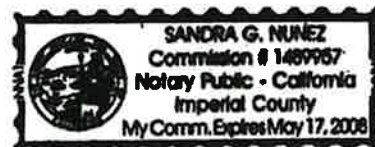
= Eugene LeBlanc =, personally known to me

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

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

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

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.On APRIL 2, 2007 before me, Patricia A. Valenzuela

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

WITNESS my hand and official seal

Signature Patricia A. Valenzuela

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

Title or Type of Document Conditional Use PermitNumber of Pages 17 Date of Document March 29, 2007

Signer(s) Other Than Named Above _____

PAV/S:\APN FILES\039\310\26\cup agreement for 06-0039.doc



ATTACHMENT “F” – COMMENT LETTERS

PC ORIGINAL PKG



October 28, 2022

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

SUBJECT: Time Extension 22-0026 – Glamis Dune Storage

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Time Extension ("EXT") 22-0026 for Conditional Use Permit ("CUP") 06-0039 ("Project"). The Project would allow the continued operation of a Recreational Vehicle Storage Center ("Storage Center") with a maximum of 2,500 spaces for an additional 15-year period. The Storage Center is located at 5379 E. Highway 78, Brawley, CA 92227 also identified as Assessor's Parcel Number 039-310-026.

The CUP was recorded in 2007 and contains Specific Condition S-9 APCD DUST CONTROL, requiring the Storage Center "comply with the fugitive dust control plan submitted for APCD approval." In 2013 the Air District developed and instituted Operational Dust Control Plans ("ODCP") and developed a White Paper to serve as guidance on developing an adequate ODCP. The Air District is providing a copy of the White Paper and, in order to comply with this condition, is requesting the Storage Center develop an updated ODCP following the White Paper guidance and submit it to our office for approval.

Air District records show the Storage Center also holds an active Air District permit and the Air District reminds the applicant that the project must comply with all permit conditions as well as all applicable Air District rules and regulations.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ismael Garcia', written over the printed name.

Ismael Garcia
Environmental Coordinator I

A handwritten signature in blue ink, appearing to read 'Monica N. Soucier', written over the printed name.

Reviewed by,
Monica N. Soucier
APC Division Manager



AIR POLLUTION CONTROL DISTRICT WHITE PAPER OPERATIONAL DUST CONTROL PLAN

PURPOSE

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

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

MINIMUM REQUIRED ELEMENTS

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

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



AIR POLLUTION CONTROL DISTRICT WHITE PAPER OPERATIONAL DUST CONTROL PLAN

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

SITE VISIT - THE USE OF MAPS

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

Gerardo Quero

From: Melina Rizo
Sent: Friday, 28 October, 2022 8:09 AM
To: Ana L Gomez; Gerardo Quero
Cc: ICPDSCCommentLetters; Margo Sanchez; Sandra Mendivil
Subject: RE: EXT22-0026 Michael Mamelli Jr

Good Morning,

Thank you for responding.

Regards,

Melina Rizo

Office Assistant III
Imperial County Planning & Development Services
801 Main St.
El Centro, CA 92243
(442)265-1736



From: Ana L Gomez <analomez@co.imperial.ca.us>
Sent: Friday, October 28, 2022 7:43 AM
To: Gerardo Quero <gerardoquero@co.imperial.ca.us>
Cc: ICPDSCCommentLetters <ICPDSCCommentLetters@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>
Subject: EXT22-0026 Michael Mamelli Jr

Good morning Mr. Quero,

Our office has no comment for the applicant, as they are already registered with us.

Thank you,

Ana Gomez

Agricultural Biologist/Standards Specialist
Special Projects Division
Imperial County Agricultural Commissioner
Sealer of Weights and Measures
(442) 265-1500
analomez@co.imperial.ca.us

EXHIBIT #2



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

January 26, 2023

Polaris Experience, LLC
Attention: Stefanie Schwalenberg
2100 Highway 55
Medina, MN 55340

**SUBJECT: Time Extension (EXT#22-0026) for a New 15-Year Term for Conditional Use Permit (CUP) #06-0039; Glamis Dunes Storage
APN 039-310-026-000**

Dear Ms. Schwalenberg,

The Imperial County Planning & Development Services Department received your request for Time Extension (EXT#22-0026) for a new 15-Year Term for CUP #06-0039 pursuant to General Condition G-10 of your CUP, for the existing Recreational Vehicle (RV) storage facility.

The purpose of this letter is to hereby notify Polaris Experience, LLC that the Imperial County Planning Commission has approved the extension requested for Conditional Use Permit (CUP) #06-0039 on January 25, 2023, for a new 15-Year Term subject to existing conditions.

General Condition G-10 "Time Limit", states "...*Unless otherwise specified within the project's specific conditions, this permit shall be limited to a maximum of (3) three years from the recordation date of the CUP. The Conditional Use Permit may be extended for successive three (3) years by the Imperial County Planning & Development Director upon a finding by the Planning & Development Services Department that the project is in full and compliance with all conditions of the CUP and any applicable Land Use regulation(s) of the County of Imperial. Unless specified otherwise herein, no Conditional Use Permit shall be extended for more than four (4) 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...*"

Please be advised that your **first time extension** should be requested within **(60) sixty calendar days before April 4, 2025**. Prior to this date, you will need to file the appropriate fees, and submit a report indicating how the project complies with all conditions of approval and other applicable regulations. The report and time extension request must be submitted to Imperial County Planning and Development Services Department. Failure to submit such information in a timely manner shall be grounds for CUP #06-0039 modification and/or revocation

Should you have any questions or comments, please feel free to contact Gerardo A. Quero, Planner I at (442) 265-1736, extension 1748 or via e-mail at gerardoquero@co.imperial.ca.us.

Sincerely,

JIM MINNICK,
Director of Planning & Development Services

By:



Gerardo A. Quero
Planner I

cc: Stefanie Schwalenberg @ stefanie.schwalenberg@polaris.com
Jim Minnick, Director of Planning & Development Services
Michael Abraham, AICP, Assistant Director of Planning & Development Services
Diana Robinson, Planning Division Manager
Files: Document File, 10.109
Project: EXT#22-0026 Glamis Dunes Storage APN 039-310-026-000

S:\AllUsers\APN\039\310\026\EXT22-0026\PC\EXT22-0026 Approval Letter\EXT22-0026 Polaris Approval Letter.docx



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

January 26, 2023

Glamis Dunes Storage
Attention: Michael Mamelli, Jr.
5379 E. US Highway 78
Brawley, CA 92227

**SUBJECT: Time Extension (EXT#22-0026) for a New 15-Year Term for Conditional Use Permit (CUP) #06-0039; Glamis Dunes Storage
APN 039-310-026-000**

Dear Mr. Mamelli,

The Imperial County Planning & Development Services Department received your request for Time Extension (EXT#22-0026) for a new 15-Year Term for CUP #06-0039 pursuant to General Condition G-10 of your CUP, for the existing Recreational Vehicle (RV) storage facility. Along with your request letter and supporting documents, you submitted the required \$800 for the CUP time extension.

The purpose of this letter is to hereby notify Glamis Dunes Storage that the Imperial County Planning Commission has approved the extension requested for Conditional Use Permit (CUP) #06-0039 on January 25, 2023, for a new 15-Year Term subject to existing conditions.

General Condition G-10 "Time Limit", states "...*Unless otherwise specified within the project's specific conditions, this permit shall be limited to a maximum of (3) three years from the recordation date of the CUP. The Conditional Use Permit may be extended for successive three (3) years by the Imperial County Planning & Development Director upon a finding by the Planning & Development Services Department that the project is in full and compliance with all conditions of the CUP and any applicable Land Use regulation(s) of the County of Imperial. Unless specified otherwise herein, no Conditional Use Permit shall be extended for more than four (4) 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...*"


Please be advised that your **first time extension** should be requested within **(60) sixty calendar days before April 4, 2025**. Prior to this date, you will need to file the appropriate fees, and submit a report indicating how the project complies with all conditions of approval and other applicable regulations. The report and time extension request must be submitted to Imperial County Planning and Development Services Department. Failure to submit such information in a timely manner shall be grounds for CUP #06-0039 modification and/or revocation

Should you have any questions or comments, please feel free to contact Gerardo A. Quero, Planner I at (442) 265-1736, extension 1748 or via e-mail at gerardoquero@co.imperial.ca.us.

Sincerely,

JIM MINNICK,
Director of Planning & Development Services

By:



Gerardo A. Quero
Planner I

cc: Michael Mamelli, Jr. @ mikemamelliir@gmail.com
Jim Minnick, Director of Planning & Development Services
Michael Abraham, AICP, Assistant Director of Planning & Development Services
Diana Robinson, Planning Division Manager
Files: Document File, 10.109
Project: EXT#22-0026 Glamis Dunes Storage APN 039-310-026-000

GQ\VGS:\AllUsers\APN\039\310\026\EXT22-0026\PC\EXT22-0026 Approval Letter\EXT22-0026 Approval Letter.docx

EXHIBIT #3

Gerardo Quero

From: Gerardo Quero
Sent: Friday, November 1, 2024 2:17 PM
To: Linda Hunt; Glamis Dunes Storage
Cc: Andrew Loper; Carlos Yee; Melissa Pacheco; David Black; Derek Newland; Diana Robinson; Jim Minnick; Luis Bejarano; Luis Valenzuela; Michael Abraham; Rocio Yee; Kristina Caloca; Martha Cruz; Martha L. Delgado
Subject: RE: GDS STORAGE BUSINESS LICENSE RENEWAL

Good afternoon Linda,

After reviewing information provided on your email, according to the Agreement for CUP#06-0039 (Glamis Dunes Storage), the following uses are only authorized through CUP#06-0039:

1. 2,500 space Recreational Vehicle (RV) storage facility which includes:
 - a. Private dump stations.
 - b. A caretaker residence.
 - c. A night watchman residence.
 - d. A commercial office and 20 cargo containers.
 - e. **On-site sales of Propane, Firewood, and potable water for customers.**
2. RV Parts and Accessories are not authorized/listed under CUP#06-0039.
3. Please be advised that the Planning Department would not sign off on such request as additional items, RV Parts and Accessories, are not part of the CUP.
4. In contacted Management and please be advised that a Notice of Violation will be out next week due to this inconsistency with the CUP.

Should you have any questions, please feel free to contact me.

Regards



Gerardo A. Quero #345
PLANNER II
Imperial County Planning & Development
Services Department
(442) 265-1736
801 Main Street El Centro, CA 92243

From: Linda Hunt <LindaHunt@co.imperial.ca.us>
Sent: Friday, November 1, 2024 11:05 AM
To: Glamis Dunes Storage <admin@glamisdunesstorage.com>
Cc: Andrew Loper <AndrewLoper@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; David Black <DavidBlack@co.imperial.ca.us>; Derek Newland <DerekNewland@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Luis Bejarano

<luisbejarano@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Rocio Yee <rociyee@co.imperial.ca.us>; Kristina Caloca <KristinaCaloca@co.imperial.ca.us>; Martha Cruz <MarthaCruz@co.imperial.ca.us>; Martha L. Delgado <MarthaDelgado@co.imperial.ca.us>

Subject: RE: GDS STORAGE BUSINESS LICENSE RENEWAL

Hello Good Morning Nikki,

I am in receipt of your below email. Based on your business license renewal (see below), the previously approved business license for "storage and fuel" have been modified to include RV Parts and Accessories. I "CANNOT" sign off on this amendment without authorization from a County Planner. The amendment MAY NOT be in compliance with the CUP for the facility. Please contact our office at (442) 265-1736 to speak with a County Planner.

**IMPERIAL COUNTY
LICENSE RENEWAL NOTICE
(442) 265-1250**



*Updated
11/1/24*

871

BUSINESS TYPE	BUSINESS PHONE	BUSINESS LICENSE NUMBER	BUSINESS LICENSE EXPIRATION
General Business License	(949)395-3244	871	10/13/2024
OWNER LOCATION	5379 E US HIGHWAY 78 BRAWLEY, CA 92227-9300	STATE CONTRACTOR LIC NO.	RETAIL SALES TAX NO. 102-817451
BUSINESS NAME & MAILING ADDRESS	GLAMIS DUNES STORAGE CA LIC#7D29693 F250 FORD 881 W 18TH ST COSTA MESA, CA 92627-4410	TOTAL # OF EMPLOYEES & STAFF	OWNERSHIP Sole Proprietor
BUSINESS PARTNERS OR CORP. NAME	MIKE MAMELLI JR	NON-PROFIT	EXEMPT
<p>CLOSING DATE IF YOU CLOSED YOUR BUSINESS PRIOR TO THE EXPIRATION DATE, PLEASE ENTER CLOSING DATE AND SIGN BELOW. CLOSING DATE:</p>			

**General
STORAGE AND FUEL
RV PARTS & ACCESSORIES**

1. PREVIOUS BALANCE \$0.00
2. BUSINESS LICENSE FEE \$250.00
3. PROCESSING FEE \$25.00

Please add lines 1-3 and enter total on line 6.

Linda Hunt

Permit Specialist

Imperial County Planning & Development Services

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

☎ (442) 265-1735 (Fax)

lindahunt@co.imperial.ca.us

The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Glamis Dunes Storage <admin@glamisdunesstorage.com>

Sent: Thursday, October 31, 2024 4:14 PM

To: Linda Hunt <LindaHunt@co.imperial.ca.us>

Subject: GDS STORAGE BUSINESS LICENSE RENEWAL

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

Hello Linda, we were looking for approval for our business license #871 that was paid a couple of weeks ago and in your Que for approval. We would like to pick up a copy tomorrow morning as it is camp razor this weekend and we will be asked for a copy of it. We were told that you can push it through so we will be able to do that.

Please let us know thank you!

760-351-1301

Thank you for your business,
Nikki
GDS

IMPERIAL COUNTY
LICENSE RENEWAL NOTICE

(442) 265-1250



Updated
11/1/24

871

BUSINESS TYPE	BUSINESS PHONE	BUSINESS LICENSE NUMBER	BUSINESS LICENSE EXPIRATION
General Business License	(949)395-3244	871	10/13/2024
OWNER	5379 E US HIGHWAY 78	STATE CONTRACTOR LIC NO.	RETAIL SALES TAX NO.
LOCATION	BRAWLEY, CA 92227-9300	TOTAL # OF EMPLOYEES & STAFF	OWNERSHIP
BUSINESS	GLAMIS DUNES STORAGE	NON-PROFIT	Sole Proprietor
NAME &	CA LIC#7D29693 F250 FORD		EXEMPT
MAILING	881 W 18TH ST	CLOSING DATE	
ADDRESS	COSTA MESA, CA 92627-4410	IF YOU CLOSED YOUR BUSINESS PRIOR TO THE EXPIRATION DATE, PLEASE ENTER CLOSING DATE AND SIGN BELOW.	
BUSINESS PARTNERS OR CORP. NAME	MIKE MAMELLI JR	CLOSING DATE:	

General
STORAGE AND FUEL
RN Parts & Accessories

1. PREVIOUS BALANCE \$0.00

2. BUSINESS LICENSE FEE \$250.00

3. PROCESSING FEE \$25.00

Please add line 4, 5 and enter total on line 6.

EXHIBIT #4

Gerardo Quero

From: Gerardo Quero
Sent: Monday, November 4, 2024 9:50 AM
To: admin@glamisdunesstorage.com; mikemamelli@gmail.com
Cc: Diana Robinson; Michael Abraham
Subject: CUP#06-0039 Modification-Amendment Process
Attachments: CONDITIONAL-USE-PERMIT-APP-FOR-WEB-07-25-2024 (1).pdf; CUP06-0039.pdf

Good morning Mr. Mamelli,

As discussed last week,

In order to modify your existing CUP to incorporate the RV Parts and Accessories operations into it, an application for a CUP needs to be filed:

Please ensure to submit the following:

1. Conditional Use Permit Application (Attached).
2. General Indemnification Form (Attached).
3. Notice to Applicant/Notice of Fees (Attached).
4. Copy of your existing CUP#06-0039 (Attached).
5. A detailed and engineered Site Plan of your existing operation under CUP#06-0039 and depicting your new changes.
6. A detailed and comprehensive project description clearly stating the purpose of your CUP application and listing/including the proposed new use into the property.
7. A check for \$7,500 payable to County of Imperial.
8. Please be advised that this CUP application is subject to Time and Material, which means that the original deposit must be up-to-date every month.
9. Any additional information to support your application.
10. Please ensure that all applications are signed by you, the project proponent, and by the property owner, Polaris.
11. All documents must be wet signed, original signatures only. Copies are not accepted.

Should you have any questions, please feel free to contact us.

Regards and have a great day.



Gerardo A. Quero #345

PLANNER II

Imperial County Planning & Development
Services Department

(442) 265-1736

801 Main Street El Centro, CA 92243

EXHIBIT #5

Gerardo Quero

From: Mike Jr <mikemamelljr@gmail.com>
Sent: Wednesday, November 6, 2024 1:34 PM
To: Gerardo Quero
Subject: Revised Final Business License Renewel 871 - Nov 6, 2024
Attachments: Revised Final Business License Renewel 871 - Nov 6 2024 - 1-22 PM.pdf

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

Hello Gerardo-

We have decided to go another direction with offering different services. We are making arrangement to open a separate business completely and offer it as a vendor on vendor row if possible.

In the meantime, We will maintain business as usual under our CUP and with our business license 871. Sorry for the confusion as I misunderstood the process.

Thanks,

Mike Mamelli Jr.
President
949-500-6773

Scanned with TurboScan.

Sent from my iPhone

**IMPERIAL COUNTY
LICENSE RENEWAL NOTICE
(442) 265-1250**



871

BUSINESS TYPE	BUSINESS PHONE	BUSINESS LICENSE NUMBER	BUSINESS LICENSE EXPIRATION
General Business License	(949)395-3244	871	10/13/2024
OWNER LOCATION	5379 E US HIGHWAY 78 BRAWLEY, CA 92227-9300	STATE CONTRACTOR LIC NO.	RETAIL SALES TAX NO. 102-817451
BUSINESS NAME & MAILING ADDRESS	GLAMIS DUNES STORAGE CA LIC#7D29693 F250 FORD 881 W 18TH ST COSTA MESA, CA 92627-4410	TOTAL # OF EMPLOYEES & STAFF	OWNERSHIP Sole Proprietor
BUSINESS PARTNERS OR CORP. NAME	MIKE MAMELLI JR	NON-PROFIT	EXEMPT
CLOSING DATE IF YOU CLOSED YOUR BUSINESS PRIOR TO THE EXPIRATION DATE, PLEASE ENTER CLOSING DATE AND SIGN BELOW. CLOSING DATE:			

**General
STORAGE AND FUEL**

Please add lines 1-5 and enter total on line 6.

1. PREVIOUS BALANCE	\$0.00
2. BUSINESS LICENSE FEE	\$250.00
3. PROCESSING FEE	\$25.00
4. STATE MANDATED FEE (SB1186)	\$4.00
5. FIRE INSPECTION FEE	\$120.45
6. TOTAL DUE	\$399.45

PLEASE MAKE ALL BUSINESS INFORMATION CORRECTIONS ON THIS FORM, OR ATTACH A SEPARATE SIGNED SHEET IF NECESSARY, AND RETURN WITH PAYMENT IN THE ENCLOSED ENVELOPE.

A RECEIPT WILL ACCOMPANY YOUR BUSINESS LICENSE.

IMPORTANT: READ AND SIGN BELOW. RETURN THE ENTIRE FORM BEFORE 10/13/2024. TO AVOID MONTHLY PENALTIES.

REMIT TO:
Imperial County Treasurer-Tax Collector
940 West Main Street #106
El Centro, California 92243

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNED X
PRINT NAME

Mike Mamelli Jr

DATE
TITLE

10/11/24

HOME TELEPHONE
E-MAIL ADDRESS:

949.500.6773

EXHIBIT #6

Gerardo Quero

From: Jeffrey Gwynn <jeffreygwynn@icloud.com>
Sent: Tuesday, February 4, 2025 12:23 PM
To: Gerardo Quero
Cc: Diana Robinson; Michael Abraham; admin@glamisdunesstorage.com; mikemamelljr@gmail.com
Subject: Fwd: CUP#06-0039 Modification-Amendment Process
Attachments: COUNTY OF IMPERIAL letter 2-4-25.pdf

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

Dear Mr. Quero, I am a director of RV Sandtoy Storage, Inc. (hereinafter "the Company"). Mike Mamelli on behalf of the Company spoke with you back in November about the Company's desire to be free of the limitations of the previously implemented CUP. In response, you wrote the bellow email. In my attached letter of even date I am requesting clarification and possibly a meeting to discuss the Company's development concerns in light of Polaris company's approved Glamis Specific Plan No. SP19-001. In short, the CUP process does not appear necessary given the expressly approved changes manifested in the Specific Plan. I look forward to your response.

From: Gerardo Quero <gerardoquero@co.imperial.ca.us>
Date: November 4, 2024 at 9:49:53 AM PST
To: admin@glamisdunesstorage.com, mikemamelljr@gmail.com
Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>, Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: CUP#06-0039 Modification-Amendment Process

Good morning Mr. Mamelli,

As discussed last week,

In order to modify your existing CUP to incorporate the RV Parts and Accessories operations into it, an application for a CUP needs to be filed:

Please ensure to submit the following:

1. Conditional Use Permit Application (Attached).
2. General Indemnification Form (Attached).
3. Notice to Applicant/Notice of Fees (Attached).
4. Copy of your existing CUP#06-0039 (Attached).
5. A detailed and engineered Site Plan of your existing operation under CUP#06-0039 and depicting your new changes.

6. A detailed and comprehensive project description clearly stating the purpose of your CUP application and listing/including the proposed new use into the property.
7. A check for \$7,500 payable to County of Imperial.
8. Please be advised that this CUP application is subject to Time and Material, which means that the original deposit must be up-to-date every month.
9. Any additional information to support your application.
10. Please ensure that all applications are signed by you, the project proponent, and by the property owner, Polaris.
11. All documents must be wet signed, original signatures only. Copies are not accepted.

Should you have any questions, please feel free to contact us.

Regards and have a great day.

**RV SANDTOY STORAGE, INC
DBA GLAMIS DUNES STORAGE
5379 EAST HIGHWAY 78
BRAWLEY CA 92227**

February 4, 2025

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
836 MAIN STREET
EL CENTRO, CA 92243

SUBJECT

CONDITIONAL USE PERMIT #06-0039

REQUEST OF ADMINISTRATIVE MODIFICATION FOR CUP #08-00391

GLAMIS SPECIFIC PLAN No. SP19-0001

Dear Gentleperson,

I am writing on behalf of RV Sand Toy Storage, Inc. (Hereinafter "RV") a business operating in the County of Imperial on the eastern side of Imperial Sand Dunes otherwise known as Glamis. RV has operated under a Conditional Use Permit, a copy of which I am attaching hereto as Exhibit 1. RV previously sought a modification of the CUP on October 8, 2018, as noted hereinabove and which I am attaching herein as Exhibit 2. The restrictions of the CUP are onerous and have prevented RV from servicing its customers and the public generally. In the October 8, 2018 we previously wrote to your department about amending the CUP to permit an expansion of RV's business. This would not only have benefited RV and its customers but also the public and the County of Imperial in increasing economic activity in the region.

Unfortunately, we never received a response.

RV reached out to you on or about October 30, 2024 about this issue. We received a response (Exhibit 3), but frankly we are concerned about whether this is the correct approach. The problem is that it doesn't appear to contemplate Polaris Corporation's submission of Glamis Specific plan No. SP19-0001("GSP") to the County's Board of Supervisors. As I am sure you know, the Specific Plan was approved thereby amending the County's General Plan. Our current CUP was based on the unamended plan. The GSP allows for a wide range of commercial and retail development. In fact, many areas of the GSP are deemed zoning category CR-3, which allow for a maximum range of recreational, commercial, and retail land uses, including fuel stations, rental facilities and sales. Therefore, the approval of the plan obviates the limitations

inherent in the CUP. In fact, the GSP specifically states that it was being done in part to remove the CUP burden.

The GSP now makes plain that in the County of Imperial RV is permitted to use C-3 permitted activities including, without limitation, Billboards, Bulk water sales, Equipment Storage, Fuel Station (gas/diesel), Fuel Station (Propane), Power Generation (on site use i.e. diesel/propane), Public Restrooms, Public showers, Retail displays / entrance signage, Retail sales, RV Dump Station(s), RV Park, RV Repair facility, RV Storage, Solar Generating Facility including battery storage up to 30 MW for onsite and export, Stores (retail general), Stores (retail specialty), Temporary sales facilities, Vehicle parts sales, Vehicle Repair and Service, Vehicle Sale, Vehicle storage, Vehicle wash down area, and Water/Wastewater treatment facilities

In fact, the GSP provides that Uses not listed may still be permitted where the Planning Director finds are consistent and similar to a permitted use.

RV seeks to start immediately the process for permitting the following:

1. RV parts and accessories sales to its customers and to the general public.
2. Water sales to its customers and to the general public.
3. Fuel sales to its customers and to the general public.
4. Sewage treatment facility;
5. Firewood sales to its customers and to the general public.
6. Provision of public restrooms and showers to its customers and to the general public.
7. Sale of BLM permits and camping permits to its customers and to the general public.
8. Billboards and entry signs.

Plainly, all of these are clearly provided for and permitted by the Glamis General Plan as modified by the Glamis Specific plan No. SP19-0001. RV's 50 acres are clearly part of the Glamis Specific Plan. As such RV seeks to begin conducting such approved business. We are therefore requesting clarification of the County's position on these issues relative to the need for an amended CUP. The current CUP is restrictive of all 8 points and is clearly inconsistent with Glamis Specific Plan. As such, clarification is requested.

RV is therefore requesting a meeting with your representatives to discuss this so that we might move forward for the betterment of the entire Glamis community.

Sincerely,



Jeffrey T Gwynn

Director of RV Sandoy Storage, Inc.

cc: Michael J Mamelli, President

EXHIBIT 1

Recorded in Official Records, Imperial County

4/09/2007

10:56 AM

AG

Dolores Provencio

County Clerk / Recorder

When Recorded Return To:

P Public

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

Doc#: **2007-014374**



Titles: 1 Pages: 17

Fees	54.00
Taxes	0.00
Other	0.00
PAID	\$54.00

**AGREEMENT FOR CONDITIONAL USE PERMIT #06-0039
FOR
GLAMIS DUNES STORAGE FACILITY
Planning Commission 03/14/07
(Mike Mamelli and Eugene Le Blanc)
(Approved at Planning Commission on March 14, 2007)**

This Agreement is made and entered into on this 29 day of March 2007 by and between Eugene Le Blanc and Mike Mamelli, 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 5379 East Highway 78, Glamis, CA., near the intersection of Ted Kiff Road and Highway 78 and legally identified as that portion of the west half of the Northeast quarter of the west half of Tract 37, Township 13 South, Range 18 East, SBBM .Further identified as Assessor's Parcel Number 039-310-026-000.

WHEREAS, Permittee has applied to the County to be allowed to construct and operate up to 2,500 Space Recreational Vehicle Storage Center (with private dump stations, 1 caretakers residence, 1 night watchman residence, commercial

CUP 06-0039

office, 20 cargo containers and the selling of propane, fire wood and potable water to their customers).

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #06-0039 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 RECORDATION:

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

G-4 CONDITION PRIORITY:

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

G-5 INDEMNIFICATION:

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

G-6 RIGHT OF ENTRY:

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

G-7 SEVERABILITY:

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

G-8 PROVISION TO RUN WITH LAND:

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

G-9 COMPLIANCE/REVOCATION:

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for

1 hearing to consider appropriate response including but not limited to the
 2 revocation of the CUP or to consider possible amendments to the CUP. The
 3 hearing shall be held upon due notice having been provided to the Permittee
 and to the public in accordance with established ordinance/policy.

4 **G-10 TIME LIMIT:**

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

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

18 **G-11 COSTS:**

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

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

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

G-13 DEFINITIONS:

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

G-14 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

G-15 HEALTH HAZARD:

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

G-16 CHANGE OF OWNER/OPERATOR:

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

G-17 COMMENCEMENT OF WORK:

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

G-18 FIRE PROTECTION:

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

PROJECT SPECIFIC CONDITIONS:**S-1 PROJECT DESCRIPTION:**

The permittee intends to establish up to 2,500 space recreational vehicle storage center, the selling of propane, fire wood and water on approximately 49.64 ± acres. The project is proposed to be developed in sixteen (16) phases and the phasing will be based on demand. The applicant proposes to initially develop four (4) phases which will consist of approximately 600 parking spaces, fire protection system, lighting, an on-site commercial office (coach) & care taker and night watchman residence for 24-hour security.

The sewer facilities will include twenty (20) RV dump stations (minimum capacity 1,000 gallons) and septic tank system shall be installed per 1997 Plumbing Code for both residences and office restrooms. The water system proposed consists of (4) 5,000 gallon potable water tanks. For the life of the project you will truck water to the facility. Fire protection will be via a 5,000 gallon per plan dedicated fire water tank along with the other necessary fire protection equipment (water truck & dry hydrants) required by the Imperial County Fire Department. All roads and parking spaces will be asphalt or concrete. Security will include area lighting, an automatic entrance gate, fencing, and the on-site night watchman. Shade structures will be built along the West side of the project site and the applicant proposes to install twenty (20) cargo containers. Desert landscaping will be provided on the east and west (facing Highway 78) side and maintained for the life of the project. Applicant may build metal buildings on the individual spaces if requested by tenants provided applicant secures necessary permits. Power will be supplied by generators, not to exceed 49 HP (50 HP and higher must secure permits from APCD) located through out the site until such time that power lines reach project site. The generators will be run clean per California Air Resources Board (CARB).

S-2 ACCESS TO SITE:

The subject property will access from Highway 78.

S-3 ENCROACHMENT PERMIT:

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

S-4 RIGHT OF WAY:

The proposed project borders Highway 78, which is classified as a "Major Collectors" requiring eighty-four (84) feet of right-of-way, being forty-two (42) feet from existing road centerline. Right-of-way should be provided for those portions of these roadways located within subject parcel. ^{1 (PW)}

Ted Kipf Road is classified as a Local County Road requiring sixty (60) feet of right of way, being (30) feet from existing road centerline. It is therefore requested that sufficient right of way be provided to meet this road classification. ^{1 (PW)}

S-5 DRIVEWAY IMPROVEMENTS:

All access driveways shall be developed and maintained to County Standard S-131A commercial driveway improvement standards (or amended) as approved by the Department of Public Works and Air Pollution Control District. ^{1 (PW) 2 (APCD)}

S-6 ON-SITE ROADS/PARKING:

All on-site roads/driveways and parking areas shall be constructed with a minimum of three (3) inches of asphalt or concrete per Imperial County Land Use Ordinance and shall be maintained in a dust-free manner

Permittee has the option to pave each phase with an initial layer of two (2) inches of asphalt. Before commencing subsequent phase, the Permittee shall add an additional one (1) inch layer of asphalt to the previous two (2) inch phase, this meeting the minimum of three (3) inches per County Standards. The applicant will notify the Imperial County Planning and Development Services Department and the Public Works Department prior to each new phase of development for an inspection to determine compliance. However, at any time the Planning and Development Services Department may require the applicant to pave the remaining site with the three (3) inches of asphalt. ⁵

S-7 GRADING & DRAINAGE PLAN:

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

S-8 Ted Kipf Road along the project frontage, as a minimum should be paved to mitigate dust control issues (PM 10) or alternate dust suppression measure subject to the Public Works Director and/or APCD approval. ^{1 (PW)}

S-9 APCD DUST CONTROL:

The project site and Ted Kipf Road (approximately 1300 feet along the project site) will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and comply with the fugitive dust control plan submitted for APCD approval.² (APCD)

S-10 WATER & SEWER:

Permittee shall secure or provide water and sewer in compliance with County, State and Federal Regulations. The water system proposed is (6) 5,000 gallon potable water tanks including drafting hydrants, with bulk water delivery by a California Licensed hauler and as approved by the Department of Health Services.

- A) POTABLE WATER:** A potable water supply shall be installed as required and approved by Environmental Health Services. The bulk water must test to the level of public water drinking standards, or the development of a State and County approved onsite public water supply system. Permittee shall provide documented proof (approved permits) from the County Environmental Health Services that all necessary approvals for an acceptable potable water system meeting all applicable Local, State, and Federal regulations has been completed prior to any building permits being issued. Public water supply infrastructure shall be installed and approved by EHS, which can be done concurrent with the building construction stage. The potable water system shall be installed with the minimum pressure water supply pipe of a diameter conforming to County standards.
- B) DUMP STATION:** The dumping of recreational vehicles and equipment waste tanks in an Environmental Health Services approved dump station. No septic leach system shall be allowed for the dump station.
- C) SEPTIC SYSTEM:** The onsite office, caretakers and security guard residence may be served by a properly sized septic tank and leach system with an approved percolation test. The septic tank and leach system shall need to be permitted and approved by the Environmental Health Services.

S-11 HAZARDOUS MATERIALS DISPOSAL:

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

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

9 **S-12 REPORTING:**

10 Permittee shall provide an annual report or statement to the Planning &
11 Development Services Department to show compliance with the conditions
12 herein. Planning & Development Services Department Staff may perform an
13 annual site inspection in addition to the Permittee submittal.

14 **S-13 RESPONSIBLE AGENT:**

15 Permittee shall maintain on file with the Planning & Development Services
16 Department the name and phone number of the responsible agent for the site.
17 A backup name shall also be provided, and a phone number for 24 hour
18 emergency contact shall also be on file.

19 **S-14 ALLOWABLE MINI STORAGE:**

20 Is generally defined as a structure or group of structures containing generally
21 small, individual, compartmentalized stalls or lockers rented as individual
22 storage spaces used for storing personal property, commercial, retail
23 materials, and/or recreational vehicles. The CUP allows the storage of those
24 uses and materials typically found within mini storage facilities. No outside
25 storage with exception of those identified in Specific Condition S-1 and S-38 is
26 allowed.

27 **S-15 ALLOWABLE RECREATION VEHICLE STORAGE:**

28 The CUP allows the Permittee to store the following recreational equipment,
pull trailers (non-motorized), recreational vehicles (motorized), motorized off-
road vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jet
skis, wave runners, etc...) All recreational equipment shall have current
Department of Motor Vehicle (DMV) registration and be in working order.
Minimal on-site maintenance equipment will also be permitted. The facility is
intended for the storage of recreation vehicles therefore outside storage of
personal, commercial, and industrial vehicles such as, commercial trucks and
equipment, and Simi-trucks and trailers are prohibited. It is the Permittee's
responsibility to ensure compliance with the type, operating condition, or
legalization of the recreational equipment, failure to comply could result in
termination of this CUP.

The temporary storage of passenger cars and trucks used as transportation to
the facility for pick-up of the recreational vehicle(s) may be permitted, provided
that said passenger cars and trucks are (1) have a valid lease with the facility

operator, (2) are parked in the leased recreational vehicle(s) assigned space, (3) have current DMV registration, and (4) are in operating condition.

S-16 MAINTENANCE OF YARD:

The recreational vehicle storage yard 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-17 PROPANE AND FIREWOOD ON-SITE SALES:

As an incidental component of the recreational vehicle storage operation the permittee may operate a propane refilling station, via the installation of a propane tank for the sole purpose of providing their clients the on-site propane sales only.

Additionally, the permittee may store and sale firewood and potable water to their on-site clients only. Said firewood shall be stored in neat and clean rows/stacks. Firewood storage will be limited to a maximum three (3) "Cords" of wood at any one time. A "Cord of wood" shall be described as a well-stacked pile of wood, 4ft by 4ft by 8ft.

Both the propane and fire wood operations (installation, storage, and sales) must meet local, state, and federal regulations and are subject to approval by Imperial County Fire & Emergency Services Department, Planning and Development Services Department and other applicable agencies.

S-18 PROHIBITED ACTIVITIES:

The CUP authorizes the Permittees to store recreational vehicles and equipment, for dumping of waste tanks in an approved Dump station, and the on-site sales of propane, firewood, and water only. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue.

The following activities are prohibited:

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

S-19 LIGHTING:

On-site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards roadways. The shielding shall confine the direct rays to the site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

S-20 FENCING:

The property will be accessed via locked gates with membership and emergency agency access only. Along the visual side (Highway 78) of the property for both security and screening the construction/maintenance of a six (6) foot high solid fence (if chain-link then must have screening slats and coated) shall be installed. For the remainder of the development a perimeter fence preventing off-road vehicles from entering or exiting the property from via the desert areas shall also be installed. **The areas that are not developed must be fenced to prevent customer and or employee access.**

S-21 LANDSCAPING:

In accordance with the Imperial County Land Use Ordinance a landscaping plan shall be submitted to the Planning & Development Services Department for approval. Landscaping shall be installed and maintained along Highway 78 and Ted Kiff Road. If the landscaping is developed to the extent that it results in the screening of the development from the west side of the project, relevant to that which could be accomplished by the requirement that the fence be screened as noted above, said screening component of the fence requirement could be waved by the Planning & Development Services Department.

S-22 SIGNAGE:

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

S-23 NOISE:

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

S-24 BUILDING PERMITS:

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

S-25 SHERIFF IMPACT FEE:

This project will have a potential intermediate impact on the Sheriff's Department with calls for service during construction and upon completion, when the storage units are occupied. Both the owners of this facility and the subjects renting spaces are going to require patrol and responses by Sheriff's Department Deputies. This will necessitate the inclusion of mitigation fees in the project's budget to offset the cost of providing additional deputies for this service, as provided for by Imperial County Ordinance 4.36.060.

S-26 DEPARTMENT OF TRANSPORTATION (CALTRANS):

Driveway for proposed storage lot shall be opposite the Glamis store. The design of the driveway and/or private road intersection should be based on Section 2Q5 of the Caltrans *Highway Design Manual*.⁴ (CALTRANS)

S-27 Provide left turn pockets for both directions of traffic.⁴ (CALTRANS)

S-28 Provide a right turn deceleration lane for the proposed project. ⁴ (CALTRANS)

S-29 Have the property fenced along the state right-of-way. ⁴ (CALTRANS)

S-30 Have a fence around all the detention basins. ⁴ (CALTRANS)

S-31 All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-78.
⁴ (CALTRANS)

S-32 All signs visible to traffic on SR-78 need to be constructed in compliance with County and State regulations. ⁴ (CALTRANS)

S-33 Any work performed within Caltrans Right of Way (R/W) will require an encroachment permit. Improvement plans for construction within Caltrans R/W must include: typical cross sections, adequate structural sections, traffic handling plans, and signing and striping plans stamped by a professional engineer. ⁴ (CALTRANS)

S-34 Grading for this proposed project would modify existing drainage and increase runoff to State Facilities will not be allowed. ⁴ (CALTRANS)

S-35 CULTURAL RESOURCES:

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

S-36 RECLAMATION SITE ABANDONMENT:

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

S-37 PERMIT TERMINATION:

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

S-38 PERMITTED USE OF PROPERTY:

This Permit authorizes the use of the identified project site as a mini storage and recreational vehicle storage facility. No other use not specifically authorized, within this permit or permitted as an outright use within the zoning classification of the S-2 Open Space/Recreational and C-2 "Medium Commercial Zone" (County Ordinance Section 90519.02 and 90513.02), shall be allowed on this project site.

S-39 CEMETARY MAINTENANCE

Applicant shall comply with the Imperial County Land Use Cemetery Ordinance as stated in Section 92701, et al. ^{3 (EEC-Mitigation)}

S-40 DEMOLITION

Existing pool and building located northeast of project site shall be demolished before final is granted on Grading Permit.

The Permittee shall obtain all required permits from the Department of Public Works, APCD, Department of Health Services, Caltrans and other applicable agency(s).

1) Public Works Letter Dated December 6, 2006

2) APCD, Letter dated

3) EEC Hearing Mitigation Measure December 14, 2006

4) CALTRANS Letter dated January 8, 2007 & February 24, 2007

5) Planning Commission Meeting on March 14, 2007

NOW THEREFORE, County hereby issues Conditional Use Permit # 06-0039 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

(left

blank


intentionally)

1
2 IN WITNESS THEREOF, the parties hereto have executed this Agreement the
3 day and year first written.

4
5 PERMITTEE :

6
7 By: 
8 Mike Mamelli
9 (Applicant)

3-28-07
Date

10
11 By: 
12 Eugene Le Blanc
13 (Property Owner)

3-28-07
Date

14
15 COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

16
17 By: 
18 JURG HEUBERGER, AICP, Director
19 Planning & Development Services Department

4/2/07
Date

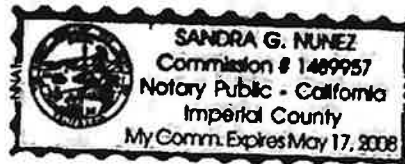
FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.On March 29, 2007 before me, Sandra G. Nunez,

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

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

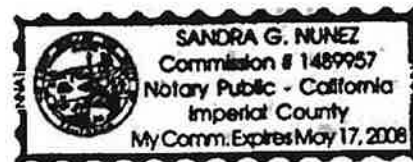
Signer(s) Other Than Named Above _____

FOR PERMITTED NOTARIZATION.

STATE OF CALIFORNIA

COUNTY OF Imperial) S.S.On March 29, 2007 before me,Sandra G. Nunez,a Notary Public in and for said County and State, personally appeared
Eugene LeBlanc, personally known to me(or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he executed the same in his/her/their authorized capacity(ies), and that by
his signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.On APRIL 2, 2007 before me, Patricia A. Valenzuela

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

WITNESS my hand and official seal

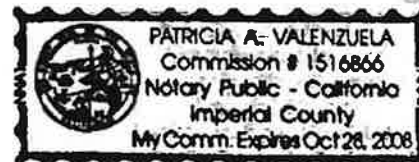
Signature Patricia A. Valenzuela

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

Title or Type of Document Conditional Use PermitNumber of Pages 17 Date of Document March 29, 2007

Signer(s) Other Than Named Above _____

FAV/S:\APN FILES\039\310\26\clip agreement for 06-0039.doc



Glamis Dunes Storage
5379 E. Hwy 78
Glamis, Ca. 92227
760-351-1301

Patricia

Please extend my Conditional Use Permit for the Glamis
Dunes Storage permit # 06-0039.

G1 - IN COMPLIANCE
G2 - IN COMPLIANCE (ORDERING PRE FINAL
INSPECTION IN ACCORDANCE TO ALL PERMITS
ORDERED)

G3 - IN COMPLIANCE

G4 - IN COMPLIANCE

G5 - IN COMPLIANCE

G6 - IN COMPLIANCE

G7 - IN COMPLIANCE

G8 - IN COMPLIANCE

G9 - IN COMPLIANCE

G10 - IN COMPLIANCE

G11 - IN COMPLIANCE

G12 - IN COMPLIANCE

G13 - IN COMPLIANCE

G14 - IN COMPLIANCE

G15 - IN COMPLIANCE

G16 - IN COMPLIANCE

G17 - IN COMPLIANCE

G18 - IN COMPLIANCE

S1 - IN COMPLIANCE (WE HAVE ONLY BUILT 17
Acres of the project so everything is not completely built
out)

S2 - IN COMPLIANCE

S3 - IN COMPLIANCE

S4 - IN COMPLIANCE (ONLY 1/3 OF THE PROJECT
WAS COMPLETED. TRAFFIC WAS NOT A FACTOR AS
OF YET AND WE AGREED IT WILL NOT BE NEEDED
UNTIL THE FULL SITE IS BUILT)

S5 - IN COMPLIANCE

S6 - IN COMPLIANCE (BUDGETING FOR A TOPCOAT WITH IN 1-2 YEARS)
S7 - IN COMPLIANCE
S8 - IN COMPLIANCE (BEING WATERED DAILY)
S9 - IN COMPLIANCE (TOUGH ON LARGE WEEKENDS TO MAINTAIN)
S10 - IN COMPLIANCE
S11 - IN COMPLIANCE
S12 - IN COMPLIANCE
S13 - IN COMPLIANCE (AIR POLLUTION REPORT IS DUE)
S14 - IN COMPLIANCE
S15 - IN COMPLIANCE (SOME CUSTOMERS HAVE SEMI TRUCK AS THEIR RECREATIONAL VEHICLE OR OWN TRUCKING COMPANIES THAT TRACTOR THEIR TOYS)
S16 - IN COMPLIANCE
S17 - IN COMPLIANCE
S18 - IN COMPLIANCE (ONLY APPROVED CONTRUCTION CREW, SECURITY STAFF, APPROVED CARETAKERS AND GDS PERSONEL TEAMS ARE ON PROPERTY
S19 - IN COMPLIANCE (BUDGETING FOR SOLAR AND LED)
S20 - IN COMPLIANCE
S21 - IN COMPLIANCE (DESERT LANDSCAPE IS APPROVED)
S22 - IN COMPLIANCE
S23 - IN COMPLIANCE
S24 - IN COMPLIANCE
S25 - IN COMPLIANCE (NEVER USED BY SHERIFF'S YET)
S26 - IN COMPLIANCE WITH CAL-TRANS
S27 - IN COMPLIANCE WITH CAL-TRANS
S28 - IN COMPLIANCE WITH UNDERSTANDING WITH CAL-TRANS
S29 - IN COMPLIANCE
S30 - IN COMPLIANCE
S31 - IN COMPLIANCE
S32 - IN COMPLIANCE
S33 - IN COMPLIANCE AND HAS BEEN PUT ON HOLD UNTIL WE BUILD MORE
S34 - IN COMPLIANCE

S35 – IN COMPLIANCE
S36 – IN COMPLIANCE
S37 – IN COMPLIANCE
S38 – IN COMPLIANCE
S39 – IN COMPLIANCE
S40 – IN COMPLIANCE

THANK YOU,

MICHAEL MAMELLI JR.
PRESIDENT/SECRETARY
GLAMIS DUNES STORAGE

EXHIBIT 2

RV Sandtoy Storage dba Glamis Dunes Storage
5379 East Highway 78, Brawley, Ca. 92227

October 08, 2018

SUBJECT:

Request of Administration Modification for CUP #08-00391

Glamis RV Storage 14-0020 for CUP #06.0039: APN 030310-026-000

Dear:

Patricia Valenzuela
Planner IV
Imperial County Planning & Development Services
836 Main Street
El Centro, CA 92243
442-265-1749
patriciavalenzuela@co.imperial.ca.us

Mrs. Valenzuela,

Our Conditional Use Permit #06-0039 is currently in compliance. Our property was purchased by Polaris Industries dab Dunes Holdings, LLC last year. As a long term Lessee, Glamis Dunes Storage was granted exclusive rights and Services.

Please See Polaris Lease Attachment "A"

We request an Administrative Modification to our C.U.P. to relocate and add easier and safer areas to offer these services to the Public. The request will still work within the zoned C2 area and will be conveniently located utilizing the frontage and Side area.(towards Rail Road).

Please see Blueprint Attachment "B"

RV Sandtoy Storage dba Glamis Dunes Storage
5379 East Highway 78, Brawley, Ca. 92227

October 08, 2018

We intend to utilize the workspace by using approved Shipping Containers. All of the Services and Contents of these units will have Items that meet all applicable Ordinances and laws.

Please See Attached "C"

Specific Detail of Uses are as followed:

1-Sales of RV/Parts, UTV/Parts and Sand Related Vehicles/Parts and accessories to be sold out of New Shipping Containers including relocating the Non Pump items of VP Fuel in Cans, Propane (Pre Filled) in tanks, direct across from the Beach Store in our C-2 Zone.

2-Sales of Water to the public and add a water meter to offer potable Water out front, direct across from the Beach Store in our C-2 Zone.

3-Installation and Repair Service of our customers UTV, Sand Buggy, Sand Cars, Off-Road Vehicle, Trailer, Motorhome and any and all other sand related Equipment, direct across from the Beach Store in our C-2 Zone.

4-Sales of BLM Permits, GDS Storage, GDS Services and Scheduling as well as General Dune information and Concierge Station and First Aid assistance, direct across from the Beach Store in our C-2 Zone.

Thank you,

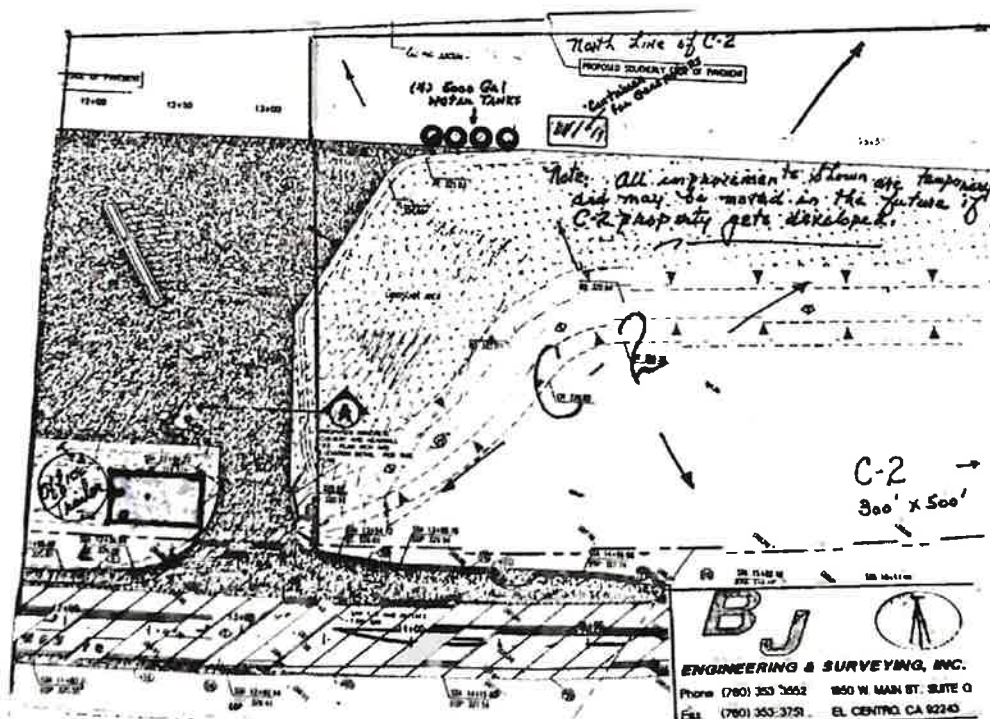
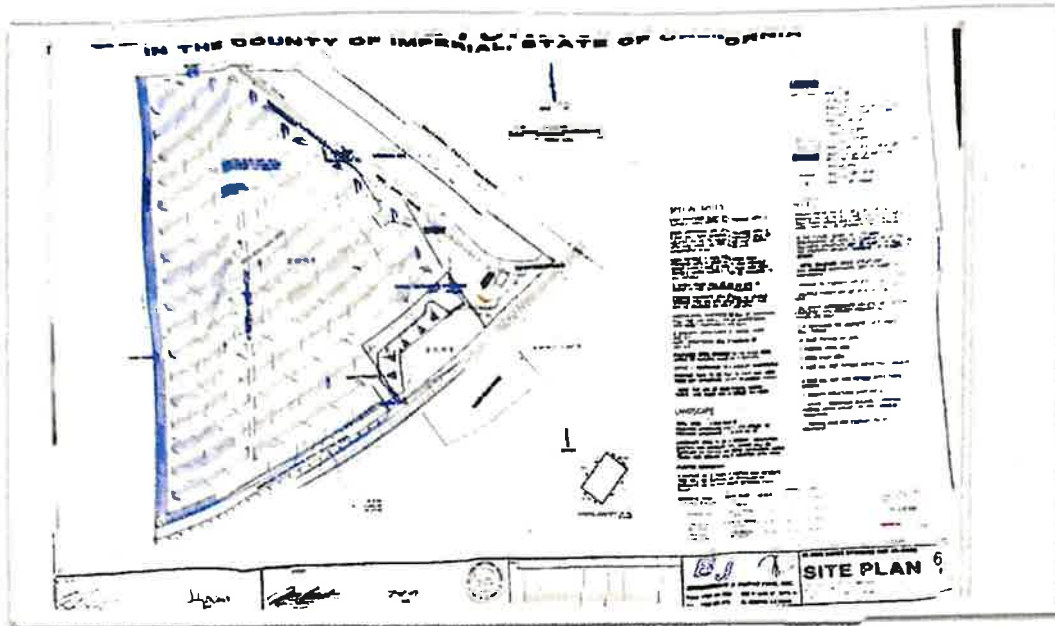
Michael Joseph Mamelli Jr.-President
RV Sandtoy Storage dba Glamis Dunes Storage
5379 East Highway 78
Brawley, Ca. 92227
949-500-6773 Direct
760-351-1301 Offic
mikemamelljr@gmail.com

Attachment "A"

c. Use: The first, fifth and sixth paragraphs of Section 3 of the Lease are deleted and replaced with the following:

"Tenant may use the Leased Premises to store, maintain, repair, rent and sell recreational vehicles, including but not limited to trucks, trailers, motor homes, mobile homes, dune buggies, sand rails, all-terrain vehicles, motorcycles and other sand-related equipment, the washing, maintaining and repairing of said recreational vehicles and the sale of fresh water, propane, parts and accessories and any and all other uses permitted under any applicable laws and conditional use permits. In addition, Tenant shall have the exclusive right (collectively, the "Tenant Exclusive Uses") to (i) operate and maintain a recreational vehicle storage facility with both indoor and outdoor storage areas and containers on the Leased Premises for the primary purpose of renting such storage areas and containers to the general public, (ii) operate and maintain a retail fueling station on the Leased Premises for the primary purpose of selling fuel to the general public, and (iii) selling fuel of any kind on the Leased Premises to the general public. Landlord shall not use any portion of the Property for the Tenant Exclusive Uses. Tenant shall have the right to construct and install from time to time, signage on fences located on the Leased Premises."

Attachment "B"



Attachment "C"





[illegible]

(Faint handwritten notes visible through the paper)

[illegible]

1. The subject of this report is the investigation of the activities of the "Black Panther Party" (BPP) in the United States. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

2. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

3. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

4. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

5. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

6. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

7. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

8. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

9. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

10. The BPP is a revolutionary organization that seeks to achieve the liberation of the black people through the use of violence. The BPP was founded in 1966 in Oakland, California, by Bobby Seale and Huey P. Newton. The BPP has since spread to other parts of the United States, including New York, Chicago, and Los Angeles.

AREA = 2.67 HECTARES
TOWARD LAMARCA 190 - 202-0781 30
BONDED LABORER = 433344 M

FORECAST AREA TO BE A GRASSY VEGETATION
ACTIVELY AND REGULARLY MAINTAINED WILL BE
MAINTAINED AS PASTURE FOR CATTLE AND HORSES
AND CROPPING WILL BE COVERED WITH ROCK

LANDING INFORMATION

Leistungsfähigkeit

הנהגת הממשלה נכונה ויש לה
התחשב בהם כמקרה בודד
למשל במקרה של חשד
לפיקודת המבחן

LAND	OTOMACA	CHASTA	MICH
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

9. The following information is available for the year ended December 31, 2014:

1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the two main types of chlorophyll found in plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis.

[illegible]

10

10

THE DATA BARRIERS OF ENVIRONMENTAL

ALCANTARA
ALCANTARA
ALCANTARA

100

10

1

7041 38-378 EL CENTRO CA 90049

North Line of C-2

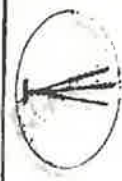
PROPOSED SOUTHERLY SIDE OF PAVEMENT

(4) 5000 GAL WATER TANKS

UN 1/19

Note: All improvements shown are temporary and may be moved in the future if C-2 property gets developed.

C-2
300' x 500'



BJ

ENGINEERING & SURVEYING, INC.

Phone (760) 350-3552 1850 W MAN ST. SUITE G

Fax (760) 350-3751 EL CENTRO, CA 92243

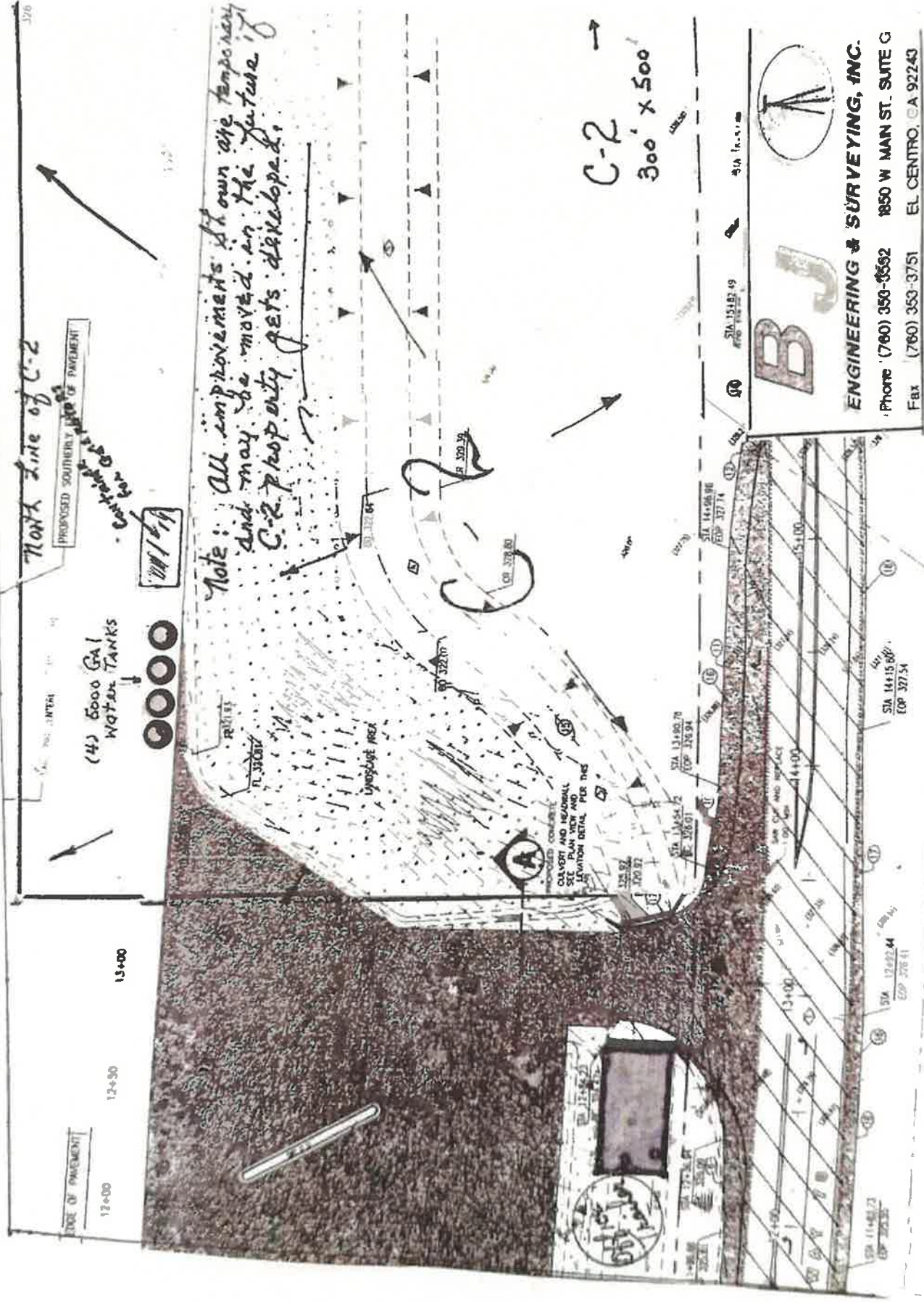


EXHIBIT 3

Date: November 4, 2024 at 9:49:53 AM PST

To: admin@glamisdunesstorage.com, mikemamelli@gmail.com

Cc: Diana Robinson <DianaRobinson@co.imperial.ca.us>, Michael Abraham <MichaelAbraham@co.imperial.ca.us>

Subject: CUP#06-0039 Modification-Amendment Process

Good morning Mr. Mamelli,

As discussed last week,

In order to modify your existing CUP to incorporate the RV Parts and Accessories operations into it, an application for a CUP needs to be filed:

Please ensure to submit the following:

1. Conditional Use Permit Application (Attached).
2. General Indemnification Form (Attached).
3. Notice to Applicant/Notice of Fees (Attached).
4. Copy of your existing CUP#06-0039 (Attached).
5. A detailed and engineered Site Plan of your existing operation under CUP#06-0039 and depicting your new changes.
6. A detailed and comprehensive project description clearly stating the purpose of your CUP application and listing/including the proposed new use into the property.
7. A check for \$7,500 payable to County of Imperial.
8. Please be advised that this CUP application is subject to Time and Material, which means that the original deposit must be up-to-date every month.
9. Any additional information to support your application.
10. Please ensure that all applications are signed by you, the project proponent, and by the property owner, Polaris.
11. All documents must be wet signed, original signatures only. Copies are not accepted.

Should you have any questions, please feel free to contact us.

Regards and have a great day.



Gerardo A. Quero #345
PLANNER II

Imperial County Planning & Development
Services Department
(442) 265-1736
801 Main Street El Centro, CA 92243

pdf

CONDITION_2024 (1).pdf
14 KB

pdf

CUP06-0039.pdf
5.9 KB

EXHIBIT #7

Gerardo Quero

From: Gerardo Quero
Sent: Wednesday, March 5, 2025 5:44 PM
To: Jeffrey Gwynn
Cc: Jim Minnick; Michael Abraham; Diana Robinson
Subject: RE: CUP#06-0039 Modification-Amendment Process

Good afternoon Mr. Gwynn,

After a thorough review of the recently adopted Glamis Specific Plan, we regret to inform you that your request to incorporate certain uses into the Glamis Dunes Storage property cannot be approved at this time.

Please be advised that the Glamis Specific Plan does not automatically activate the new zoning.

As outlined in Section IV – Administration and Implementation (page 4-3), the Glamis Specific Plan is structured as a phased development plan, consisting of four distinct phases. Currently, the Glamis Dunes Storage property is located within Phase 4. According to the plan, uses from Planning Area 1 can only be incorporated into Planning Areas 2, 3, and 4 once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed.

Additionally, please note that the existing RV Storage project is still subject to the terms and conditions of Conditional Use Permit #06-0039.

Furthermore, please be aware that the County would not accept any Building Permits or requests for modifications without the necessary authorization from the property landlord.

If you have any further questions or require additional clarification, please don't hesitate to contact us.

Regards



Gerardo A. Quero #345

PLANNER II

Imperial County Planning & Development
Services Department

(442) 265-1736

801 Main Street El Centro, CA 92243

From: Jeffrey Gwynn <jeffreygwynn@icloud.com>
Sent: Tuesday, March 4, 2025 3:09 PM
To: Gerardo Quero <gerardoquero@co.imperial.ca.us>
Subject: Re: CUP#06-0039 Modification-Amendment Process

EXHIBIT #8

Gerardo Quero

From: Jeffrey Gwynn <jeffreygwynn@icloud.com>
Sent: Thursday, March 20, 2025 12:17 PM
To: Gerardo Quero; Jim Minnick; Diana Robinson; Michael Abraham
Cc: Michael Mamelli
Subject: Re: CUP#06-0039 Modification-Amendment Process
Attachments: COI PLANNING COMMISSION APPEAL.pdf

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

APPEAL OF COUNTY OF IMPERIAL PLANNING COMMISSION DETERMINATION RE GLAMIS SPECIFIC PLAN NO.. SP19-0001

Please find attached RV Sandtoy Storage, Inc.'s appeal of the Commission's decision of 3-5-2025. We are requesting this matter be set for hearing before the commission. Thank you for your attention to this.

On Mar 7, 2025, at 4:54 PM, Jeffrey Gwynn <jeffreygwynn@icloud.com> wrote:

Ladies and Gentlemen,

This is in response to Mr. Quero's Wednesday email regarding RV's request for clarification about your office's statement that RV needed to complete an application for an amended CUP. Mr. Quero's email states that "After a thorough review of the recently adopted Glamis Specific Plan, we regret to inform you that your request to incorporate certain uses into the Glamis Dunes Storage property cannot be approved at this time."

The reasons for the denial were that the GSP "does not automatically activate the new zoning." Rather the GSP is a phased development plan and that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed." You also insist that the CUP continues to be required and that Polaris approve of RV's plans.

I know your office takes these matters seriously and tries to get these types of matters right. However, I think this decision is incorrect and therefore it must be either appealed or reconsidered. I write in hope it will be reconsidered I assume it will need to be appealed. As such, I request your courtesy in advising on how we bring this to the entire Planning Commission. We hope this isn't necessary and that you'll be persuaded by the below but in the event we are at loggerheads, we would like to pursue an appeal.

As you know, the County of Imperial has a General Plan that provides the zoning for the county. Polaris' Specific Plan was lawfully brought before the county supervisors who approved it. It is now binding on all of us, of course. The GSP, however, contradicts your position. GSP IV e regarding Project Phasing Plan says: "As detailed in the Zoning Ordinance (GSP Chapter III) **the numeric sequencing shall**

not be construed as the sequence that development will occur. The approach to Phasing is driven by a number of factors, including, but not necessarily limited to: 1) market conditions; 2) connectivity with and proximity to access; 3) the logical extension of key utility and infrastructure facilities; 4) efficient grading progression; and, 5) Polaris goals and objectives prioritization of projects."

GSP III Chapter 5 Phasing is in accord. "For the purpose of this Specific Plan, Phasing is defined as the sequence that development may follow, subject to certain standards and regulatory requirements first being met, as enumerated herein and in the Specific Plan. This Specific Plan established "areas" which are not to be confused with parcels nor with any specific land uses allowed, **nor shall the numeric on any drawing within the plan, be construed as the sequence that development will occur, only that it may occur.**"

As you know, RV seeks to develop the following:

1. RV parts and accessories sales to its customers and to the general public.
2. Water sales to its customers and to the general public.
3. Fuel sales to its customers and to the general public.
4. Sewage treatment facility;
5. Firewood sales to its customers and to the general public.
6. Provision of public restrooms and showers to its customers and to the general public.
7. Sale of BLM permits and camping permits to its customers and to the general public.
8. Billboards and entry signs.

Because all of these are permitted by the GSP, your purported justification for denying our request on the grounds "that the GSP is a phased development plan" is false and unsupportable. The remainder of the justifications for your denial are the same. For instance, you say that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed."

Phase 1 involves water, electricity and waste water treatment which are irrelevant to all of RV's eight items except perhaps for its own sewage treatment facility. But even that is not an issue. Yes, Polaris does seek to treat sewage. That RV wishes to do likewise is hardly justification that RV must wait until Polaris has completed Phase 1. Given the plain language that the phasing is irrelevant, this is unreasonable. Further, RV's competitor, Dunes Edge already treats sewage. We are at a competitive disadvantage by your refusal to permit our own treatment.

Further, the intersection and crossing improvements are Caltrans' responsibility. I'm not sure why Polaris burdened our business model with the intersection or for that matter why it chose that location as opposed to Ted Kipf Road which is a whole other story. But RV's current and proposed clients are uniformly in vehicles and clearly able to ingress and egress from our property as is without the need to be burdened

by construction an intersection. Thousands of people currently use Highway 78 to access Glamis Dunes without difficulty. There are hundreds of vendors currently soliciting business without issue. It seems largely unjustified to hinder RV when other businesses are permitted to serve the public.

I fully expect Polaris to approve of each of the eight items and am working diligently to this end. Regarding your point that a CUP is necessary, I do believe this is flatly contradicted by law. A CUP is necessary where the proposed use is inconsistent with zoning. This is not the case. RV's proposed use is completely consistent with the zoning. Be that as it may, for my own planning purposes, it is your position that the current CUP could be amended to permit RV's eight items? As you know, the CUP amendment process is not exactly cheap or easy. As such, if it is dead on arrival, I would appreciate being so advised.

I would hope you would reconsider this or alternatively, consult with County Counsel on these issues. Hopefully we can all work to resolve these issues without an appeal. If you could advise on the appeal procedure I would appreciate it. Thank you in advance for your attention to this matter.

Very truly yours,

Jeffrey T. Gwynn

On Mar 5, 2025, at 5:44 PM, Gerardo Quero
<gerardoquero@co.imperial.ca.us> wrote:

Good afternoon Mr. Gwynn,

After a thorough review of the recently adopted Glamis Specific Plan, we regret to inform you that your request to incorporate certain uses into the Glamis Dunes Storage property cannot be approved at this time.

Please be advised that the Glamis Specific Plan does not automatically activate the new zoning.

As outlined in Section IV – Administration and Implementation (page 4-3), the Glamis Specific Plan is structured as a phased development plan, consisting of four distinct phases. Currently, the Glamis Dunes Storage property is located within Phase 4. According to the plan, uses from Planning Area 1 can

only be incorporated into Planning Areas 2, 3, and 4 once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed.

Additionally, please note that the existing RV Storage project is still subject to the terms and conditions of Conditional Use Permit #06-0039.

Furthermore, please be aware that the County would not accept any Building Permits or requests for modifications without the necessary authorization from the property landlord.

If you have any further questions or require additional clarification, please don't hesitate to contact us.

Regards

<image001.png>

From: Jeffrey Gwynn <jeffreygwynn@icloud.com>
Sent: Tuesday, March 4, 2025 3:09 PM
To: Gerardo Quero <gerardoquero@co.imperial.ca.us>
Subject: Re: CUP#06-0039 Modification-Amendment Process

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

Hi Gerardo, following up on this. Please advise.

On Feb 28, 2025, at 4:22 PM, Jeffrey Gwynn
<jeffreygwynn@icloud.com> wrote:

**RV SANDTOY STORAGE, INC
DBA GLAMIS DUNES STORAGE
5379 EAST HIGHWAY 78
BRAWLEY CA 92227**

March 20, 2025

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
836 MAIN STREET
EL CENTRO, CA 92243

SUBJECT

**APPEAL OF REJECTION OF BUILDING PROPOSALS RELATED TO
GLAMIS SPECIFIC PLAN No. SP19-0001
CONDITIONAL USE PERMIT #06-0039
REQUEST OF ADMINISTRATIVE MODIFICATION FOR CUP #08-00391;
AND REQUEST FOR A HEARING**

Dear Gentleperson,

I am writing on behalf of RV Sand Toy Storage, Inc. (Hereinafter "RV") a business operating in the County of Imperial on the eastern side of Imperial Sand Dunes otherwise known as Glamis. RV wrote to your department on or about February 4, 2025. See Exhibit 1. The purpose of the letter was to receive clarification regarding RV's business plans and how to obtain permits in light of the Glamis Specific Plan No. SP19-001. RV received a response from Gerardo Quero on March 5, 2025 denying RV's proposed business expansions. RV requested on March 7, 2025 to your office and has not received the courtesy of response. As such, RV submits the following as its APPEAL of said refusal.

BACKGROUND

RV has operated under a Conditional Use Permit which was attached to the letter identified as Exhibit 1. RV previously sought a modification of the CUP on October 8, 2018. The restrictions of the CUP are onerous and have prevented RV from servicing its customers and the public generally. In the October 8, 2018 letter we previously wrote to your department about amending the CUP to permit an expansion of RV's business. This would not only have benefited RV and its customers but also the public and the County of Imperial in increasing economic activity in the region. Unfortunately, we never received a response.

RV spoke with Mr. Quero on or about October 30, 2024 about this issue. We received an email response but frankly we doubted this was the correct approach. The problem is that it doesn't appear to acknowledge the CUP amendment process is contrary to Glamis Specific plan No. SP19-0001("GSP") which was approved by Imperial County's Board of Supervisors. As I am sure you know, the Specific Plan amended the County's General Plan. Our current CUP was based on the General plan only, not the GSP. The GSP allows for a wide range of commercial and retail development. In fact, many areas of the GSP are deemed zoning category CR-3, which allow for a maximum range of recreational, commercial, and retail land uses, including fuel stations, rental facilities and sales. Therefore, the approval of the plan obviates the limitations inherent in the CUP. In fact, the GSP specifically states that it was being done in part to remove the CUP burden.

The GSP now makes plain that in the County of Imperial RV is permitted to use C-3 permitted activities including, without limitation, Billboards, Bulk water sales, Equipment Storage, Fuel Station (gas/diesel), Fuel Station (Propane), Power Generation (on site use i.e. diesel/propane), Public Restrooms, Public showers, Retail displays / entrance signage, Retail sales, RV Dump Station(s), RV Park, RV Repair facility, RV Storage, Solar Generating Facility including battery storage up to 30 MW for onsite and export, Stores (retail general), Stores (retail specialty), Temporary sales facilities, Vehicle parts sales, Vehicle Repair and Service, Vehicle Sale, Vehicle storage, Vehicle wash down area, and Water/Wastewater treatment facilities

In fact, the GSP provides that Uses not listed may still be permitted where the Planning Director finds are consistent and similar to a permitted use.

Based on this RV sought permission to start immediately the process for permitting the following:

1. RV parts and accessories sales to its customers and to the general public.
2. Water sales to its customers and to the general public.
3. Fuel sales to its customers and to the general public.
4. Sewage treatment facility;
5. Firewood sales to its customers and to the general public.
6. Provision of public restrooms and showers to its customers and to the general public.
7. Sale of BLM permits and camping permits to its customers and to the general public.
8. Billboards and entry signs.

Plainly, all of these are clearly provided for and permitted by the Glamis General Plan as modified by the Glamis Specific plan No. SP19-0001. RV's 50 acres are clearly part of the Glamis Specific Plan. As such RV sought to begin conducting such approved business. RV, therefore, requested clarification of the County's position on these issues relative to the need for an amended CUP. The current CUP is restrictive of all 8 points and is clearly inconsistent with Glamis Specific Plan.

As indicated above, your office via Mr. Quero's denied all eight business expansions stating that "After a thorough review of the recently adopted Glamis Specific Plan, we regret to inform you that your request to incorporate certain uses into the Glamis Dunes Storage property cannot be approved at this time."

Our proposals were denied because the GSP "does not automatically activate the new zoning." Rather the GSP is a phased development plan and that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed." The denial insisted that the CUP continues to be required and that Polaris approve of RV's plans.

This decision is facially inadequate and is an abandonment of your department's obligation to facilitate beneficial development to the community. It is a one size fits all rejection despite that RV's proposals are wildly different and should have been addressed separately. Further, the bases for the decision are incorrect and therefore it must be either appealed or reconsidered.

As you know, the County of Imperial has a General Plan that provides the zoning for the county. Polaris' Specific Plan was lawfully brought before the county supervisors who approved it. It is now binding on all of us, of course. The GSP, however, contradicts the bases for the position. GSP IV e regarding Project Phasing Plan says: "As detailed in the Zoning Ordinance (GSP Chapter III) **the numeric sequencing shall not be construed as the sequence that development will occur.** The approach to Phasing is driven by a number of factors, including, but not necessarily limited to: 1) market conditions; 2) connectivity with and proximity to access; 3) the logical extension of key utility and infrastructure facilities; 4) efficient grading progression; and, 5) Polaris goals and objectives prioritization of projects."

GSP III Chapter 5 Phasing is in accord. "For the purpose of this Specific Plan, Phasing is defined as the sequence that development may follow, subject to certain standards and regulatory requirements first being met, as enumerated herein and in the Specific Plan. This Specific Plan established "areas" which are not to be confused with parcels nor with any specific land uses allowed, **nor shall the numeric on any drawing within the plan, be construed as the sequence that development will occur, only that it may occur.**"

Because all of RV's proposal are permitted by the GSP, the purported justification for denying RV's request on the grounds "that the GSP is a phased development plan" is false and unsupportable. The remainder of the justifications for your denial are the same. For instance, you say that RV can only proceed "once the improvements specified for Phase 1, along with the infrastructure and intersection/crossing improvements required under Phase 4 (specifically at Highway 78), are completed."

This is arbitrary and capricious. Phase 1 involves water, electricity, waste water treatment and an intersection at the Beach Store. The water, electricity, and waste water treatment are irrelevant to all of RV's eight items except perhaps for its own sewage treatment facility. But

even that is not an issue. Yes, Polaris does seek to treat sewage. That RV wishes to do likewise is hardly justification that RV must wait until Polaris has completed Phase 1. Given the plain language that the phasing is irrelevant, this is unreasonable. Further, RV's competitor, Dunes Edge already treats sewage. We are at a competitive disadvantage by your refusal to permit our own treatment.

Further, the intersection and crossing improvements are related to the entire project. Not to RV's desire to expand its business. The intersection in its current configuration is virtually unaffected by the limited sales proposed by RV. I'm not sure why Polaris burdened our business model with the intersection or for that matter why it chose that location. But RV's current and proposed clients are uniformly in vehicles and clearly able to ingress and egress from our property as is without the need to be burdened by constructing an intersection. Thousands of people currently use Highway 78 to access Glamis Dunes without difficulty. There are hundreds of vendors currently soliciting business across the street without issue. It seems largely unjustified to hinder RV when other businesses are permitted to serve the public.

While we fully expect Polaris to approve of each of the eight items and am working diligently to this end, this being a requirement is absurd. We have lawful possession of the property and our lease clearly provides for this. It is beyond the pale the county is enforcing Polaris' rights.

Regarding your point that a CUP is necessary, I do believe this is flatly contradicted by law. A CUP is necessary where the proposed use is inconsistent with zoning. This is not the case. RV's proposed use is completely consistent with the zoning. Be that as it may, for our own planning purposes, it is unclear whether the county is acknowledging that the current CUP can be amended to permit all of RV's eight items. RV asked for clarification on this but it was not provided. As you know, the CUP amendment process is not exactly cheap or easy. If our 8 proposal are going to be summarily rejected for the same reasons, as indicated in the March 5, 2025 email we must have some indication from you that this is the case.

RV is therefore requesting a hearing for reconsideration as to each of the eight at issue items definitive reasons for any limitations as to each of the proposed improvements.

Sincerely,



Jeffrey T Gwynn

Director of RV Sandoy Storage, Inc.

EXHIBIT #9



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

May 16, 2025

RV Sandtoy Storage, Inc. DBA Glamis Dunes Storage
5379 East U.S. Highway 78
Brawley, CA 92227

**SUBJECT: RESPONSE TO PROPOSED INCORPORATION OF USES WITHIN
APN 039-310-026 GLAMIS SPECIFIC PLAN (SP#19-0001) & CONDITIONAL USE PERMIT
#06-0039**

Dear Mr. Gwynn:

As noted in my previous email, please be aware that approval of the Glamis Specific Plan (GSP) does not automatically implement the new zoning designations referenced within the plan. Rather, these zonings are intended to be enacted through a phased implementation process, as outlined in Section IV – *Administration and Implementation* (page 4-3) of the GSP.

Accordingly, the existing RV storage project—Glamis Dunes Storage—remains subject to the terms and conditions of Conditional Use Permit #06-0039 until such time as the relevant zoning changes are formally adopted through the prescribed process.

Following a detailed review of the Glamis Specific Plan, please be advised that the County of Imperial is unable to authorize the inclusion of the eight proposed uses outlined in your last request. At this time, approval of these business expansions cannot proceed for the reasons previously discussed.

Additionally, pursuant to section 93305.03 of the GSP (page 3-11 & 3-12), it states, *"In the event a Lessee applies to secure a land use permit, a development approval for any use...the County shall not process nor issue such an approval unless the land owner [Polaris] has provided a written statement that said owner has reviewed the application and plans and has determined that the proposed use is consistent with the provisions of the Specific Plan and this Ordinance..."*

Should you opt to proceed with the formal Appeal process before the Planning Commission, please submit the required \$1,000 fee for processing.

If you have any questions, please feel free to contact us.

Sincerely and respectfully,

Jim Minnick, Director
I.C. Planning & Development Services

By:

 #345
Gerardo A. Quero, Planner II

cc: Jeff Gwynn @ jeffreygwynn@icloud.com
Stefanie Schwalenberg @ stefanie.schwalenberg@polaris.com
Jurg Heuberger @ jurgheuberger@gmail.com
Jim Minnick, ICPDS Director
Michael Abraham, AICP, ICPDS Assistant Director
Diana Robinson, ICPDS Planning Division Manager
File: 10.109, APN 039-310-026-000

GQ/S:\AllUsers\APN\039\310\026\CUP06-0039\J Gwynn GSP Response APN 039-310-026.docx

ATTACHMENT “D”

COPY OF CUP#06-0039

Dolores Provencio
County Clerk / Recorder

When Recorded Return To:

P Public

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

Doc#: **2007 - 014374**

Titles: 1 Pages: 17

Fees	54.00
Taxes	0.00
Other	0.00
PAID	\$54.00

AGREEMENT FOR CONDITIONAL USE PERMIT #06-0039
FOR
GLAMIS DUNES STORAGE FACILITY
Planning Commission 03/14/07
(Mike Mamelli and Eugene Le Blanc)
(Approved at Planning Commission on March 14, 2007)

This Agreement is made and entered into on this 29 day of March 2007 by and between Eugene Le Blanc and Mike Mamelli, 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 5379 East Highway 78, Glamis, CA., near the intersection of Ted Kiff Road and Highway 78 and legally identified as that portion of the west half of the Northeast quarter of the west half of Tract 37, Township 13 South, Range 18 East, SBBM .Further identified as Assessor's Parcel Number 039-310-026-000.

WHEREAS, Permittee has applied to the County to be allowed to construct and operate up to 2,500 Space Recreational Vehicle Storage Center (with private dump stations, 1 caretakers residence, 1 night watchman residence, commercial

office, 20 cargo containers and the selling of propane, fire wood and potable water to their customers).

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #06-0039 to Permittee, and/or his or her successor in interest subject to the following conditions:

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

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 RECORDATION:

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

G-4 CONDITION PRIORITY:

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

G-5 INDEMNIFICATION:

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

G-6 RIGHT OF ENTRY:

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

G-7 SEVERABILITY:

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

G-8 PROVISION TO RUN WITH LAND:

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

G-9 COMPLIANCE/REVOCATION:

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for

1 hearing to consider appropriate response including but not limited to the
2 revocation of the CUP or to consider possible amendments to the CUP. The
3 hearing shall be held upon due notice having been provided to the Permittee
and to the public in accordance with established ordinance/policy.

4 **G-10 TIME LIMIT:**

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

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

19 **G-11 COSTS:**

20 Permittee shall pay any and all amounts determined by the County to defray
21 any and all cost(s) for the review of reports, field investigations, monitoring,
22 and other activities directly related to the enforcement/monitoring for
23 compliance of this Conditional Use Permit, County Ordinance or any other
24 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 Permit, shall be billed through the Planning &
Development Services Department.

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

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

G-13 DEFINITIONS:

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

G-14 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

G-15 HEALTH HAZARD:

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

G-16 CHANGE OF OWNER/OPERATOR:

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

G-17 COMMENCEMENT OF WORK:

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

G-18 FIRE PROTECTION:

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

PROJECT SPECIFIC CONDITIONS:**S-1 PROJECT DESCRIPTION:**

The permittee intends to establish up to 2,500 space recreational vehicle storage center, the selling of propane, fire wood and water on approximately 49.64 ± acres. The project is proposed to be developed in sixteen (16) phases and the phasing will be based on demand. The applicant proposes to initially develop four (4) phases which will consist of approximately 600 parking spaces, fire protection system, lighting, an on-site commercial office (coach) & care taker and night watchman residence for 24-hour security.

The sewer facilities will include twenty (20) RV dump stations (minimum capacity 1,000 gallons) and septic tank system shall be installed per 1997 Plumbing Code for both residences and office restrooms. The water system proposed consists of (4) 5,000 gallon potable water tanks. For the life of the project you will truck water to the facility. Fire protection will be via a 5,000 gallon per plan dedicated fire water tank along with the other necessary fire protection equipment (water truck & dry hydrants) required by the Imperial County Fire Department. All roads and parking spaces will be asphalt or concrete. Security will include area lighting, an automatic entrance gate, fencing, and the on-site night watchman. Shade structures will be built along the West side of the project site and the applicant proposes to install twenty (20) cargo containers. Desert landscaping will be provided on the east and west (facing Highway 78) side and maintained for the life of the project. Applicant may build metal buildings on the individual spaces if requested by tenants provided applicant secures necessary permits. Power will be supplied by generators, not to exceed 49 HP (50 HP and higher must secure permits from APCD) located through out the site until such time that power lines reach project site. The generators will be run clean per California Air Resources Board (CARB).

S-2 ACCESS TO SITE:

The subject property will access from Highway 78.

S-3 ENCROACHMENT PERMIT:

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

S-4 RIGHT OF WAY:

The proposed project borders Highway 78, which is classified as a "Major Collectors" requiring eighty-four (84) feet of right-of-way, being forty-two (42) feet from existing road centerline. Right-of-way should be provided for those portions of these roadways located within subject parcel. ^{1 (PW)}

Ted Kipf Road is classified as a Local County Road requiring sixty (60) feet of right of way, being (30) feet from existing road centerline. It is therefore requested that sufficient right of way be provided to meet this road classification. ^{1 (PW)}

S-5 DRIVEWAY IMPROVEMENTS:

All access driveways shall be developed and maintained to County Standard S-131A commercial driveway improvement standards (or amended) as approved by the Department of Public Works and Air Pollution Control District. ^{1 (PW) 2 (APCD)}

S-6 ON-SITE ROADS/PARKING:

All on-site roads/driveways and parking areas shall be constructed with a minimum of three (3) inches of asphalt or concrete per Imperial County Land Use Ordinance and shall be maintained in a dust-free manner

Permittee has the option to pave each phase with an initial layer of two (2) inches of asphalt. Before commencing subsequent phase, the Permittee shall add an additional one (1) inch layer of asphalt to the previous two (2) inch phase, this meeting the minimum of three (3) inches per County Standards. The applicant will notify the Imperial County Planning and Development Services Department and the Public Works Department prior to each new phase of development for an inspection to determine compliance. However, at any time the Planning and Development Services Department may require the applicant to pave the remaining site with the three (3) inches of asphalt. ⁵

S-7 GRADING & DRAINAGE PLAN:

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

S-8 Ted Kipf Road along the project frontage, as a minimum should be paved to mitigate dust control issues (PM 10) or alternate dust suppression measure subject to the Public Works Director and/or APCD approval. ^{1 (PW)}

S-9 APCD DUST CONTROL:

The project site and Ted Kipf Road (approximately 1300 feet along the project site) will be maintained to ensure mitigation of any fugitive dust that may occur on the property (ICAPCD Rule 800 – Fugitive Dust), and comply with the fugitive dust control plan submitted for APCD approval.² (APCD)

S-10 WATER & SEWER:

Permittee shall secure or provide water and sewer in compliance with County, State and Federal Regulations. The water system proposed is (6) 5,000 gallon potable water tanks including drafting hydrants, with bulk water delivery by a California Licensed hauler and as approved by the Department of Health Services.

A) POTABLE WATER: A potable water supply shall be installed as required and approved by Environmental Health Services. The bulk water must test to the level of public water drinking standards, or the development of a State and County approved onsite public water supply system. Permittee shall provide documented proof (approved permits) from the County Environmental Health Services that all necessary approvals for an acceptable potable water system meeting all applicable Local, State, and Federal regulations has been completed prior to any building permits being issued. Public water supply infrastructure shall be installed and approved by EHS, which can be done concurrent with the building construction stage. The potable water system shall be installed with the minimum pressure water supply pipe of a diameter conforming to County standards.

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

C) SEPTIC SYSTEM: The onsite office, caretakers and security guard residence may be served by a properly sized septic tank and leach system with an approved percolation test. The septic tank and leach system shall need to be permitted and approved by the Environmental Health Services.

S-11 HAZARDOUS MATERIALS DISPOSAL:

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

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

S-12 REPORTING:

Permittee shall provide an annual report or statement to the Planning & Development Services Department to show compliance with the conditions herein. Planning & Development Services Department Staff may perform an annual site inspection in addition to the Permittee submittal.

S-13 RESPONSIBLE AGENT:

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

S-14 ALLOWABLE MINI STORAGE:

Is generally defined as a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces used for storing personal property, commercial, retail materials, and/or recreational vehicles. The CUP allows the storage of those uses and materials typically found within mini storage facilities. No outside storage with exception of those identified in Specific Condition S-1 and S-38 is allowed.

S-15 ALLOWABLE RECREATION VEHICLE STORAGE:

The CUP allows the Permittee to store the following recreational equipment, pull trailers (non-motorized), recreational vehicles (motorized), motorized off-road vehicles (bikes, quads, buggies, trucks, etc...), water vehicles (boats, jet skis, wave runners, etc...) **All recreational equipment shall have current Department of Motor Vehicle (DMV) registration and be in working order.** Minimal on-site maintenance equipment will also be permitted. The facility is intended for the storage of recreation vehicles therefore outside storage of personal, commercial, and industrial vehicles such as, commercial trucks and equipment, and Simi-trucks and trailers are prohibited. It is the Permittee's responsibly to ensure compliance with the type, operating condition, or legalization of the recreational equipment, failure to comply could result in termination of this CUP.

The temporary storage of passenger cars and trucks used as transportation to the facility for pick-up of the recreational vehicle(s) may be permitted, provided that said passenger cars and trucks are (1) have a valid lease with the facility

operator, (2) are parked in the leased recreational vehicle(s) assigned space, (3) have current DMV registration, and (4) are in operating condition.

S-16 MAINTENANCE OF YARD:

The recreational vehicle storage yard 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-17 PROPANE AND FIREWOOD ON-SITE SALES:

As an incidental component of the recreational vehicle storage operation the permittee may operate a propane refilling station, via the installation of a propane tank for the sole purpose of providing their clients the **on-site propane sales only**.

Additionally, the permittee may store and sale firewood and potable water to their **on-site clients only**. Said firewood shall be stored in neat and clean rows/stacks. Firewood storage will be limited to a maximum three (3) "Cords" of wood at any one time. A "Cord of wood" shall be described as a well-stacked pile of wood, 4ft by 4ft by 8ft.

Both the propane and fire wood operations (installation, storage, and sales) must meet local, state, and federal regulations and are subject to approval by Imperial County Fire & Emergency Services Department, Planning and Development Services Department and other applicable agencies.

S-18 PROHIBITED ACTIVITIES:

The CUP authorizes the Permittees to store recreational vehicles and equipment, for dumping of waste tanks in an approved Dump station, and the on-site sales of propane, firewood, and water only. The project area is not designed or approved for any sort of activities associated in a RV Park (permitted under Title 25) or other venue.

The following activities are prohibited:

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

S-19 LIGHTING:

On-site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards roadways. The shielding shall confine the direct rays to the site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

S-20 FENCING:

The property will be accessed via locked gates with membership and emergency agency access only. Along the visual side (Highway 78) of the property for both security and screening the construction/maintenance of a six (6) foot high solid fence (if chain-link then must have screening slats and coated) shall be installed. For the remainder of the development a perimeter fence preventing off-road vehicles from entering or exiting the property from via the desert areas shall also be installed. **The areas that are not developed must be fenced to prevent customer and or employee access.**

S-21 LANDSCAPING:

In accordance with the Imperial County Land Use Ordinance a landscaping plan shall be submitted to the Planning & Development Services Department for approval. Landscaping shall be installed and maintained along Highway 78 and Ted Kiff Road. If the landscaping is developed to the extent that it results in the screening of the development from the west side of the project, relevant to that which could be accomplished by the requirement that the fence be screened as noted above, said screening component of the fence requirement could be waved by the Planning & Development Services Department.

S-22 SIGNAGE:

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

S-23 NOISE:

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

S-24 BUILDING PERMITS:

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

S-25 SHERIFF IMPACT FEE:

This project will have a potential intermediate impact on the Sheriff's Department with calls for service during construction and upon completion, when the storage units are occupied. Both the owners of this facility and the subjects renting spaces are going to require patrol and responses by Sheriff's Department Deputies. This will necessitate the inclusion of mitigation fees in the project's budget to offset the cost of providing additional deputies for this service, as provided for by Imperial County Ordinance 4.36.060.

S-26 DEPARTMENT OF TRANSPORTATION (CALTRANS):

Driveway for proposed storage lot shall be opposite the Glamis store. The design of the driveway and/or private road intersection should be based on Section 205 of the Caltrans *Highway Design Manual*.⁴ (CALTRANS)

S-27 Provide left turn pockets for both directions of traffic.⁴ (CALTRANS)

S-28 Provide a right turn deceleration lane for the proposed project.⁴ (CALTRANS)

S-29 Have the property fenced along the state right-of-way.⁴ (CALTRANS)

S-30 Have a fence around all the detention basins.⁴ (CALTRANS)

S-31 All lighting (including reflected sunlight) within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-78.
⁴ (CALTRANS)

S-32 All signs visible to traffic on SR-78 need to be constructed in compliance with County and State regulations.⁴ (CALTRANS)

S-33 Any work performed within Caltrans Right of Way (R/W) will require an encroachment permit. Improvement plans for construction within Caltrans R/W must include: typical cross sections, adequate structural sections, traffic handling plans, and signing and striping plans stamped by a professional engineer.⁴ (CALTRANS)

S-34 Grading for this proposed project would modify existing drainage and increase runoff to State Facilities will not be allowed.⁴ (CALTRANS)

S-35 CULTURAL RESOURCES:

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

S-36 RECLAMATION SITE ABANDONMENT:

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

S-37 PERMIT TERMINATION:

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

S-38 PERMITTED USE OF PROPERTY:

This Permit authorizes the use of the identified project site as a mini storage and recreational vehicle storage facility. No other use not specifically authorized, within this permit or permitted as an outright use within the zoning classification of the S-2 Open Space/Recreational and C-2 "Medium Commercial Zone" (County Ordinance Section 90519.02 and 90513.02), shall be allowed on this project site.

S-39 CEMETARY MAINTENANCE

Applicant shall comply with the Imperial County Land Use Cemetery Ordinance as stated in Section 92701, et al. ³ (EEC-Mitigation)

S-40 DEMOLITION

Existing pool and building located northeast of project site shall be demolished before final is granted on Grading Permit.

The Permittee shall obtain all required permits from the Department of Public Works, APCD, Department of Health Services, Caltrans and other applicable agency(s).

-
- 1) Public Works Letter Dated December 6, 2006
 - 2) APCD, Letter dated
 - 3) EEC Hearing Mitigation Measure December 14, 2006
 - 4) CALTRANS Letter dated January 8, 2007 & February 24, 2007
 - 5) Planning Commission Meeting on March 14, 2007
-

NOW THEREFORE, County hereby issues Conditional Use Permit # 06-0039 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.


(left blank intentionally)

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

PERMITTEE :

By: 
Mike Mamelli
(Applicant)

3-29-07
Date

By: 
Eugene Le Blanc
(Property Owner)

3-29-07
Date

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

By: 
JURG HEUBERGER, AICP, Director
Planning & Development Services Department

4/2/07
Date

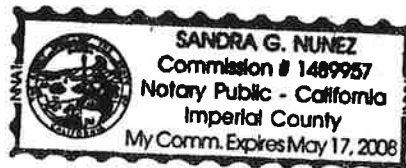
FOR PERMITTEE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.

On March 29, 2007 before me, Sandra G. Nunez,
 a Notary Public in and for said County and State, personally appeared
= Mike Mamelli =, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose
 name(s) is are subscribed to the within instrument and acknowledged to me that
he she they executed the same in his her their authorized capacity(ies), and that by
his her their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR PERMITTE NOTARIZATION

STATE OF CALIFORNIA

COUNTY OF Imperial } S.S.On March 29, 2007

before

me,

= Sandra G. Nunez =

a Notary Public in and for said County and State, personally appeared

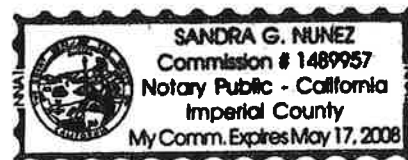
= Eugene LeBlanc =, personally known to me

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

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

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

WITNESS my hand and official seal

Signature Sandra G. Nunez

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 _____

FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA

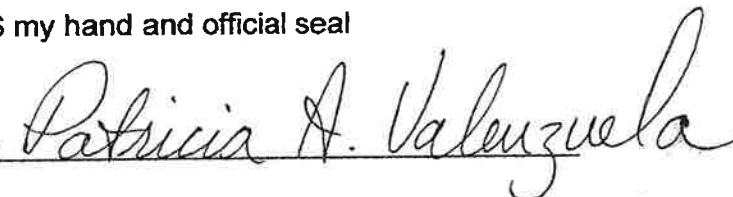
COUNTY OF IMPERIAL } S.S.

On APRIL 2, 2007 before me, Patricia A. Valenzuela

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

WITNESS my hand and official seal

Signature



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 _____

PAV/S:\APN FILES\039\310\26\cup agreement for 06-0039.doc



ATTACHMENT “E”

GLAMIS SPECIFIC PLAN (SP#19-0001)

Glamis Specific Plan

October 2022

Lead Agency:

Imperial County

Planning & Development Services Department

801 Main Street

El Centro, CA 92243

Mr. Jim Winnick – Director



Prepared for:

Polaris Corporation

2100 Highway 55

Medina, MN 55340

Ms. Stefanie Schwalenberg, Vice President

POLARIS

Prepared By:

The Altum Group

44-600 Village Court, Suite 100

Palm Desert, CA 92260

Stephen Nieto – Project Manager

Heather Boland - Assistant Planner

 **The
Altum
Group**

This page intentionally left blank.

Table of Contents

	Chapter 7: Vendor Area/Sales Area	3-15
IV.	Administration and Implementation	
A.	Administration Plan	4-1
V.	General Plan Consistency Analysis	
A.	Purpose and Intent	5-1
B.	Land Use Element	5-1
C.	Circulation and Scenic Highways Element	5-2
D.	Agricultural Element	5-4
E.	Conservation and Open Space Element	5-5
F.	Renewable Energy and Transmission Element	5-7
G.	Housing Element	5-8
H.	Noise Element	5-9
I.	Seismic and Public Safety Element	5-10
J.	Water Element	5-13
K.	Parks and Recreation Element	5-14
I.	Introduction	1-1
A.	Project Summary	1-1
B.	Project Goals	1-1
C.	Document Purpose	1-2
D.	Format	1-3
E.	Project History	1-3
F.	Project Setting	1-4
G.	Existing Site Characteristics	1-8
H.	Regional Characteristics	1-10
I.	Existing and Proposed Land Uses	1-11
J.	Planning Process	1-16
K.	Discretionary Action	1-16
II.	Specific Plan	
A.	Objective and Scope of Specific Plan	2-1
B.	Land Use Plan	2-1
C.	Project-Wide Development and Design Standards	2-3
D.	Planning Area Development Standards	2-21
E.	Short Term Event Standards and Permitting	2-27
III.	Zoning Ordinance	
	Chapter 1: General Provisions	3-1
	Chapter 2: Land Uses CR-1	3-5
	Chapter 3: Land Uses CR-2	3-7
	Chapter 4: Land Uses CR-3	3-8
	Chapter 5: Phasing	3-10
	Chapter 6: Special Event Management Plan	3-12
	Chapter 7: Vendor Area/Sales Area	3-15
IV.	Administration and Implementation	
A.	Administration Plan	4-1
V.	General Plan Consistency Analysis	
A.	Purpose and Intent	5-1
B.	Land Use Element	5-1
C.	Circulation and Scenic Highways Element	5-2
D.	Agricultural Element	5-4
E.	Conservation and Open Space Element	5-5
F.	Renewable Energy and Transmission Element	5-7
G.	Housing Element	5-8
H.	Noise Element	5-9
I.	Seismic and Public Safety Element	5-10
J.	Water Element	5-13
K.	Parks and Recreation Element	5-14
Exhibits		
I-1	Regional Location	1-5
I-2	Project Vicinity	1-3
I-3	Project Site Aerial	1-7
I-4	BLM Recreation Management Zones	1-12
I-5	Existing Imperial County General Plan Designations	1-13
I-6	Current Imperial County Zoning Classifications	1-14
I-6a	Current Imperial County Zoning – Project Site	1-15
I-7	Zoning Designations and Planning Areas	1-17
I-8	Conceptual Site Plan	1-19
II-1	Conceptual Circulation Plan	2-6
II-2	Conceptual Intersection Plan	2-7

Table of Contents

II-3	Conceptual Water and Sewer Plan	2-9
II-4	Existing Drainage	2-11
II-5	Conceptual Drainage	2-13
II-6	Conceptual Grading and Drainage	2-19
IV-1	Phasing Plan	4-7
IV-2	Phase 1	4-8
IV-2.1	Phase 1 with Conceptual Land Uses	4-9
IV-3	Phase 2	4-10
IV-3.1	Phase 2 with Conceptual Land Uses	4-11
IV-4	Phase 3	4-12
IV-4.1	Phase 3 with Conceptual Land Uses	4-13
IV-5	Phase 4	4-14
IV-5.1	Phase 4 with Conceptual Land Uses	4-15

Appendices

A	Zoning Ordinance
B	Air Quality Assessment
C	Biological Resources Assessment Technical Report
D	Class III Cultural Resources Inventory Report
E	Geotechnical Engineering Feasibility Report
F	Greenhouse Gas Screening Letter
G	Noise Study
H	Transportation Impact Analysis
I	Visual Impact Assessment
J	Special Event Checklist

I. Introduction

A. Project Summary

The Glamis Specific Plan No. SP19-0001 provides for a flexible recreational master plan with a broad range of land uses ranging from recreational, commercial/retail, storage, entertainment, hospitality, residential, renewable energy, utility facilities, among other primary and complementary land uses. Associated standards and protocols have been incorporated into the Glamis Specific Plan (GSP) to complement the broad range of land uses in order to safely enrich the activities that will enhance the Glamis experience.

The Glamis Specific Plan is located in the remote community of Glamis, an unincorporated area in the central portion of Imperial County. As illustrated in Exhibit I-1, *Regional Location Map* and Exhibit I-2, *Project Vicinity*, the project site is located approximately 27 miles east of the City of Brawley; approximately 32 miles northeast of the City of El Centro; approximately 20 miles north of Interstate 8; and approximately 35 miles southeast of the Salton Sea. Furthermore, Exhibit I-2, *Project Vicinity*, shows the relationship between the GSP area and surrounding vicinity with the Imperial Sand Dunes Recreation Area (ISDRA) located immediately to the southwest, the North Algodones Dunes Wilderness (NADW) immediately to the northwest, and the Chocolate Mountains and Chocolate Mountain Aerial Gunnery Range (CMAGR) located to the northeast.

With a total planning area of approximately 141 acres, the Glamis Specific Plan is designed to integrate seamlessly into the natural sand dunes environment and will have uniquely designated phased land use areas.

The phased land use areas will be designed to allow for flexible configuration of land use opportunities that will provide appropriate responses to market demand, the needs of the Glamis community's recreational visitors and the goals of Polaris Inc. (Polaris). The Glamis Specific Plan also provides an opportunity for all ages and ability to enjoy the drifting sand dunes of Glamis. Whether it be riding through the dunes, lodging under the starry night sky, or enjoying a delicious meal with a cold beverage overlooking the stunning sand dunes environment, the Glamis Specific Plan will provide the accommodating land uses that will build upon the Glamis "experience" that has brought back thousands of visitors year after year.

B. Project Goals

The location and historical recreational use of the project site is key to planning the GSP. The Glamis Specific Plan Area designation of the County of Imperial General Plan overlaying the project site establishes the intended general land use character. However, the Glamis community is unique in that it has served and will continue to serve as the premiere locale for hundreds of thousands of OHV riders and recreational visitors from around the world. The project site's central location within Imperial County together with State Route 78 (SR-78) bisecting the project site, the close proximity to Interstate 8 and the State of Arizona due east, makes it a desirable location for recreational visitors to travel efficiently east or west. The GSP attempts to build off the historical Glamis-going experience by providing expanded recreational, commercial, entertainment, and hospitality experiences, yet meet County Planning goals, while addressing environmental, engineering, commercial, public safety, and aesthetic needs that have been identified during the planning process. Finally, the GSP will eliminate the need for special event-related annual Conditional Use Permits (CUPs) and/or discretionary temporary event permits through implementation of a Special Event Management Plan that will include standards and protocols in accordance with

I. Introduction

C. Document Purpose

regulatory requirements of the County and key stakeholder agencies for regulation of special events.

The development goals for the GSP are the following:

- 1) To provide a viable and flexible recreational-commercial development that responds to market conditions.
- 2) To establish land uses, circulation design treatments, site development standards which contribute to the preservation and enhancement of the Glamis OHV and recreational community.
- 3) To provide recreational facilities that serve the needs of the Glamis community and recreational visitors.
- 4) To create a project that adheres to the Guiding Principles of Polaris – “Best People, Best Team”, “Safety and Ethics Always” and “Customer Loyalty”.
- 5) To establish a project that is in accordance with the standards and requirements of the County of Imperial and key stakeholders, while achieving the vested interest in approval of the GSP.
- 6) To ensure that development and implementation of the GSP is coordinated with the planned and scheduled infrastructure needed to support the project site’s growth.
- 7) To establish Special Event Management Plan standards and protocols to eliminate the need for annual discretionary permits.
- 8) To establish a specific set of standards applicable only to the GSP that will allow county staff more flexibility on a ministerial level to work with the project owner.

The Glamis Specific Plan is intended to meet the Specific Plan requirements as set forth in California State Law (California Government Code (CGC) Section (§) 65450) through which the State authorizes cities and counties to adopt Specific Plans as appropriate tools in implementing their General Plans. Under the provision of this Statute the County of Imperial (also referred to as “County”) has the authority to include detailed regulations, conditions, programs and all proposed legislation within the Specific Plan that is necessary for the systematic implementation of the General Plan. In concert with this Specific Plan, a change of Zone and a Conditional Use Permit (CUP) for modification to the existing water well CUP are also part of the approval process.

Imperial County has the discretion to decide who may prepare a specific plan. Specific plans may be a requirement of a project and prepared by a project proponent or by a consultant under contract to the project proponent. In this situation, The Altum Group was responsible for the preparation of this specific plan as part of a project application for Polaris, the landowner. The Imperial County Planning & Development Services Department has reviewed the Specific Plan for consistency with the County’s General Plan and other regulations.

D. Format

Specific Plan No. SP19-0001 is divided into the following chapters:

- I. Introduction/ Project Summary
- II. Specific Plan
- III. Planning Area Development Guidelines
- IV. Zoning Ordinance
- V. General Plan Consistency

Specific Plan No. SP19-0001 has been prepared in accordance with the provisions of California Government Code § 65451, which grants local government agencies the authority to prepare specific plans of development for any of the areas covered by a General Plan. According to § 65451, a Specific Plan shall include text and diagrams which specify all of the following topics:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures designed to carry out the items listed above.

Specific Plan No. SP19-0001 functions as a regulatory document, which is designed to implement the policies of the County of Imperial General Plan. All future development plans pertaining to the subject property

I. Introduction

shall be consistent with this Specific Plan and the regulations set forth in the County's General Plan. Specific Plan No. SP19-0001 addresses the following items related to the site:

- Building setbacks;
- Circulation and Utilities provisions;
- Assures that new development meets or exceeds County of Imperial standards of environmental safety; and
- Provides provisions for the maintenance of the aesthetic quality and community identity of the site.

E. Project History

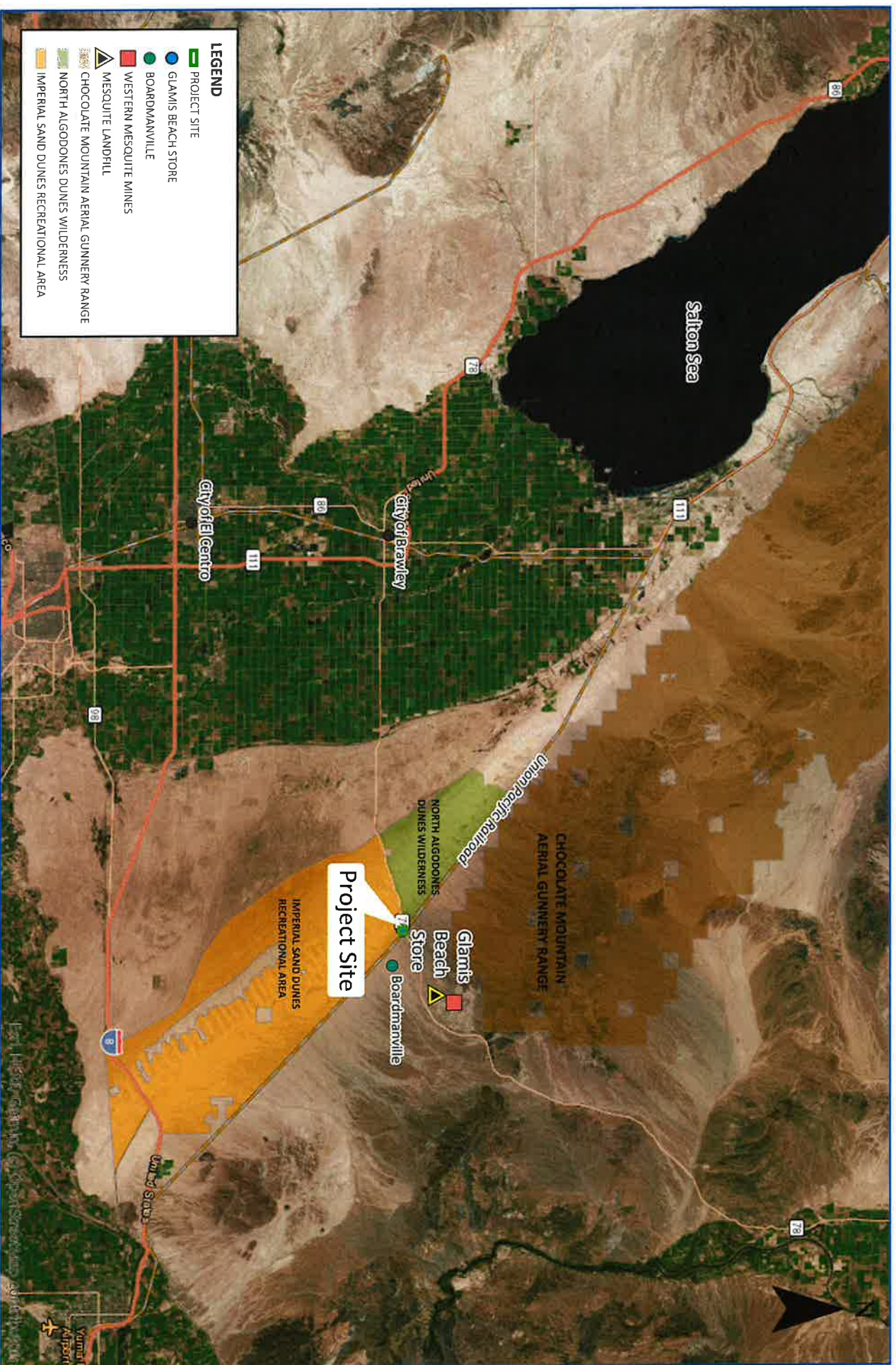
Historically, the GSP area and the ISDRA has been utilized for off-highway vehicle (OHV) recreational activities since the 1960s. Enthusiasm for dune buggies and other sand vehicles brought 30,000 people to Glamis area during the 1979 Thanksgiving weekend. By the 2010s, tens of thousands of off-road enthusiasts were visiting the Imperial Sand Dunes during the holidays in autumn, winter and early spring months, many of them camping in Recreational Vehicles (RVs) near Glamis. Glamis became known as the Sand Toy Capital of the World. As a result, events and activities such as "Camp RZR" started to occur within the GSP area that attracted as many as 20,000 visitors each year during Halloween weekend or the weekend before Halloween. With the advent of special events within the Glamis area discretionary temporary event permits and CUPs required by the County of Imperial were deemed necessary to allow for the continued provision of such events. Currently, special and temporary events are permitted under Conditional Use Permit #08-0025. Events such as "Camp RZR" are required to undergo review and approval of event operations and protocols with the County and key stakeholder agencies.

I. Introduction

F. Project Setting

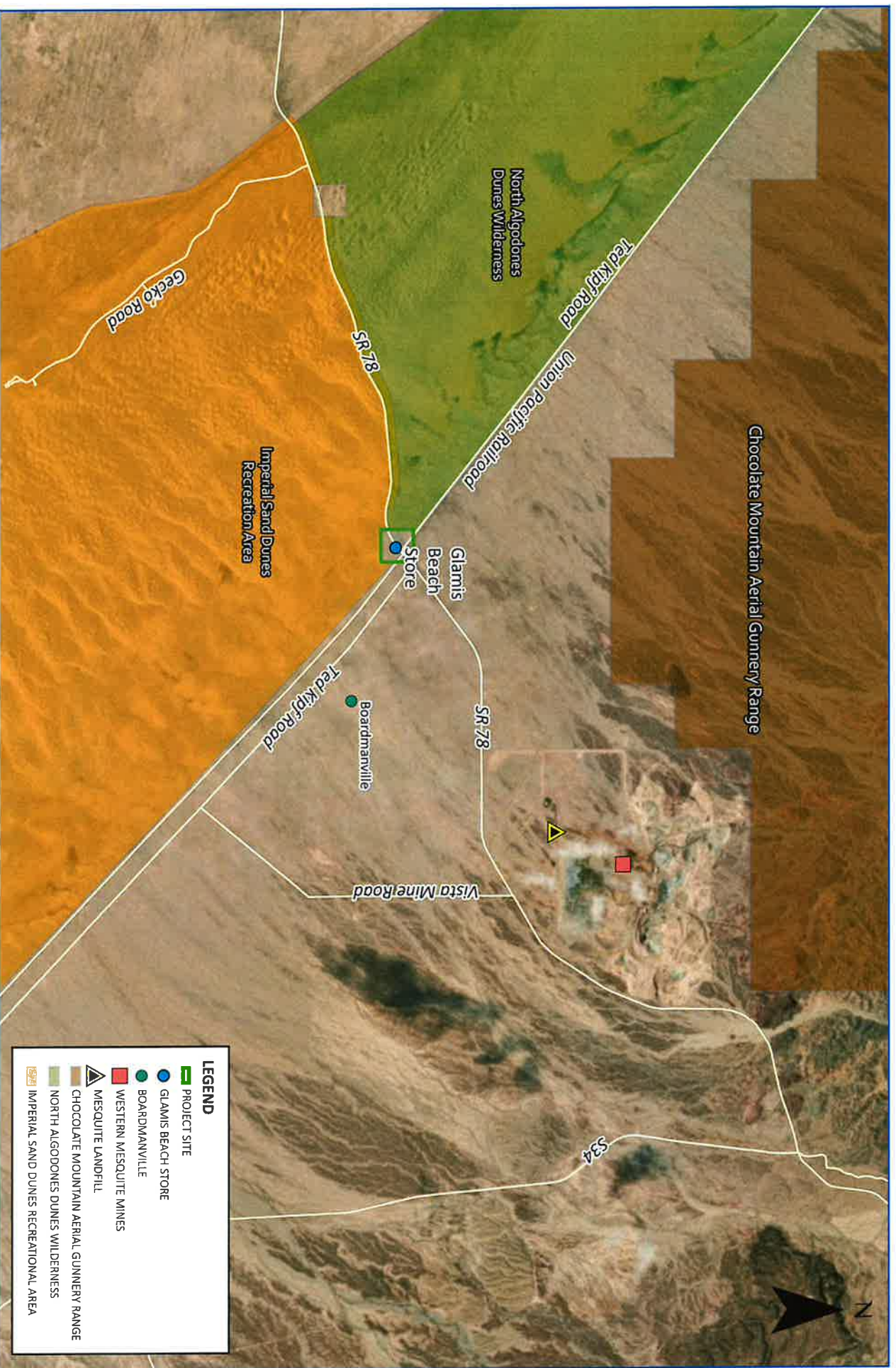
The GSP is located on private land that is adjacent to the ISDRA in the unincorporated area of Imperial County, approximately 27-miles east of Brawley, California. The Specific Plan contains the small unincorporated community of Glamis, comprised of fewer than 5 residents who manage and operate the Glamis Beach Store, which is considered as the central hub location of Glamis. Exhibit I-1 shows the regional location of the project site in context with eastern Imperial County and the nearby Cities of Brawley, Calipatria, Westmoreland, Imperial, El Centro, and Holtville. Exhibit I-2 shows the relationship between the GSP area and the surrounding vicinity.

Exhibit I-3, *Project Site Aerial*, shows an aerial view of the project site, including the boundaries of each of the seven project parcels, and in relationship to the Union Pacific Railroad (UPRR), and SR-78 (a.k.a. Ben Hulse Highway), Wash Road and Ted Kipf Road. The project site is regionally accessible via SR-78, which serves as the primary form of access for motorists. Ted Kipf Road, a county-maintained dirt road serves as a secondary form of access extending northwesterly for approximately 16.54 miles to Niland-Glamis Road from SR-78.



Regional Location

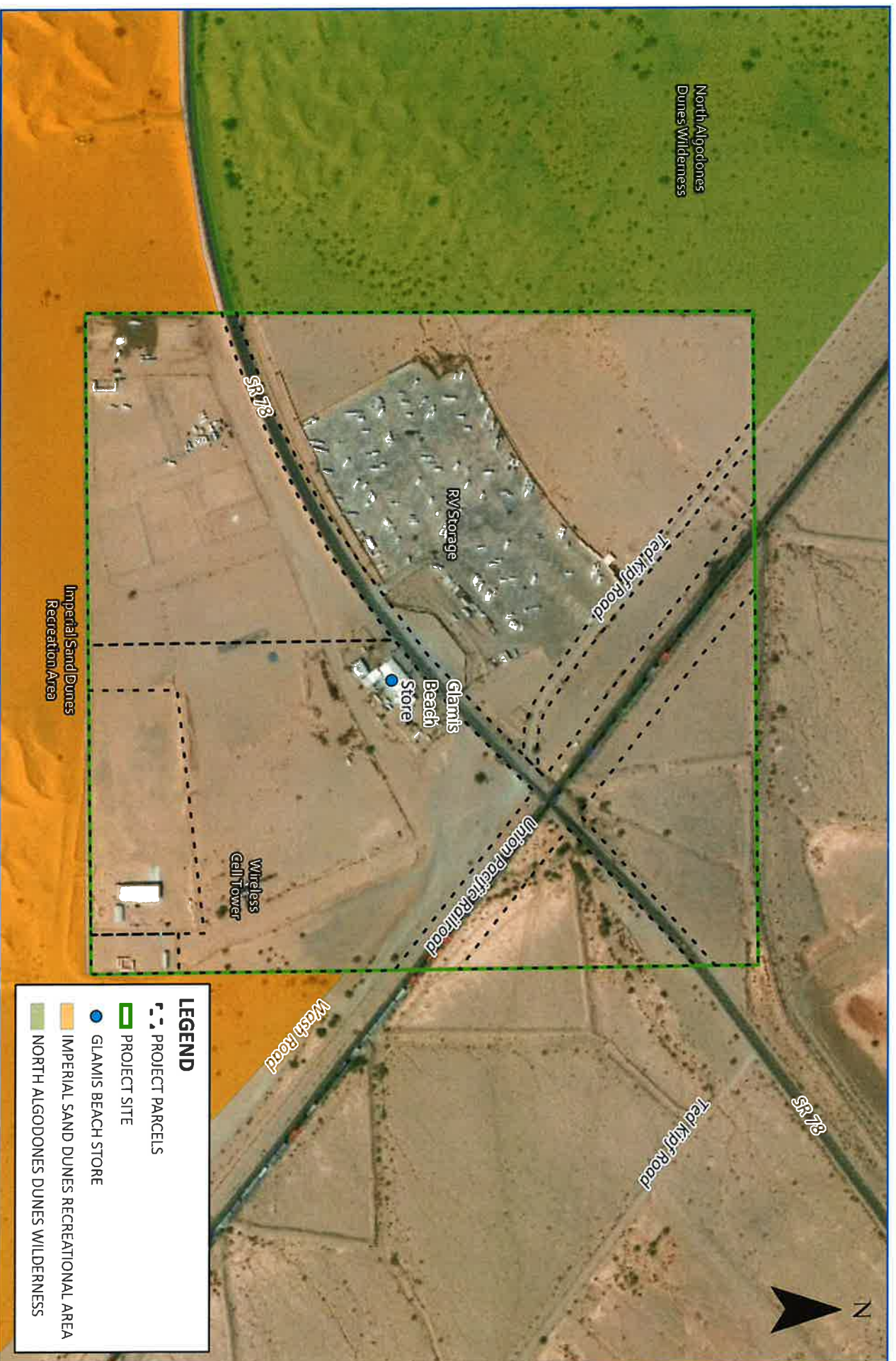
Exhibit I-1



1 IN = 2.5 MI

Project Vicinity

Exhibit I-2



Project Site Aerial

Exhibit I-3

I. Introduction

G. Existing Site Characteristics

Existing on-site land uses and other features are shown in Exhibit I-3. Project area features can be characterized as an area of open desert consisting of several adjoined one and two story metal building structures representing the Glamis Beach Store, and metal corrugated water tanks situated directly behind the store. Additionally, there is a separate seasonal OHV repair business connected to the Glamis Beach Store. A wood fence for delineated parking/vendor areas is located directly west of the store. A communications facility tower is located at the southeast portion of the property. Due south is a single family residence, large recreational vehicle storage garage, and other related equipment storage buildings. Additionally, a dilapidated pre-fabricated residential structure is located on the southeast corner of the project site. To the west, on the opposite side of the Glamis Beach Store, there is an existing RV storage area as well as vacant desert land. There is also an existing 20-acre paved RV storage area for Glamis Dunes Storage and Luv 2 Camp RV Trailer Rentals, and the existing historical cemetery located at the southwest corner of SR-78 and Ted Kipf Road. Lastly, on the northeast side of the GSP, crossing the Union Pacific Railroad, there are two triangular parcels that are currently vacant.

A majority of the topography for the existing site can be characterized as relatively flat. The only minor changes in topography are found along the northeast portion of the property (northeast side of the Union Pacific Railroad), which can be attributed to existing elevated flood control earthen dikes and a slight, gradual southwest to northeast trending slope contour. Overall, elevation contours of the project site range from 325 feet above mean sea level (msl) at the southwest corner of the property to 344 feet above msl at the northeast corner of the property. Areas of wind-blown sand dunes with sporadic native vegetation are found situated and encroaching upon the southeast corner of the project site.



Glamis Beach Store



Ted Kipf Road facing south

I. Introduction



Vendor Row



Dilapidated pre-fabricated residential structure



Vacant Triangular Parcels



Historical Cemetery

I. Introduction

H. Regional Characteristics

The GSP area is surrounded by open desert land that is managed by the BLM. To the North of the GSP is the Chocolate Mountain Aerial Gunnery Range (CMAGR) which is a live-fire training range used for developing and training Marine Corps and Navy aviators. The GSP is adjacent to the ISDRA, the largest sand dunes area in the State of California. Directly northwest of the project site, is the NADW; which consists of approximately 25,000 acres of land managed by the BLM as part of the National Wilderness Preservation System. The NADW is closed to all vehicles and mechanized use, however, camping is allowed throughout the area. Furthermore, as shown within Exhibit I-4, *BLM Recreation Management Zones*, within all the various BLM lands that surround the GSP, the BLM has designated Recreation Management Zones (RMZs).

The BLM RMZs provide an activity-level planning framework for BLM's recreation management. The RMZs dictate the allowable recreation activities within those areas and provide for BLM's management objective in those areas. The GSP is bordered by three RMZs: Open RMZ to the south, Limited RMZ to the northeast, and the NADW RMZ to the northwest. The Open RMZ allows for unrestricted OHV recreation, camping, commercial vending, hiking and wildlife viewing. The Limited RMZ allows for limited use OHV recreation (travel limited to designated routes of travel or areas with seasonal restrictions under specific conditions), camping, environmental education, and tourism opportunities. The NADW RMZ prohibits any motorized recreation opportunities and allows for non-motorized recreation, such as camping, hiking and educational opportunities.



Chocolate Mountains



Union Pacific Railroad

I. Introduction

I. Existing and Proposed Land Uses

The location of the GSP is contained within the County's designated Glamis Specific Plan Area (GSPA). The GSPA allows for the development of a Specific Plan in accordance with the design criteria, objectives and policies that are consistent with the County's General Plan Land Use Element. Exhibit I-5, *Existing General Plan Designations*, shows the land use designations for the project site and surrounding area. As shown in Exhibit I-6, *Current Imperial County Zoning Classifications*, the existing zoning designation for the project site is Open Space/Preservation (S-2) and a very small area that is designated General Commercial (C-2). The general area of the Glamis Beach Store is zoned as C-2, while the remainder of the project site is zoned as S-2 as shown in Exhibit I-6a, *Current Imperial County Zoning - Project Site*.

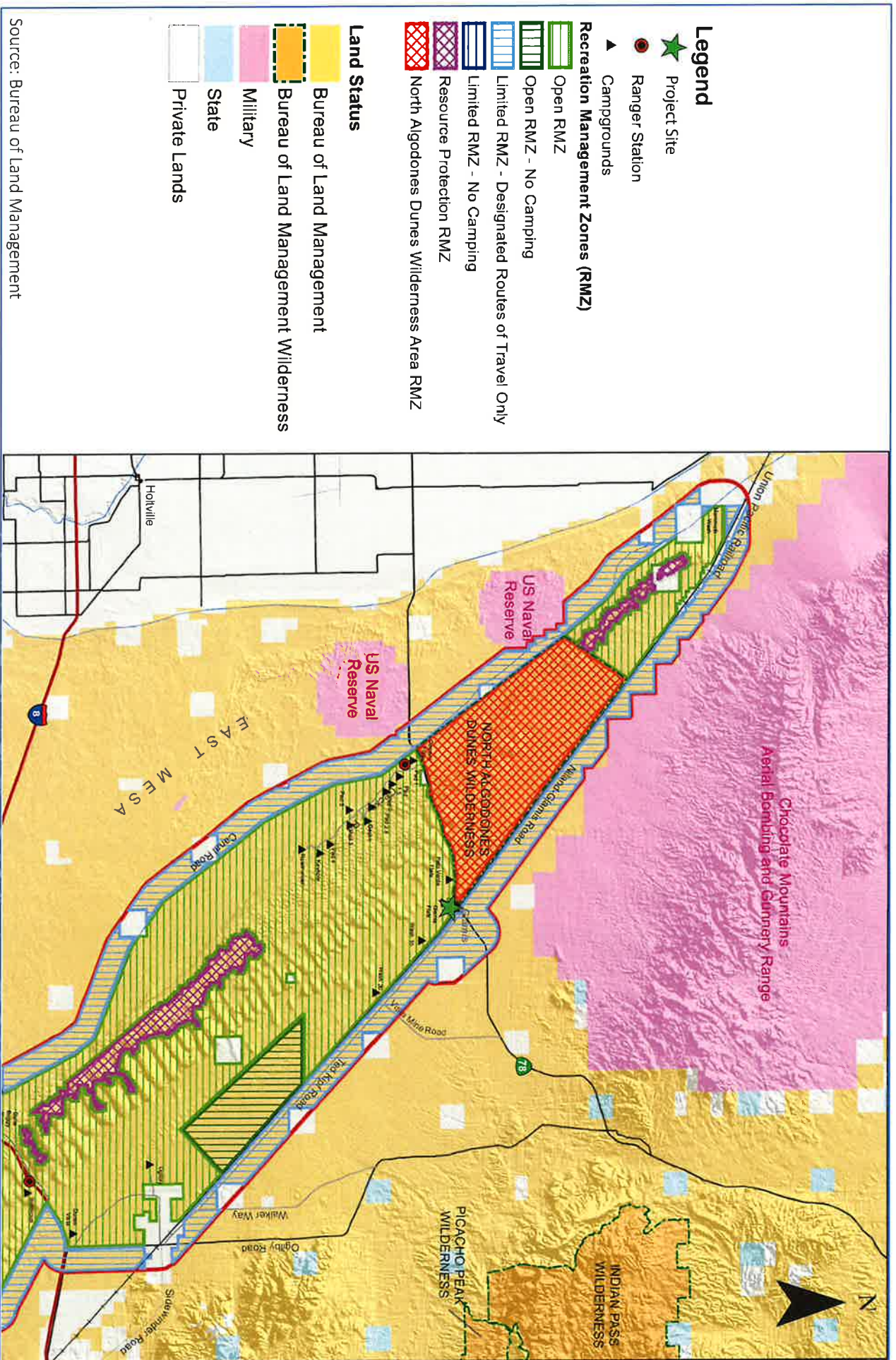
The GSP includes a General Plan Amendment (GPA) and Change of Zone (CZ) for County approval. The GSP proposes the establishment of Commercial/Recreational (CR) designated zoning which includes different levels of allowable land use intensity. Exhibit I-7, *Zoning Designations and Planning Areas*, the GSP proposes a Change of Zone for S-2 (Open Space/Preservation) to S-1 (Open Space/Recreation) for the approximate 1-acre parcel on the southeast side of the project site. The aforementioned zoning categories include a CR-1, CR-2, and CR-3 Zones, and an S-1 Zone. The three CR Zones consist of three different levels of land use intensity. The S-1 Zone is designated as a low intensity zone with small-scale recreation. In tandem with the proposed zoning for the GSP, Exhibit I-8, *Conceptual Site Plan*, presents a conceptual site plan for the GSP that depicts the arrangement of preferred land uses within the identified Land Use Areas at the time of full project build-out. The proposed zones, Conceptual Site Plan and land uses are further detailed in Section II of this Specific Plan.



Communication Tower



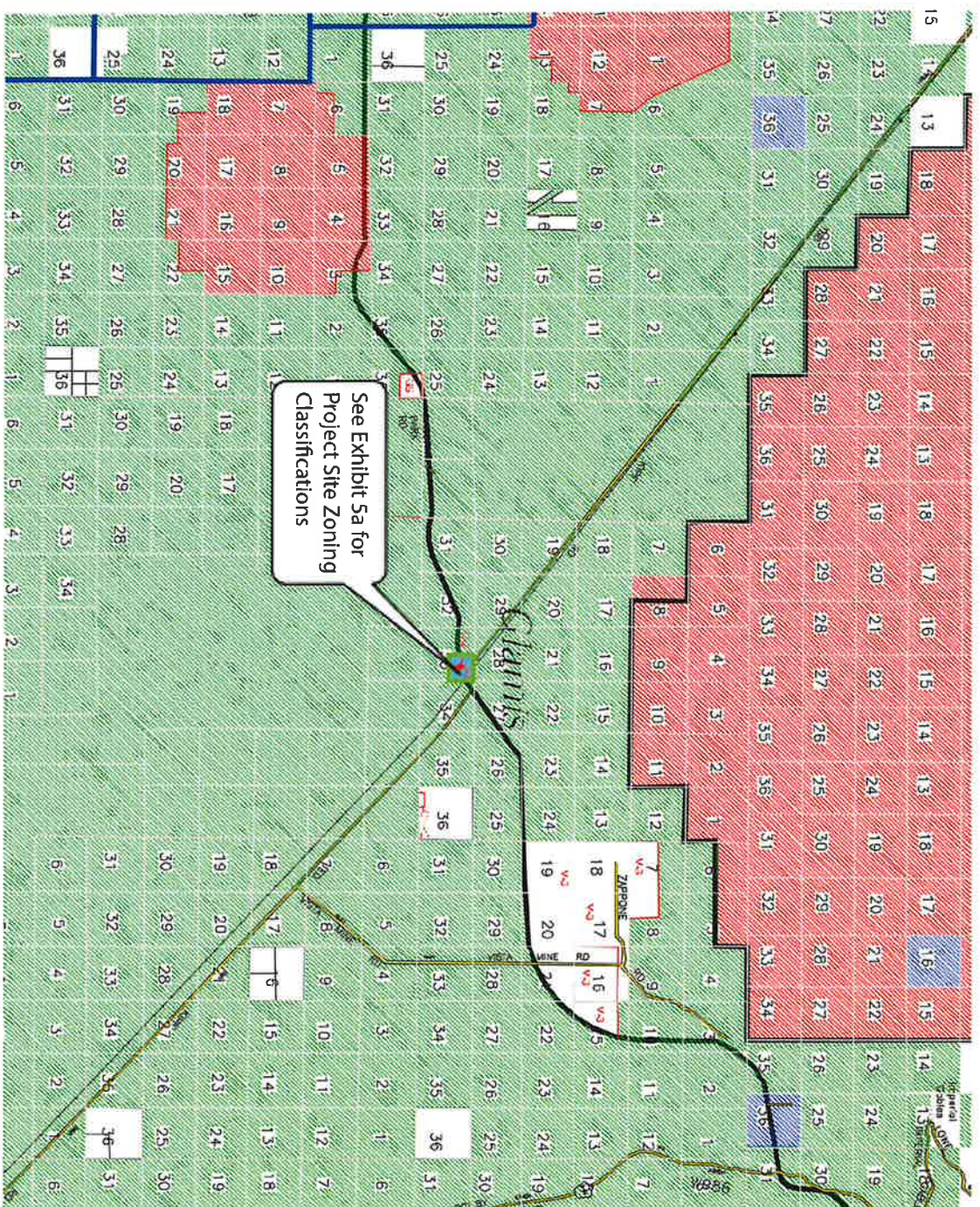
Garage Storage



Source: Bureau of Land Management

BLM Recreation Management Zones

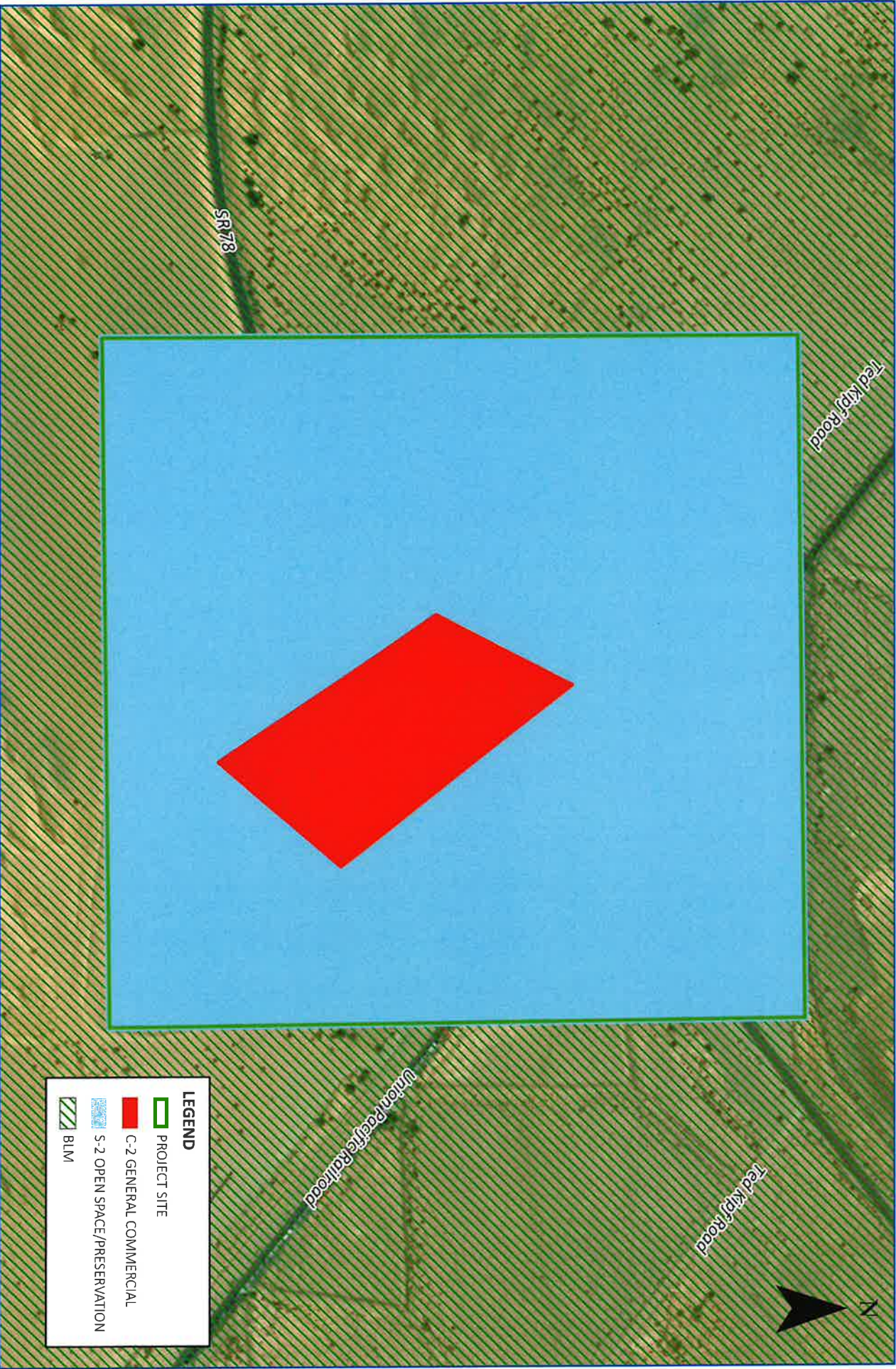
Exhibit I-4



LEGEND

- Indian Reservations
- Private Lands (S-2 Indian Offshoot)
- Specific Plan Area Zone (SPA)
- Military
- State
- BLM
- S-2 Open Space/Preservation
- C-2 General Commercial
- Project Site

Current Imperial County Zoning Classifications



Current Imperial County Zoning - Project Site

Exhibit I-6a

I. Introduction

J. Planning Process

The Glamis Specific Plan has been prepared by a team of professionals with the specific intent of meeting the long-term goals of the Property Owner (Polaris), and addressing specific issues identified by the County of Imperial. A number of special studies (Biological Resources Assessment, Traffic Impact Analysis, Preliminary Geotechnical Investigation, Noise Impact Analysis, Air Quality and Greenhouse Gas Emissions Impact Analysis, Cultural Resources Assessment and Visual Impact Assessment) have been prepared to define the existing environmental setting to create a Specific Plan that is congruent with the unique natural resources of the site. The Specific Plan has been created to illustrate both physical land uses and operational protocols for future recreational activist that might occur within the project boundary.

Public participation is central to the development of a successful Specific Plan. As part of the planning process of this Specific Plan, Polaris and supporting professionals conducted multiple stakeholder outreach meetings to understand and address all concerns of the stakeholders and to coalesce the vested interests into a comprehensive Specific Plan approval. The stakeholder groups are:

County Agencies:

- Imperial County Public Works Department
- Imperial County Air Pollution Control District
- Imperial County Executive Office
- Imperial County Planning and Development Services
- Imperial County Transportation Commission
- Imperial County Environmental Health Department
- Imperial County Fire Department
- Imperial County Sheriff's Department

Utility Purveyor:

- Imperial Irrigation District

Other Agencies:

- Bureau of Land Management
- California Department of Transportation
- United States Navy

K. Discretionary Action

The Lead Agency for Specific Plan No. SP19-0001 is the County of Imperial. Approval of Specific Plan No. SP19-0001 rests with the Imperial County Board of Supervisors. In order for the GSP to be realized, the Imperial County Board of Supervisors will undertake the following initial actions:

- 1) Adopt a resolution approving Specific Plan No. XXX and certifying the associated Environmental Impact Report;
- 2) Adopt the associated zoning ordinance for Specific Plan No. SP19-0001; and
- 3) Approve a Conditional Use Permit for the existing Water Well.

Subsequent approvals which may be required in order for the GSP to be implemented may include but are not necessarily limited to: parcel map, vesting tentative maps, tentative tract maps, final tract maps, plot plans, conditional use permits, water and sewer systems, building permits, and encroachment permits.



1 IN = 400 FT

Zoning Designations and Planning Areas

I. Introduction

This page intentionally left blank.

II. Specific Plan

A. Objective and Scope of Specific Plan

The Glamis Specific Plan (GSP) is a regulatory document that addresses the Glamis Specific Plan Area (GSPA) included in the General Plan for Imperial County (County). The County's General Plan requires a Specific Plan to be developed for the Glamis GPSA, in accordance with the GPSPA design criteria, objectives and policies as outlined in the County's General Plan Land Use Element. The GSP provides a planning framework which accommodates recreation-supporting land uses including retail and service commercial; hotel accommodations; recreational vehicles; RV parks and fuel stations and Special Events.

The GSP has been prepared to minimize changes to the natural topography of the project site, and to reduce intrusions upon the existing landscape and to any scenic views.

The California Government Code states that a "Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan." Consistency of the GSP and the County General Plan is addressed in Chapter V (General Plan Consistency Analysis) of this document.

In response to government requirements, this document provides the basis for the build-out of the project site. Such buildout will be consistent with the County of Imperial and State policies and standards. The GSP

functions as a bridge between the County's General Plan and the specific development of the identified project site.

B. Land Use Plan

The GSP creates a distinctive master-plan for recreation-serving land uses which are consistent with the historical use of the Glamis area. It provides for a great deal of flexibility as to the development of potential land uses within the GSP to promote the concept of an open desert playground that derives from the "Camp RZR" event, historically held in October of each year at the GSP area, and the surrounding Imperial Sand Dunes Recreation Area (ISDRA). This area attracts hundreds of thousands of off-road enthusiasts every Halloween, Thanksgiving, Christmas, New Years, and President's Day weekend.

As illustrated in Exhibit I-7 – *Zoning Designations and Planning Areas*, the GSP consists of 8 Planning Areas: Planning Areas 1, 2, 3, and 4 are designated Commercial-Recreation 3 (CR-3) Zone where the maximum range of recreational, commercial, resort, retail, medical, entertainment, and utility infrastructure land uses are allowed; Planning Areas 5 and 6 that are designated Commercial-Recreation 1 (CR-1) Zone, which provides the most restrictive range of commercial/recreational land uses; Planning Area 7 is designated Commercial-Recreation 2 (CR-2) Zone, which provides for a moderate-level of commercial/recreational land uses, and Planning Area 8 would be re-zoned to the County's existing S-1 (Open Space/Recreation) Zoning District. The S-1 zone is used to recognize areas that embody the unique Open Space and Recreational character of Imperial County including the deserts, mountains and waterfront areas. The S-1 Zone is primarily characterized by low intensity human utilization and small-scale recreation related uses. Any new subdivision in any of the zones will require all necessary infrastructure, including potable water, wastewater and roads that meet County standards. See Section D, Planning Area Development Standards that further details the land uses that will be included in the GSP.

II. Specific Plan

As envisioned, the GSP will facilitate an entertainment enclave among the iconic dunes. This enclave will enhance the historic experiences that OHV riders and visitors expect when they visit the dunes.

1. Land Use Objectives

At the time of full build-out of the project site, implementation of the Land Use Plan will achieve the development goals of the GSP through fulfilling the following objectives:

- Create a man-made environment that is compatible with the natural environment, surrounding land uses, and the desert climate;
- Ensure that development within the GSP is consistent with the County of Imperial's General Plan; and will protect public health, safety and general welfare, while complementing surrounding land uses and zoning;
- Provide design criteria that will guide developer(s) and the County of Imperial in the development of proposed land uses by including descriptive text and illustrative exhibits setting forth the foundation of the overall development of the project site;
- Enable Special Events through implementation of a Special Event Management Plan;
- Adhere to the Zoning Ordinance for the Glamis Specific Plan in Section 3, Zoning Ordinance;
- Provide recreational and ancillary facilities that serve the needs of the Glamis community and recreational visitors;

The following is a brief description of the land uses within the GSP (see Exhibit I-8 – *Conceptual Site Plan*).

- a. **Recreational** - The GSP provides an opportunity for a variety of recreational activities to complement the established "Glamis" sand dunes experience of the surrounding ISDRA. These include

an Adventure Center (offers activities such as OHV training, OHV rentals, etc.), amusement facilities, Desert Tours (off road experience), racetrack, shooting range, park/playground/picnic area, and other recreational-based activities.

- b. **Commercial/Retail** - The GSP will allow for a wide range of commercial and retail development, which include fuel stations, rental facilities, and sporting goods stores to accommodate the needs of visitors to the Glamis area. It may also provide for RV Park(s) to accommodate a small number of users that desire to have conveniences not found in open dry camping.

- c. **Storage** - OHV and RV storage is an existing land use within the project site. The GSP will provide for storage for OHVs and RVs to allow visitors to store their vehicles at Glamis year around.

- d. **Entertainment** - The Glamis area has long been known as the premier destination for OHV enthusiasts to enjoy their recreational activities within the world-renowned Imperial Sand Dunes. The GSP will allow for a range of entertainment land uses whose purpose is to enhance the visitors experience to the Glamis Area. Entertainment land uses could include an adventure center, amusement facilities, movie theater, obstacle courses, shooting range, fireworks display area, and racetrack.

- e. **Hospitality** - With an average annual attendance of 200,000 visitors to the Glamis area, the GSP will provide for the development of various hospitality services to provide visitors with the accommodations they need to fully enjoy all that the Glamis area has to offer. Hospitality land uses may include medical services facility, mobile food trucks, tourist information center, public showers, public restrooms, and hotel/motel facilities.

- f. **Residential** - The GSP will allow for limited residential development to accommodate those who require temporary housing in Glamis. Housing will be developed in the form of guest, employee housing, seasonal private residences and temporary use of RV's on Owner's property.
- g. **Renewable Energy** - Due to the remote location of the GSP, renewable energy facilities will be developed in order to provide electricity to the Glamis area. The GSP will allow for the development of a solar energy generation facility (including battery storage) located throughout the GSP, shown on Exhibit I-8, *Conceptual Site Plan*.
- h. **Infrastructure Improvements** - In order to properly accommodate the large volume of visitors to the Glamis Project area, existing water and wastewater facilities will need to be improved along with the development of additional infrastructure. The GSP will allow for the development of utility buildings, utility substation(s), and water/wastewater treatment facilities.
- i. **Research & Development Facility** - The GSP provides for a research & development (R&D) facility that will take advantage of the close proximity of the ISDRA. This R&D facility will allow Polaris to test their equipment in a natural and private setting.

C. Project-Wide Development and Design Standards

This section of the Specific Plan presents the conceptual circulation plan, conceptual water and sewer plan, conceptual drainage plan, conceptual open space and recreation plan, conceptual grading plan, and discusses the public safety services and maintenance plan. These associated

II. Specific Plan

components define the overall master development concept for the Glamis planned mixed-use development and identifies the objectives, descriptions and applicable development standards for each.

1. Conceptual Circulation Plan

a. Development Concept

The primary objective of the Conceptual Circulation Plan for the GSP is to meet the vehicular/OHV traffic needs of the recreational visitors by providing safe, direct and convenient access to the project site and surrounding sand dunes. During the preparation of the GSP, stakeholder meetings were held (in June through August 2019) with Caltrans District 11, the Imperial County Transportation Commission, the County of Imperial - Public Works Department, the Bureau of Land Management (BLM) – El Centro Field Office, and other local governmental agencies, in order to receive input into the overall development and implementation of the GSP. These stakeholder meetings were intended to obtain input from these transportation agencies to make sure the circulation of the project site would be consistent with their requirements and general direction, and that the GSP would be properly integrated with the County Transportation System with the Regional Transportation System.

As shown in Exhibit II-1, *Conceptual Circulation Plan*, there are a total of six (6) proximate vehicular access points to the project site with a gateway feature on SR-78 at the east and west boundary of the project site. Primary accessibility to the project site will be via SR-78 which serves as the main transportation route for cars and trucks traveling between Brawley and Blythe. As shown in Exhibit II-1, the primary access point will be an intersection of "Glamis Mainstreet" and SR-78. This intersection may, in the future as traffic counts warrant, be signalized and will provide access to the Planning Areas north and south of SR-78. The "Glamis Mainstreet" will serve as the main thoroughfare for

circulation across Planning Areas 1, 2, 3, and 4 and currently serves as the main OHV access route to the BLM land directly to the south.

To accommodate the anticipated vehicular traffic flow, Exhibit II-2, *Conceptual Intersection Plan* shows a conceptual intersection plan with proposed cross-sections subject to final design and approval from Caltrans. Exhibit II-2 shows, in concept, the portion of SR-78 traversing through the GSP area being expanded from two thru lanes with an ultimate right-of-way (ROW) width of 40 feet to a total of five (5) lanes with an ultimate ROW width of 72 feet. Per Exhibit II-2, the segment of SR-78 west of the proposed intersection would have three easterly lanes – one thru lane, one left turn lane and one right turn lane – and two westerly lanes with one thru lane and an acceleration lane terminating approximately 1000 feet from the intersection. The segment of SR-78 east of the intersection is of a similar configuration of the western segment with the number of lanes in each direction reversed and the acceleration lane terminating approximately 600 feet from the intersection. The proposed lane configuration would accommodate anticipated turning movements from all directions in a manner that would prevent collisions and provide safe circulatory direction. As noted in Exhibit II-2, extensive coordination with Caltrans and the County of Imperial will be needed to determine the final design elements for SR-78 within the project area.

Access will also be provided along Wash Road (an unimproved road parallel to the UPRR) from SR-78 from which Planning Areas 1, 7 and 8 will be accessible. Wash Road, which is maintained by the BLM, will continue to function as a primary access road providing access in a southeasterly direction (parallel and west of the UPRR) to BLM land (and camping areas, etc.) located further southeast. Access to Planning Areas 5 and 6 will be provided east of the UPRR along SR-78 via dirt roads. Access to Planning Areas 5 and 6 will be restricted to passenger and service vehicles and RVs, this will prevent unsafe pedestrian and OHV crossing of the UPRR. Ted Kipf Road is a County-maintained dirt road

II. Specific Plan

which serves as access to BLM land (ISDRA) the NADW and other BLM lands to the north of the project site. Access will not be provided to Ted Kipf Road. Emergency vehicle access will be provided via the south side of SR-78 immediately due east of the western gateway feature for emergency access to Planning Area 1. The emergency access is primarily intended for use during special events when there is the possibility of large numbers of visitors being on the project site. This access will have minimal improvements and will generally be controlled with a gate when not needed.

The GSP will address the historical uncontrolled OHV and pedestrian movement through implementation of circulatory project design features to promote safe circulation. The GSP will have strategically placed signage for speed limits throughout the project site in order to prevent OHV/pedestrian/vehicular collisions as well as to assist with dust control measures. As shown in Exhibit II-1, an OHV and pedestrian undercrossing is a proposed alternative in the vicinity of the SR-78/Glamis Mainstreet intersection. This undercrossing would allow OHV's and pedestrians to cross underneath SR-78, providing for easy and safe access from Planning Area 1 to Planning Areas 2, 3, and 4. The potential undercrossing is intended to eliminate OHV's from crossing HWY 78. Furthermore, Exhibits I-8 and II-1 show proposed pedestrian connections throughout the project site. These pedestrian connections will provide for logical and safe movement throughout the project site. As shown in Exhibit II-1, the project site includes the Sand Highway that runs parallel to SR-78 the northern edge of Planning Area 1. The Sand Highway is an existing OHV thoroughfare providing access to the Glamis Beach Store from the adjacent BLM land located to the west of the project site. As such, the Sand Highway will remain as an OHV thoroughfare. OHV circulation will occur primarily via the "Glamis Mainstreet" for access to the open BLM lands to the south. While Pedestrian and OHV crossing of UPRR at various locations along the track has occurred for years, this plan attempts to discourage such crossing

II. Specific Plan

from the project site and will require the posting of appropriate signage. Keeping the public from crossing the UPRR is beyond the ability of the project and with or without this project those crossings will continue. NOTE: At the preparation of this GSP, the CPUC has been working with all stakeholders, to develop a plan for a safe crossing of the UPRR for OHV and pedestrians at some location in this general area.

Permanent signs and circulatory elements will be implemented as necessary to support the phased build-out of permanent structures within the GSP. All future signs and circulation elements will be implemented in compliance with Federal, State, and local standards and be designed in concert with the designed connectivity of the Conceptual Circulation Plan. Urban hardscape (i.e., paved roads, curb and gutter, etc.) will be built in tandem with all proposed permanent structures. All such improvement will be subject to County of Imperial and Caltrans review and approval, as applicable.

As the GSP is built-out with permanent and/or temporary structures per the proposed phasing plan, driven by market conditions, special design elements (i.e., signage) will be developed with Caltrans during final design. Furthermore, build-out of permanent uses within the GSP will incorporate clearly marked areas designated only for OHVs and passenger vehicles to prevent collisions.

Special Events

Special events to be held within the GSP area, such as Camp RZR, that often include large assemblages of people and equipment, will benefit from the circulation improvements described herein, and will also be required to adhere to the traffic regulation standards set forth in Chapter III, *Zoning Ordinance*, including notification of Caltrans, the County, California Highway Patrol, Imperial County Sheriff, and other affected agencies, along with preparation of a Traffic Management Plan. In combination with the standards set forth in Section III, all special events will also be required to prepare a Special Events Management

Plan (SEMP) notification that subjects special events to standard protocols and conditions, including circulation-related protocols and conditions, to allow for special events to occur. The SEMP is further discussed below.

b. Circulation Plan Objectives

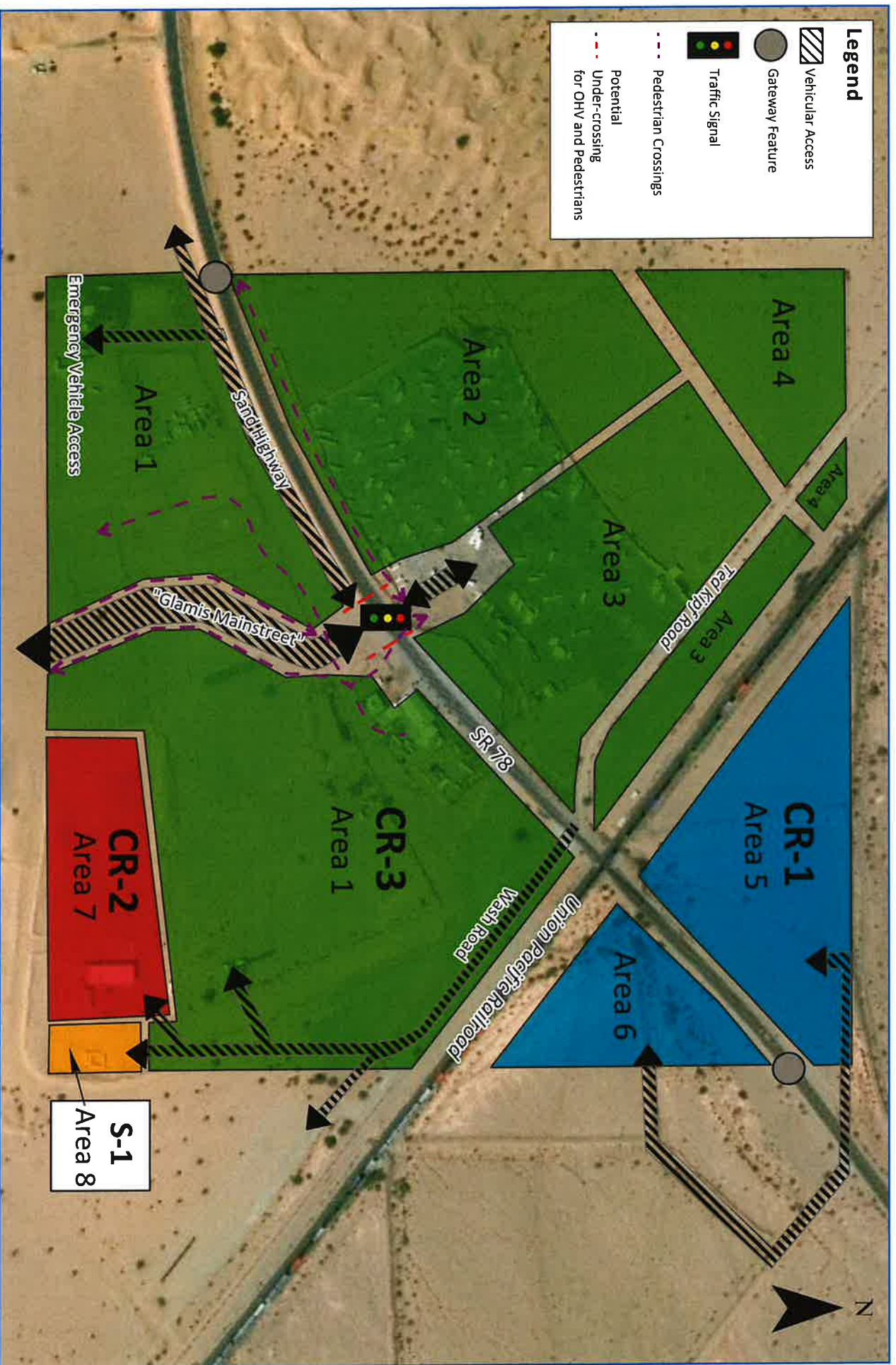
With each phase of development the following objectives will be implemented in order to achieve the goals of the GSP:

- Provide safe and appropriate vehicular access to all allowable developed areas within the project site;
- Provide internal clearly marked signage for both passenger vehicles and OHVs, including speed limits for dust control and lighted signage for nighttime circulation;
- Adhere to development standards that are consistent with the GSP, the County's General Plan Circulation Element, and Caltrans District 11 standards; and
- Promote public safety by discouraging and/or restricting unsafe pedestrian and OHV crossing of SR 78 and the UPRR.

2. Conceptual Water Plan and Sewer Plan

a. Development Concept

Current water service is provided by an existing water treatment system to service existing uses of the project site. The existing water treatment system is currently being upgraded and a water treatment plant complying with California standards is being constructed to meet the needs of the current uses and with room for expansion. As new development is implemented, this wastewater plant will be expanded as determined by the regulatory agencies. Likewise, the water system will be expanded to serve the various phases of development.



Conceptual Circulation Plan

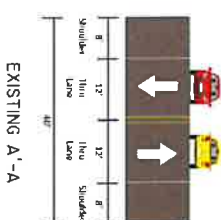
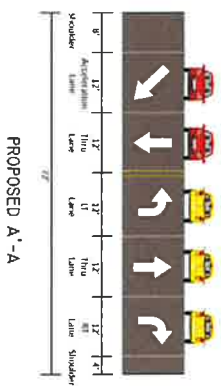
Exhibit II-1

GENERAL NOTES:

- A TRAFFIC STUDY IS NEEDED TO DETERMINE SEVERAL DESIGN ELEMENTS
- EXTENSIVE COORDINATION WITH CALTRANS AND THE COUNTY IS NEEDED TO DETERMINE THE FINAL DESIGN ELEMENTS
- ANY DEVIATIONS TO DESIGN STANDARDS REQUIRE PROCESSING AND APPROVAL BY CALTRANS HEADQUARTERS
- TRAFFIC MANAGEMENT PLAN IS NEEDED DURING LARGE SPECIAL EVENTS (I.E. CAMP RZR)

NOTES:

- ① PROVIDE A TRAFFIC SIGNAL IF WARRANTED. IF A TRAFFIC SIGNAL IS WARRANTED, ACCELERATION LANES MAY NOT BE NEEDED.
- ② 600 FEET OF ACCELERATION LANE LENGTH IS DEPICTED. TO PROVIDE THE RECOMMENDED 960 FEET OF ACCELERATION LANE LENGTH, COORDINATION IS NEEDED WITH THE UNION PACIFIC.
- ③ 100 FEET OF LEFT AND RIGHT TURN LANE STORAGE IS ASSUMED. THE ASSUMED STORAGE LENGTH PLUS 485 FEET OF DECELERATION LENGTH IS DEPICTED.
- ④ PHYSICAL BARRIER ALONG PROJECT FRONTAGE.



Conceptual Intersection Plan

Exhibit II-2

II. Specific Plan

Wastewater generated by the Glamis Beach Store, restaurant and bar is currently being discharged into an existing septic tank located near to those buildings. Future wastewater treatment needed (i.e., secondary and tertiary treatment) will be determined by the amount of wastewater forecasted to be generated by each phase of structural improvement.

The GSP will implement water efficient appliances (i.e., sinks, toilets, showers, wash-down areas, etc.) that will minimize potential water waste and conserve water to the maximum extent possible.

Exhibit II-3, *Conceptual Water and Sewer Plan*, shows the location of the existing and proposed infrastructure within the GSP.

b. Water and Sewer Plan Objectives

The following objectives will be implemented with each phase of development to achieve the goals of the GSP:

- Provide adequate, clean and safe water to the project site and recreational visitors;
- Implement water efficient appliances and conservation measures (i.e., desert scape) to reduce water consumption to the maximum extent possible; and
- All interim and permanent water and sewer infrastructure will meet local, State and federal health and safety standards.

c. Conceptual Water and Sewer Plan Standards

- All water lines shall be placed underground in accordance with County of Imperial requirements.
- All domestic water and sewer facilities shall be designed per County of Imperial requirements. Facility sizing and location are conceptual and will be refined during final site plan development.

- Water and sewer facility shall be designed and installed in accordance with the requirements and specifications of the County of Imperial.
- Construction of domestic water and sewer facilities shall be timed to adequately serve the Planning Areas in each stage of development or as needed to ensure adequate service and public health.

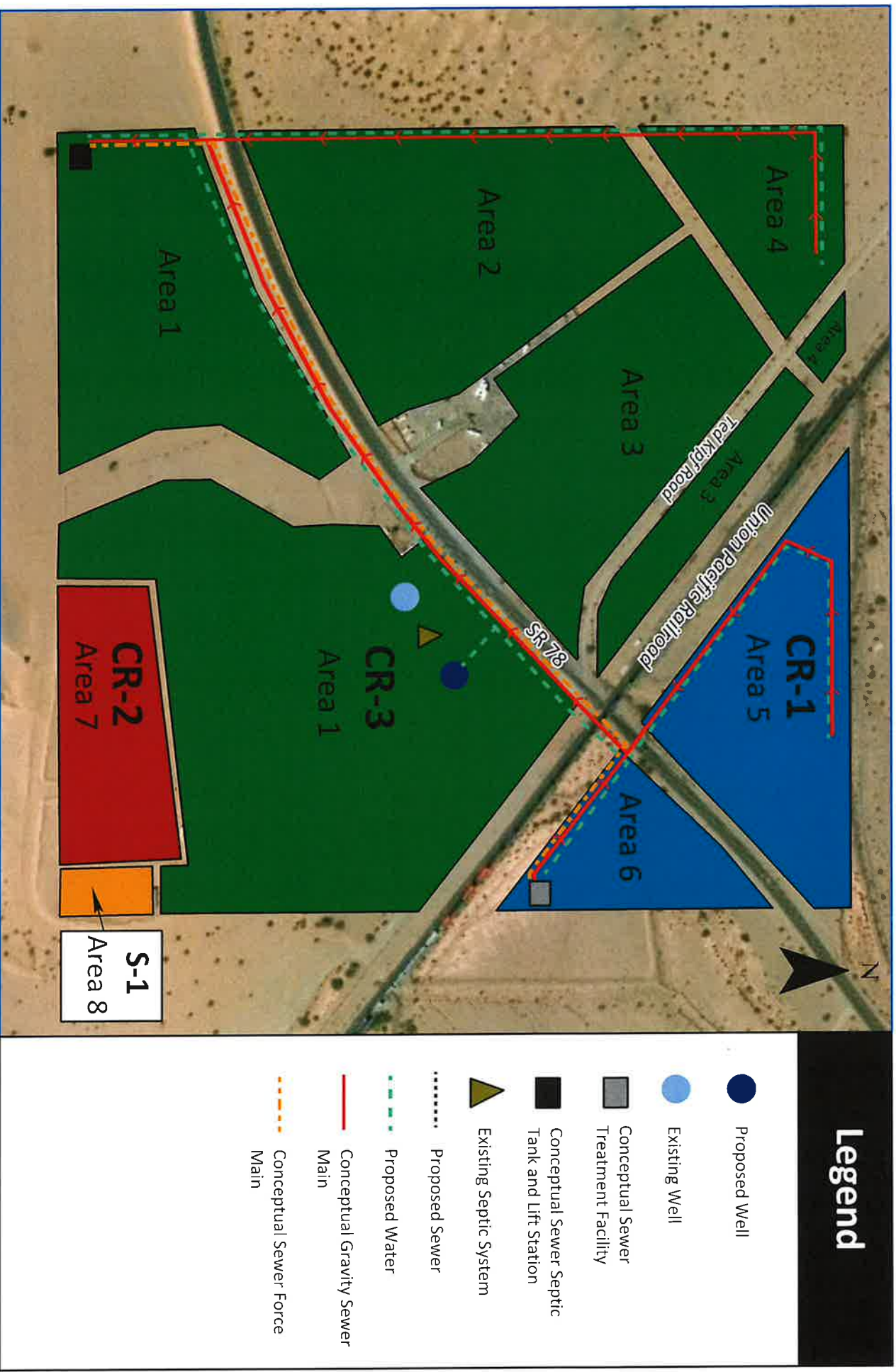
3. Conceptual Drainage Plan

a. Development Concept

As shown in Exhibit II-4, *Existing Drainage*, the existing topography and drainage of the project site generally drains from the northeast to the southwest via existing earthen channels and berms. The northeast portion of the project site (Planning Areas 5 & 6) are openly affected by offsite flows and are directed towards three existing concrete culverts that pass under the UPRR. The drainage flows from these three concrete culverts underneath the UPRR, flow through and/or around portions of the existing project site (Planning Areas 1, 2, 3, 4, 7 and 8) towards the southwest, which are located north and south of SR-78. All planning areas southwest of the UPRR, where future land uses are proposed, are protected by earthen channels and berms. The remaining open areas, throughout the entire site, have areas that are protected by existing earthen channels and berms.

As shown in Exhibit II-5, *Conceptual Drainage Plan*, the conceptual grading provides flood protection for future land uses within the entire project site and release the drainage to the southwest in an overall equivalent historical pattern of natural drainage courses consistent with California drainage law.

The on-site design northeast of the UPRR will provide flood protection (Planning Areas 5 and 6) by continuing the off-site flows with

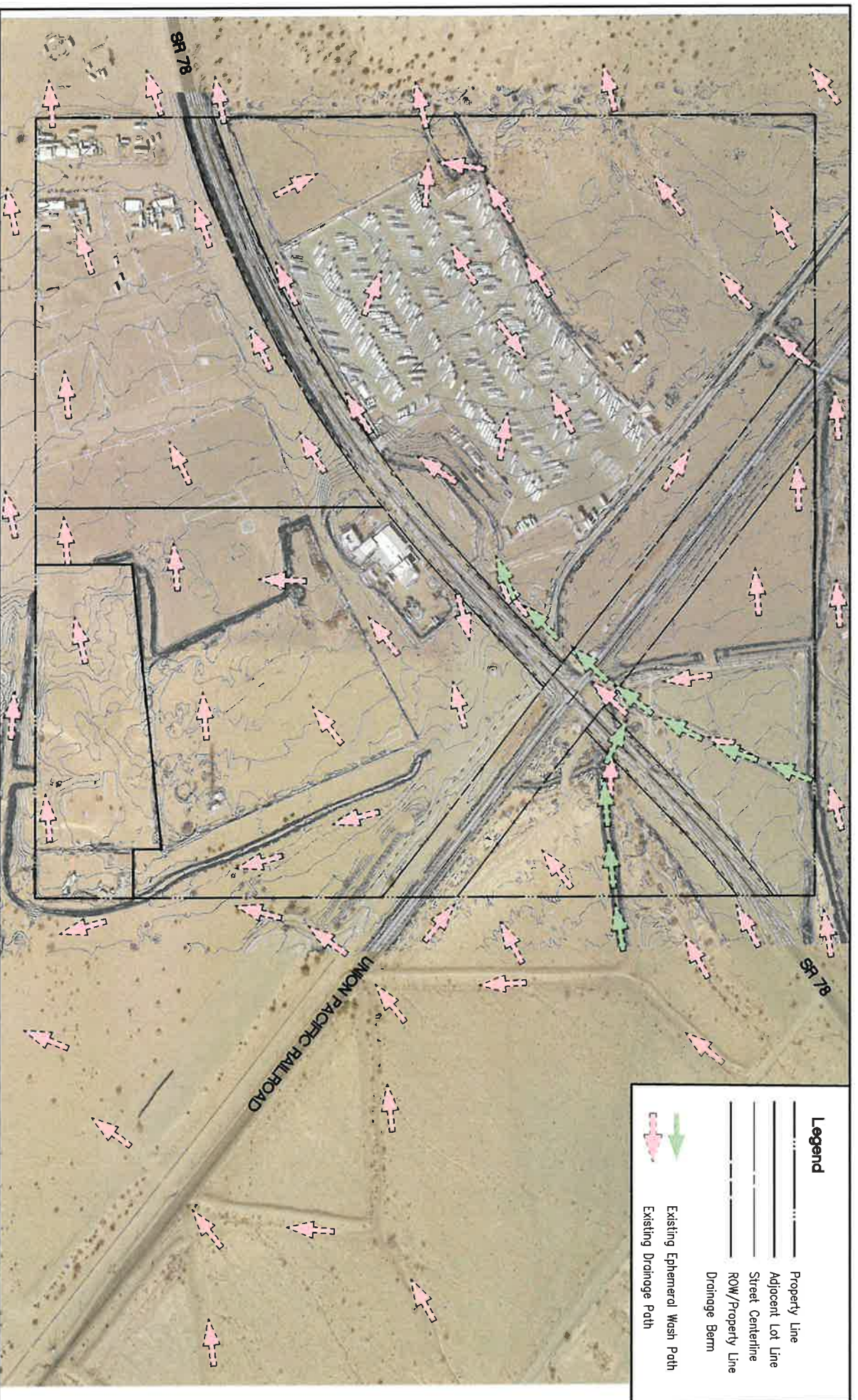


Conceptual Water and Sewer Plan

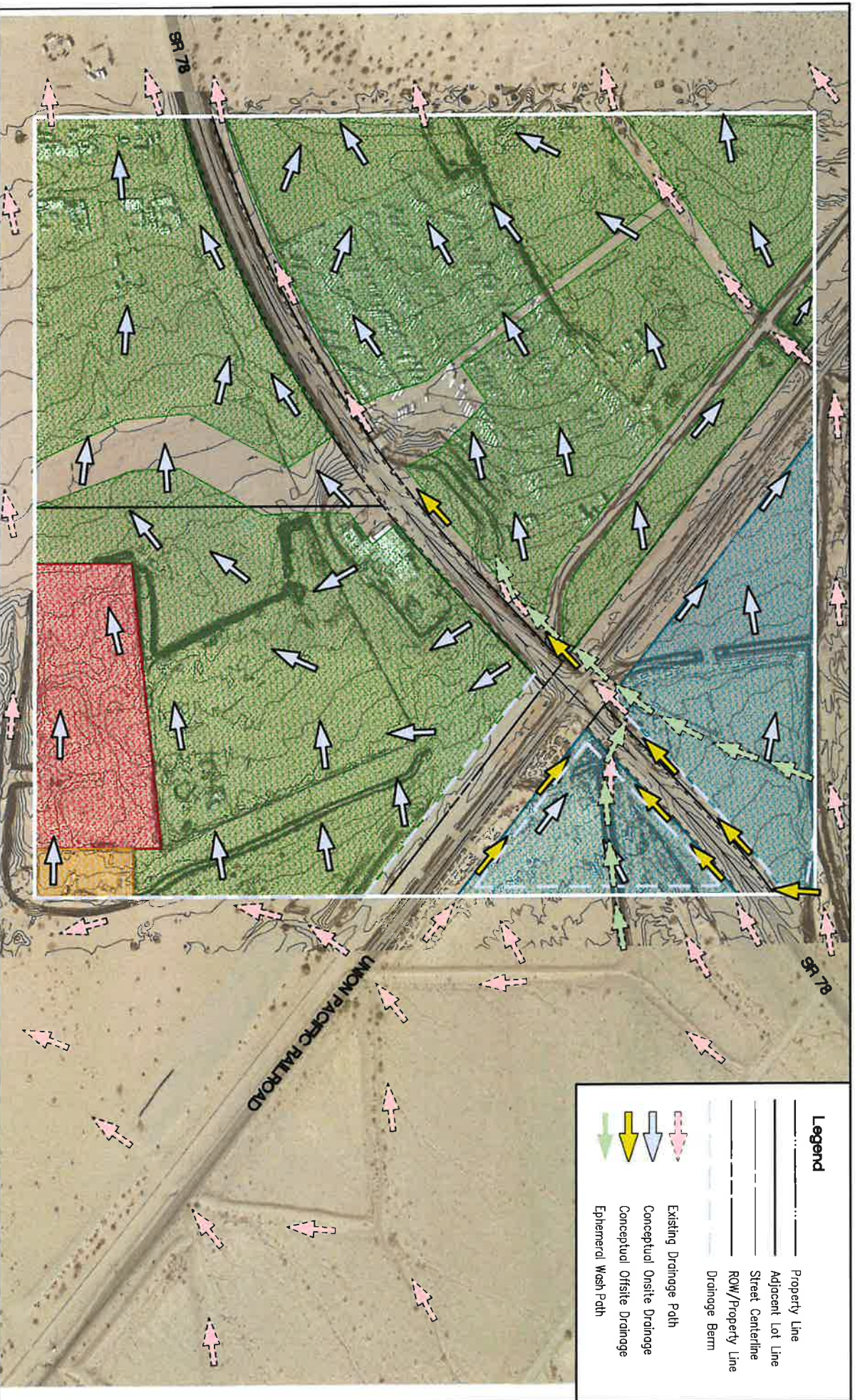
II. Specific Plan

This page intentionally left blank.





Existing Drainage



Conceptual Drainage

II. Specific Plan

modifications to each of the earthen drainage berms and channels. These modifications will re-direct the drainage around each of the planning areas to the southwest towards the three existing concrete culverts that pass under the UPRR. The modified existing earthen berm north of Planning Area 5 will continue to redirect flows north and west as will a new earthen berm to the southeast for planning area 6, to the south and west. The remainder of the drainage will be directed into the modified existing earthen channels along each side of SR 78. Each of these earthen channels and berms will be constructed on-site and will re-direct the existing flows in a manner consistent with the surrounding drainage patterns and practices. The manner and release of the drainage flows will be equivalent to the existing capture, conveyance and release to the Southwest under the UPRR, via existing concrete culverts.

b. Conceptual Drainage Plan Objectives

The following objectives will be implemented with each phase of development to achieve the goals of the GSP:

- Provide safe and adequate drainage infrastructure to accommodate flood flows and protect recreational visitors and permanent/temporary structures; and
- Capture and treat all hazardous liquids as a result from vehicle repair or fueling stations to prevent groundwater pollution.

c. Conceptual Drainage Plan Standards

- Final drainage facilities shall be designed per County of Imperial requirements.
- Construction permits may require the applicant to prepare a Stormwater Prevention Pollution Plan (SWPPP) and a Water Quality Management Plan (WQMP) and implement source control and structural BMPs during and after construction activities.

- Proposed grading and drainage improvements shall conform to the latest building codes adopted by the governing agencies. Grading of the project site shall be designed so as to protect all building pads from the 100-year storm event and convey offsite flow in accordance with County of Imperial approval. Proposed permanent structures will be regulated in accordance with the Federal Emergency Management Agency (FEMA).
- Construction of drainage facilities shall be timed to adequately service each stage of development within affected Planning Areas.

4. Conceptual Open Space and Recreation Plan

a. Description

The Conceptual Open Space and Recreation Plan is intended to complement the existing and future recreational use of adjacent BLM land. In accordance with the policies listed in the County of Imperial General Plan Land Use Element, the GSP provides for adequate open space within the development areas that will complement and maintain the existing open space character of the area. Proposed permanent structures will be sited appropriately to allow views from SR-78 to the open space beyond and will consider the adjacent natural resources. As shown in Exhibit I-8 there are open space areas that have been identified within Planning Areas 1, 2 and 3 to preserve the existing open space character of the area while allowing for adequate space for temporary special events and activities to be held, such as service stations and mobile food trucks located within Vendor Row.

Recreational amenities of the GSP will build upon the existing Glamis Beach Store through development of a restaurant and bar. Additionally, recreational amenities will consist of an Adventure Center that will offer both off-site and on-site recreational activities that are conducive to the Glamis area. Among the activities that may be included are: off-site OHV

II. Specific Plan

training; OHV rental; hiking and biking; on-site activities that could include a shooting range, sporting goods store; desert tours; and activities connected with the adjacent BLM lands. The GSP will also include an Amusement Center that is geared toward family-oriented activities that among other things may include: arcade games; batting cages; miniature golf; playgrounds; music and dancing activities; laser tag; and virtual reality games. Furthermore, both vehicular and pedestrian oriented desert tour excursions into certain portions of the desert will be provided to allow the public to see the natural resources of the area generally under the direction and control of a tour guide. These tours could be excursions through the sand hills via OHVs in a controlled tour environment either through vehicles driven by the tour operator or with vehicles driven by individuals that would follow the tour guide in a controlled manner. In concert with the OHV-oriented recreational activities, vehicle repair vendors will be located within Vendor Row. All vehicle repair vendors will be required to conduct all operations over raised impervious concrete pads, or an equivalent station in order to prevent accidental spillage of hazardous materials (i.e., brake fluids) as a result of vehicle repair activities.

With the NADW directly to the northwest of the project site, fencing will be installed along the north-western boundary of Planning Area 4 with interspersed signage to prevent OHV travel into the NADW as restricted by BLM. Prevention of OHV travel into the NADW will serve to preserve the natural resources present within the NADW. Interpretive signs describing the natural resources (i.e., Desert tortoise and other wildlife, as well as native plants) and history of Glamis will be strategically placed throughout the project site, with specific emphasis along the frontage abutting the NADW, for educational purposes. Interpretive signs will be collaboratively developed with BLM. Additionally, development of the GSP will incorporate avoidance and minimization measures to mitigate potential impacts to onsite and/or adjacent natural resources to the greatest extent. Such measures will include preconstruction surveys of

sensitive wildlife species (i.e., Flat-tailed horned lizard), presence of a biological monitor for each area of active construction, removal of all invasive plant species, among other applicable measures.

The GSP will allow for the operation of multiple special events to enjoy the unique natural resources and elements provided by the Glamis area. Special events to be held within the GSP will allow for either public or private activity events allowing the assembly of a large numbers of people, including but not limited to; a concert, a trade show, an exhibition, a carnival, fireworks display, OHV activities including races, a stunt show, or exhibition, and similar uses. Proposed temporary special events will enhance and continue to build from the historical momentum of the Glamis area regarding past off-road events and the world-wide notoriety as the epicenter of the sand dunes OHV experience. Special events, such as Camp RZR, to be held at the GSP area will be subject to the standards set within Section II, *Zoning Ordinance*, and the standards/protocols listed within the SEMP (described further below in this Section). All proposed special events will implement adequate safety procedures and protocols to ensure safe OHV accessibility to surrounding BLM sand dune areas.

b. Conceptual Open Space and Recreation Plan Objectives

The following objectives will be implemented with each phase of development to achieve the goals of the GSP:

- Build upon and enhance the OHV experience that off-road desert enthusiasts know and love;
- Preserve and maintain the existing open space character of the area through strategic design and configuration of proposed permanent structures;
- Provide safe and fun recreational activities and amenities to recreational visitors; and

II. Specific Plan

- Provide for preservation of the adjacent natural resources (i.e., NADW) through signage and educational initiatives.

c. *Conceptual Open Space and Recreation Plan Guidelines*

- All private recreational facilities and open spaces shall be maintained by the Applicant.
- Landscaping will be desert scape and minimal to be consistent with the existing nature of the project site and achieve reduced water consumption.
- Preservation operations and physical development will consider and protect the adjacent natural resources.

5. *Conceptual Grading Plan*

a. *Development Concept*

As shown in Exhibit II-6, *Conceptual Grading and Drainage*, the purpose of the conceptual grading plan promotes contours similar to existing conditions of the project site; however, it increases the area protected from flooding and provides for more flexibility in creating fluent layouts for each of the conceptual planning area needs.

The use of the existing and modified earthen channels and berms for the project assist in providing an environment similar and consistent with the surrounding drainage patterns and practices. The manner of capture, conveyance and release of the drainage flows around and/or through the projects planning areas also assists in preserving the historical pattern of natural drainage courses. Finally, the conceptual grading and drainage plan, helps the GSP to meet the site drainage requirements and County guidelines.

b. *Conceptual Grading Plan Standards*

Precise grading plans will be prepared for each phase of development of the GSP. Precise grading plan(s) will comply with the basic development standards and criteria described herein.

- All grading activities shall conform to Imperial County standards, shall be in substantial conformance with the Conceptual Grading Plan and shall implement any grading related mitigation measures.
- Prior to development within any Planning Area of this Specific Plan, an overall Conceptual Grading Plan for the site and the individual development area shall be submitted for Planning Department approval. The overall Conceptual Grading Plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that Planning Area. Such plans shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading activity; identification of areas which may be graded during high probability rain months; and preliminary pad elevations. Grading work shall be balanced onsite wherever possible.
- A grading permit shall be obtained from Imperial County prior to the start of grading activity.
- If any historic or prehistoric resources are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance, as specified in the project environmental document.
- If human remains are discovered, work shall halt in that area and procedures set forth in California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed, including notification of the County Coroner. If Native American remains are present, the County Coroner shall

II. Specific Plan

contact the Native American Heritage Commission to determine and designate a Most Likely Descendant.

- The GSP will comply with all National Pollutant Discharge Elimination System permit requirements prior to commencing grading activities.

6. Public Safety Services

a. Fire Protection

Fire protection services are provided to the project site by the County of Imperial Fire Department through the Brawley Fire Department Station, located in the City of Brawley approximately 25 miles east of the GSP planning area. There are existing Fire hydrant connections within the "Vendor Row" area. Additional connections will be implemented to meet the needs of the further build-out of the GSP. During Special Events, on-site fire protection will be provided with applicable fire protection services and apparatus.

b. Law Enforcement

The County of Imperial Sheriff's Department provides law enforcement to the GSP planning area. Sheriff's officers that patrol the area are based at the Brawley Police Department in the City of Brawley located approximately 27 miles east of the GSP planning area. During Special Events, on-site law enforcement will be provided with applicable services and apparatus.

c. Development Impact Fees

The County of Imperial has a Development Impact Fee (DIF) which is authorized by County of Imperial Ordinance No. 4.32. This fee is applied to all development projects in incorporated and unincorporated County of Imperial land. Payment of the DIF is required of developers to fund public facilities such as fire protection facilities and sheriff facilities. As

the GSP is developed, DIF fees will be required to ensure that resources will be available for capital improvements to implement the County's capital and operational funding of future facilities.

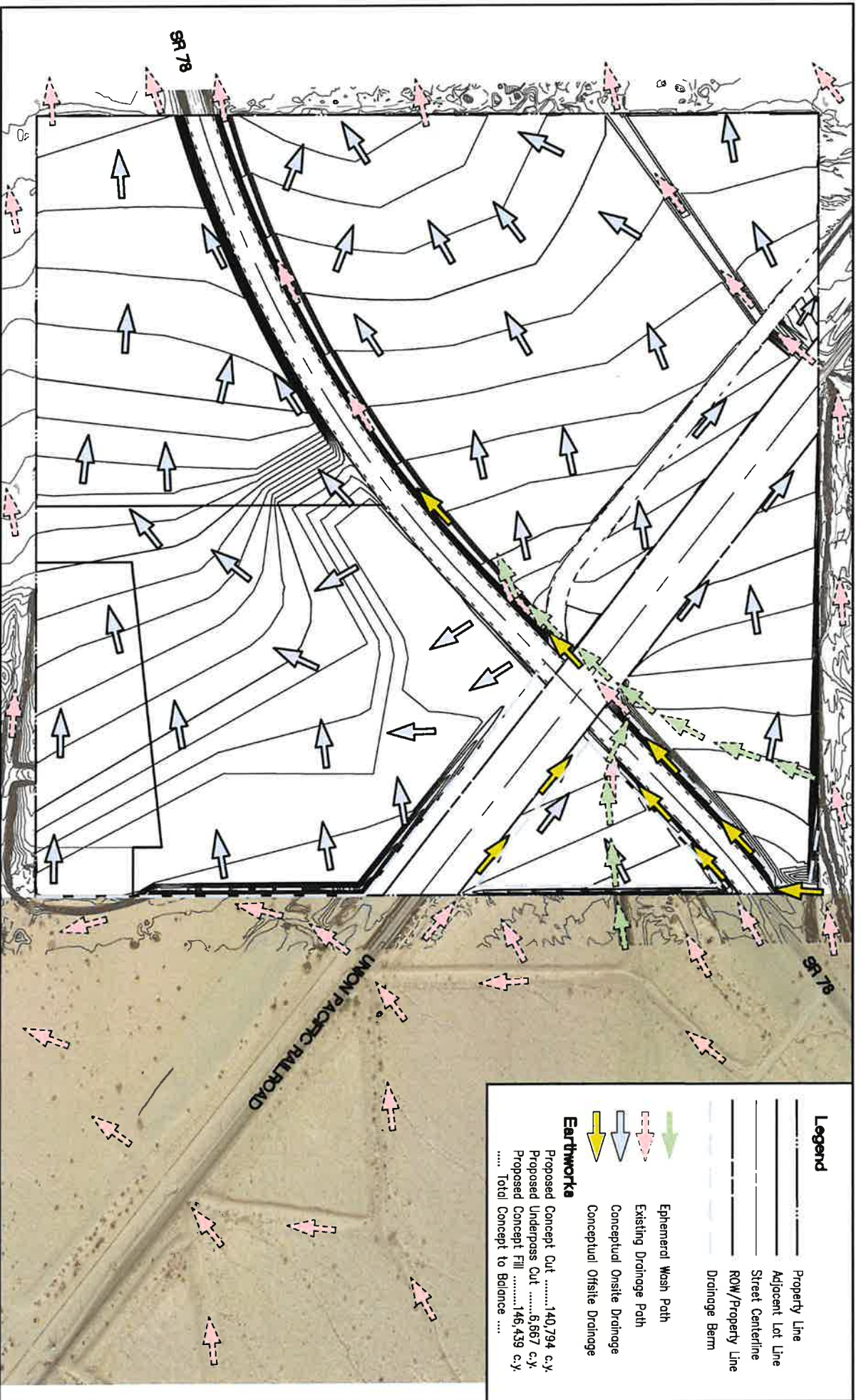
The principal sponsor of maintenance of private improvements including streets, common recreation areas, and stormwater conveyance features within the GSP will be the landowner, Polaris. Caltrans District 11 is responsible for maintenance within the SR-78 ROW. The UPRR is responsible for maintenance within their ROW. Maintenance of Ted Kipf Road is the responsibility of the County of Imperial, and the BLM maintains all adjacent BLM lands. Special maintenance needs and resolutions will be determined during final design and processing of maps and land use/entitlement applications for the community.

7. Signs, Signage, Billboards, and Monument Signs

The purpose and intent of signage development standards is to provide and promote for the orderly and attractive construction, placement, and display of signs within the Specific Plan. It is the policy of the County of Imperial that the primary purpose of signs is for identification and public information. All signs shall be located on the property on which they are advertising unless otherwise specified. Signs that cause a distraction and present potential safety hazards, as well as, aesthetic problems or public nuisance problems are discouraged and/or prohibited.

Signage types permitted within the Specific Plan area are found below. Signage within the Glamis Specific Plan shall be designed and built in accordance with Imperial County's Signage Development standards found in Title 9 of the County of Imperial Zoning Ordinance. All temporary, on-site advertising signage can only be requested and applied for by the Property Owner.

1. Two Electronic Marquee Signs
2. Signs Attached to Buildings



Conceptual Grading and Drainage

3. Two Billboards
4. Special Signs – additional signage necessary for specific types of onsite advertising and operational instructions or directions.

D. Planning Area Development Standards

Development standards for the GSP have been established at two levels: (1) standards that apply universally to the overall project as set forth in Section C of this chapter, and (2) those standards found in this section that apply specifically to the individual planning areas and further reinforce the overall project standards. This chapter provides a list of design features/standards that are applicable to each planning area.

As illustrated in *Exhibit I-7 – Zoning Designations and Planning Areas*, and *Exhibit I-8, Conceptual Site Plan*, the Glamis Specific Plan consists of 8 Planning Areas. Primary access to the GSP is taken from SR 78.

Exhibit I-7 also illustrates zoning within each Planning Area. The applied zones include the Community Recreation (CR-1, CR-2, and CR-3) and the S-1 zones. Furthermore, it is anticipated that the Planning Areas will be developed in 4 phases (refer to Exhibit IV-1, *Glamis Specific Plan Phasing* and Section IV, *Implementation*, below). Six Planning Areas are located along SR-78. Circulation flow will be provided via the “Glamis Mainstreet”, which will interconnect by crossing SR 78. A secondary and emergency only access point to/from the project site to SR-78 will be provided on the west side of the project site, immediately south of SR-78.

The GSP area and greater Imperial Sand Dunes area has been historically utilized for OHV recreational events and activities. The Glamis Beach Store has existed for 41 years and has served as a focal point for OHV activities. A special recreational event called “Camp RZR” has occurred

II. Specific Plan

since 2012 that hosts as many as 20,000 visitors each year. This event takes place primarily in Planning Area 1 and has been operating annually as a “seasonal event” during late October. The expanded development of Planning Areas 2 and 3 would allow for additional special events to be held in addition to the longstanding Camp RZR. These events may include concerts, races, social gatherings, sporting activities, educational activities, training activities, and may include pyrotechnics and other entertainment venues. A descriptive summary of each Planning Area comprising the Glamis Specific Plan is presented below. The Preferred/Permitted Land Uses of each CR Zone is provided in Chapter III, *Zoning Ordinance*.

1. Planning Area 1

a. Descriptive Summary

Special events such as Camp RZR have been historically hosted within Planning Area 1. Planning Area 1 is adjacent Open RMZ (within the ISDRA as discussed in Chapter 1) which provides for the greatest OHV accessibility of the entire project site. As such, this area is the most developable area of the GSP due to the fewest safety concerns such as pedestrian and OHV crossings along SR 78 and the UPRR, access to the adjacent BLM land, and existing infrastructure. Planning Area 1 is designed to offer unique passive and active recreational activities intended to meet the needs of all age groups and physical abilities where focused land uses and activities are anticipated. This planning area will be a central activity hub to include the following: adventure center and amusement facilities; convention area for entertainment events; desert tours and obstacle course; hotel/motel accommodations; a helipad; restaurant and bar; equipment storage; a medical service facility; space for mobile food trucks and vendor sales; public parking areas; public restrooms and showers; solar generating facilities; wastewater treatment facility; one cell tower; and the existing Glamis Beach Store.

II. Specific Plan

The development of Planning Area 1 will occur in Phase One where the existing Glamis Beach Store, restaurant and bar, and OHV repair facility are located. Phase 1 will additionally include the development of Planning Area 5, which will provide for a Polaris R & D facility. Further discussion of Planning Area 5 can be found below in Chapter II, Section 3 of Planning Area Development Standards of the Glamis Specific Plan. A pedestrian pathway would provide for pedestrian movement interconnecting to the special event space and other area activity nodes within Planning Area 1. Vendors and mobile food trucks with shade structures will be located in this area, as well as an emergency medical facility, solar facilities, and OHV parking. Primary access to Planning Area 1 would occur at the intersection of the “Glamis Main Street” and SR-78. Also, an OHV and pedestrian under-crossing of SR-78 could be located in the vicinity of that intersection (see Section C. 1. – Conceptual Circulation Plan for additional details). The Sand Highway follows the SR-78 and connects Planning Area 1 with BLM lands to the west. An emergency access entry is provided off SR 78, on the west side of Planning Area 1, allowing emergency vehicle access to the GSP.

b. Preferred/Permitted Land Uses

The CR-3 Zone, the most intense CR zone of the GSP, applies to Planning Area 1. The CR-3 Zone allows for a maximum range of recreational, commercial, resort, retail, medical, entertainment, and utility infrastructure land uses. Chapter III, *Zoning Ordinance*, specifies permitted and conditional land uses in the planning area.

Preferred land uses within Planning Area 1 include but are not limited to:

- Accessory storage buildings
- Adventure Center
- Amusement Facilities
- Bar(s)
- Billboards

- Bulk water sales
- Caretakers quarters
- Communications Facilities (i.e. towers)
- Condominiums
- Convention area
- Desert Tours (off road experience)
- Drive-in food facilities
- Employee Housing
- Entertainment Events
- Equipment Storage
- Film production / movie studio
- Fireworks display area (as permitted by fire department and other authorities)
- Fuel Station (gas/diesel)
- Fuel Station (Propane)
- Guest Housing
- Helipad (emergency/public)
- Hotel/Motel Accommodations
- Lighting or light shows
- Medical Services Facility
- Mobile food trucks
- Movie theater
- Obstacle Course / Technical driving area
- Oil, gas, geothermal exploration
- Off road driving school / Public workshops
- Park, Playground and Picnic area(s)
- Power Generation (on site use i.e. diesel/propane)
- Private Residence (s)
- Public Parking area(s)
- Public Restrooms
- Public showers
- Race track
- Rental Facilities (off road equipment/vehicles)

II. Specific Plan

c. Development Standards

To ensure the orderly and sensitive development of land uses within the GSP, the following general development standards are required for Planning Area 1:

1. Please refer to Section C, *Project-Wide Development and Design Standards*, above for the following standards that apply site-wide:
 - a. II.C.1 – Conceptual Circulation Plan
 - b. II.C.2B – Conceptual Water Plan and Sewer Plan
 - c. II.C.3 – Conceptual Drainage Plan
 - d. II.C.4 - Conceptual Open Space and Recreation Plan
 - e. II.C.5 – Conceptual Grading Plan
 - f. II.C.6 – Public Safety Services

2. Planning Areas 2, 3 and 4

a. Descriptive Summary

As shown in Exhibit I-8, *Conceptual Site Plan*, Planning Areas 2, 3 and 4 provides for the expansion of the Special Event Area. The Special Events area will be expanded from Planning Area I in phases (see Chapter IV – *Implementation*, section F – Project Phasing Plan). This secondary recreational space will include the following: adventure centers and amusement facilities; convention area for entertainment events; public workshops; off road experience and obstacle course; a park equipped with a playground and picnic areas; and a training facility and rental facility. Planning Area 3 will mirror Planning Area 2 and will include the aforementioned amenities described for Planning Area 1 and 2. The potential under-crossing will be constructed at the south end of Planning Area 3. An existing historic cemetery located at the southeast corner of the parcel will be preserved. For purposes of ensuring that proposed construction will not impact the historic cemetery, an archaeological

- Research and Development facilities
- Restaurant(s)
- Retail displays / entrance signage
- Retail sales
- RV Dump Station(s)
- RV Park
- RV Repair facility
- RV Storage
- Shooting range
- Solar Generating Facility including battery storage up to 30 MW for onsite and export
- Special Events in accordance with SEMP
- Sporting goods store(s)
- Stores (retail general)
- Stores (retail specialty)
- Temporary sales facilities
- Testing facilities (off road equipment)
- Tourist information center
- Training Facilities (off road vehicle use/safety)
- Utility buildings
- Utility Substation
- Vehicle parts sales
- Vehicle Repair and Service
- Vehicle Sale
- Vehicle storage
- Vehicle wash down area
- Vendor Sales Area(s) restricted by owner
- Viewing Deck or Tower
- Water/Wastewater treatment facilities
- Wedding Chapel
- Uses not listed that the Planning Director finds are consistent and similar to a permitted use.

II. Specific Plan

monitor and one Native American monitor will be present for all construction activity within 50 feet of the historic cemetery.

Directly north of Planning Areas 2 and 3, Planning Area 4 is the farthest away from the central activity hub of Planning Area 1, making it an ideal location for the development of guest housing accommodations (i.e., glamping and seasonal residences). Adjacent from the NADW, Planning Area 4 will provide a remote and serene area to those staying in the proposed seasonal guest housing or RV Park as shown on Exhibit II-1, *Conceptual Site Plan*. A solar generating facility will also be developed along the eastern boundary of Planning Area 4. Furthermore, as part of the Conceptual Open Space and Recreation Plan, interpretive signage describing the natural resources included within the NADW and history of Glamis will be strategically placed along the frontage abutting the NADW, for educational purposes.

b. Preferred/Permitted Land Uses

The CR-3 Zone applies to Planning Areas 2, 3 and 4. Section 3, *Zoning Ordinance*, specifies permitted and conditional uses in these planning areas.

The preferred land uses within Planning Areas 2, 3 and 4 include but are not limited to:

- Accessory storage buildings
- Adventure Center
- Entertainment Events
- Equipment Storage
- Guest Housing
- Medical Services Facility
- Mobile food trucks
- Obstacle Course / Technical driving area
- Off road driving school / Public workshops
- Public Parking area(s)

- Public showers
- Public restrooms
- Racetrack
- RV Dump Station(s)
- RV Park
- RV Repair facility
- RV Storage
- Solar Generating Facility including battery storage up to 30 MW for onsite and export
- Special Events in accordance with SEMIP
- Uses not listed that the Planning Director finds are consistent and similar to a permitted use.

c. Development Standards

To ensure the orderly and sensitive development of land uses within the GSP, the following general development standards are required for Planning Area 2, 3 and 4:

1. Please refer to Section C, *Project-Wide Development and Design Standards*, above for the following standards that apply site-wide:
 - a. II.C.1 – Conceptual Circulation Plan
 - b. II.C.2 – Conceptual Water Plan and Sewer Plan
 - c. II.C.3 – Conceptual Drainage Plan
 - d. II.C.4 - Conceptual Open Space and Recreation Plan
 - e. II.C.5 – Conceptual Grading Plan
 - f. II.C.6 – Public Safety Services

II. Specific Plan

3. Planning Areas 5 and 6

a. Descriptive Summary

With the UPRR separating Planning Areas 5 and 6 from the rest of the Planning Areas of the GSP, the land uses within Planning Areas 5 and 6 are intended to restrict and discourage crossings of the UPRR. Planning Area 5 will provide for a Polaris R & D facility, which will only be accessible by Polaris employees. Planning Area 6 will include a RV park, RV storage, a wastewater treatment facility, and a dump station.

b. Permitted Land Use

CR-1 Zone applies to Planning Areas 5 and 6. The CR-1 Zone is proposed as the least intensive CR Zone of the GSP and allows for a limited range of land uses focused on research and development, employee housing and utility infrastructure uses. Section 3, *Zoning Ordinance*, specifies permitted and conditional land uses in these planning areas. These land uses are intended to restrict land uses that promote crossing of the UPRR.

The preferred land uses within Planning Areas 5 and 6 include but are not limited to:

- Accessory storage buildings
- Billboards
- Caretaker residence(s) maximum of 3 units
- Communication facilities i.e. towers
- Condominium housing
- Employee housing
- Equipment Storage
- Film Production/Movie Studio
- Fireworks display area provide it is approved by County Fire
- Fuel Station (gas/diesel/propane, including convenience mart)
- Guest housing

- Hotel/Motel Accommodations
- Lighting and light shows (none fireworks)
- Medical Service Facility
- Off road vehicle maintenance, repair, development, research by owner (no sales/leasing)
- Oil, gas, geothermal exploration
- Power Generation Facility
- Private Residences
- Research and Development Facility
- RV dump station provided it meets County requirements
- RV park
- RV & off-road vehicle storage
- RV repair facility
- Solar Generating Facility including battery storage up to 30 MW for onsite and export
- Special Events in accordance with SEMP
- Utility Buildings
- Utility Substation
- Vehicle Storage area
- Vehicle wash area
- Water &/or Wastewater treatment facilities
- Uses not listed that the Planning Director finds are consistent and similar to a permitted use.

c. Development Standards

To ensure the orderly and sensitive development of land uses within the GSP, the following general development standards are required for Planning Area 5 and 6:

1. Please refer to Section C, *Project-Wide Development and Design Standards*, above for the following standards that apply site-wide:
 - a. II.C.1 – Conceptual Circulation Plan

II. Specific Plan

- b. II.C.2 – Conceptual Water Plan and Sewer Plan
- c. II.C.3 – Conceptual Drainage Plan
- d. II.C.4 - Conceptual Open Space and Recreation Plan
- e. II.C.5 - Conceptual Grading Plan
- f. II.C.6 – Public Safety Services

4. Planning Area 7

a. Descriptive Summary

The CR-2 Zone applies to Planning Area 7. Planning Area 7 is located on the southeast side of Planning Area 1 and has historically been used by a private landowner as a private residence and storage facility. The GSP will incorporate and expand on the existing land uses allowed in Planning Area 7, whose land uses will include: accessory storage buildings, communication facilities, condominiums, entertainment events, equipment storage, fuel station (gas/diesel/propane), off road vehicle maintenance/repair/development/research by owner (no sales or leasing), park/playground/picnic areas, power generation, and vehicle storage.

b. Preferred/Permitted Land Uses

Planning Area 7 is located within the CR-2 Zone. The CR-2 Zone is proposed as the moderate intensive CR Zone of the GSP and allows for a limited range of land uses focused on housing, equipment storage, power generation, and entertainment events. Section 3, *Zoning Ordinance*, specifies permitted and conditional land uses in these planning areas.

The preferred land uses within Planning Area 7 include but are not limited to:

- Accessory storage buildings
- Caretakers quarters not to exceed 3 units

- Communications Facilities (i.e. towers)
- Condominiums not to exceed 8 units
- Employee Housing not to exceed 4 units
- Entertainment Events (Private events not exceeding 30 people only)
- Equipment Storage
- Fuel dispensing (gas/diesel) for private on site use only, no commercial sales
- Guest Housing
- Off road vehicle repair, development, maintenance by owner (no sales or leasing)
- Park, Playground and Picnic area(s)
- Power Generation (on site use i.e. diesel/propane)
- Private Residence(s)
- Research and Development facilities
- RV Park (not to exceed 10 spaces)
- RV Storage
- Special Events in accordance with an approved SEMP
- Water/Wastewater treatment facilities

b. Development Standards

Please refer to Section C, *Project-Wide Development and Design Standards*, above for the following standards that apply site-wide:

- a. II.C.1 – Conceptual Circulation Plan
- b. II.C.2 – Conceptual Water Plan and Sewer Plan
- c. II.C.3 – Conceptual Drainage Plan
- d. II.C.4 - Conceptual Open Space and Recreation Plan
- e. II.C.4 - Conceptual Grading Plan
- f. II.C.5 – Public Safety Services

II. Specific Plan

5. Planning Area 8

a. *Descriptive Summary*

The S-1 Zone applies to Planning Area 8. Planning Area 8 will be characterized by low intensity human utilization and small-scale recreation related uses. The intent is to designate this area for open space and recreational uses in concert with the existing OHV and recreational uses of the adjacent BLM land. The following are potential land uses: Accessory structures including cargo containers (provided an approved building permit and are subordinate to a primary building/use), crop and tree farming, directional signs, duck clubs, grazing, harvesting of any wild crop, hotels and motels, marinas, boat liveries and boat launching ramps, mobile home/RV park, residences (one per legal parcel), RV park, solar energy extraction generation (provided that it is for on-site consumption only), and home occupations per Division 4, Chapter 4 (home occupation permit required).

Planning Area 8 is located within the S-1 Zone and may be developed in Phase 2.

b. *Permitted Land Uses*

The GSP will provide for the following types of land uses to be developed within Planning Area 8:

- Accessory Structure including cargo container (provided they have an approved building permit and are subordinate to a primary building/use)
- Crop and tree farming
- Directional signs of not to exceed six (6) square feet in area but not including commercial advertising
- Duck clubs
- Fish farms
- Forest industries

- Grazing
- Harvesting of any wild crop
- Hotels and motels
- Marinas, boat liveries and boat launching ramps
- Mobile home/RV Park (provided 50% of the total use is for RV use)
- Residence (one per legal parcel)
- RV park
- Solar energy extraction generation (provided that it is for on-site consumption only)
- Home Occupation (per Division 4, Chapter 4; home occupation permit required)

c. *Development Standards*

Development standards of Planning Area 8 are consistent with the standards contained within the S-1 Zoning Ordinance of the County of Imperial Municipal Code.

E. Short Term Event Standards and Approval

The property covered by the GSP has hosted a number of exciting OHV and entertainment programs over the years that are open to the general public. The GSP provides for the continuation of such specialty events. To ensure proper health, safety and environmental management, the GSP requires the preparation of Special Event Management Plan (SEMP) that addresses protocols and topics contained herein. The SEMIP and the SEMIP Notification are included herein. The SEMIP will be applicable to individual public events and includes standards and protocols to be implemented for each type of event based on the size of the attendance of that event. The SEMIP will establish a distinctive set of Standard conditions to allow Special Events to occur without the need for an annual CUP or other discretionary approval by the County. These

II. Specific Plan

Standards are intended to be adhered to by the event sponsor at each public event. The SEMP will be accompanied with an SEMP Notification which will act as a check-list by the agencies involved in each Event to ensure and convey compliance with the applicable protocols necessary to protect the public health and safety. As provided below, private events with limited attendance (300 or less attendees) and which are not open to the general public are not considered a Special Event and are exempted from submitting a SEMP notification.

Prior to each event, a SEMP addressing the following protocols shall be prepared and accompany the Special Event Management Plan notification to the Imperial County Planning and Development Services Department. The SEMP notification is subject to administrative approval outlined in the GSP Zoning Ordinance (Section III, chapter 5). If the applicant's SEMP Notification is approved by the County Planning and Development Services Director there will be no need to have a public hearing for the event. However, if there are Standards within the SEMP Notification that are not approved by the Director then the application can be forwarded to the Planning Commission and Board of Supervisors on appeal for their review.

Once approved by the County of Imperial, the SEMP will be disbursed to all involved agencies.

Special Events that are not open to the general public (defined here as Private Events) but held within the GSP boundary and that have no more than 300 participants are exempt from the SEMP.

Safety & Security Protocols

The SEMP will be organized to include detailed information for the implementation of the following at each Event.

Medical

Based upon the type of event, site layout and projected attendance the SEMP shall address the following:

- The specific number of medical personnel will be established based on the size of the Event.
- There shall be adequate medical staff onsite during all event operating hours.
- Locations of medical facilities based on event layout and projected attendance.
- Sample of appropriate signage to be used to direct event attendees to the medical facilities.
- A helipad is proposed on the property to allow for quick access. The helipad will be used for both general use as well as emergency use. A description of appropriate fencing and signage that will be placed to provide a safe and secure area for helicopters to land and take off.

Imperial County Sheriff's Department

Based upon the type of event, site layout and projected attendance the SEMP shall address the following:

- The specific number of law enforcement personnel will be established; and
- There shall be adequate law enforcement staff onsite during all event operating hours.

Imperial County Fire Department

Based upon the type of event, site layout and projected attendance the SEMP shall address the following:

- The specific number of fire department personnel will be established;
- There shall be adequate fire department staff onsite during all event operating hours; and

II. Specific Plan

- An appropriate amount of fire apparatus will be provided.

California Highway Patrol

Based upon the type of event, site layout and projected attendance the SEMP shall address the following:

- The specific number of officers will be established; and
- If required, adequate California Highway Patrol personnel will be onsite during all event operating hours.

California Highway Patrol may be directing traffic on Hwy 78 and on/off the event parking lots. They will manage the highway traffic.

California Dept. of Transportation (CALTRANS)

Based on the type of event coordination with CALTRANS the SEMP shall address the following:

- An interim traffic management plan.

Imperial County Public Health Department

When an event has food vendors, the event and those food vendors will file for a "Community Event Organizer Permit" and Temporary Food Facility Permits as required by the Public Health Department.

Private Security

In order to supplement the efforts of law enforcement staff, additional private security will be contracted to help monitor all gates within the Event. The security contractor will be onsite beginning with the staging activities before the event. 24-hour security will be provided throughout the weekend.

Parking Attendants

Parking areas will be delineated for each Event. Attendants will be assigned to direct traffic to the parking areas. There will also be signage placed to efficiently direct travelers to the parking areas.

Trash & Recycling Attendants

There will be an appropriate number of dumpsters provided onsite for each Event. The number of dumpsters will be determined by the type of event, the time of day of the event, the projected number of attendees and the size of the designated area.

Venue Entry Points

Based upon the type of event and attendants the SEMP will provide an appropriate number of points of entry around the venue.

- These will be clearly marked as entry points with directional signage.
- Any secondary fenced-in entertainment areas inside the special event venue that requires a ticket for entry will have two security guards at each entrance.
- If tickets are required, staff will be checking tickets upon entry and there will be a minimum of two security guards at each entrance.
- All attendees that enter a Special Event requiring a ticket must have a ticket

Special Event Lighting

All on-site lighting shall comply with Title 9 of the Land Use Ordinance of the County of Imperial and the following:

- Lighting within the project area shall be low intensity and shielded to prevent spillover to adjacent properties.
- All lighting at the property line shall have back-flow screens to prevent spillover to the adjacent properties.
- All building mounted lighting shall also be focused down directly on the ground so to avoid spillover to adjacent properties.
- All lighting on the project site shall follow the guidelines listed above, except that:
 - Both private events and large special events with 100 or more attendants expected are allowed to use higher

intensity lighting for the duration of the event in order to create a safe environment for all attendees.

Emergency Evacuation Plan

An emergency evacuation plan will be included in the SEMP that indicates escape routes to vacate the site. These will be posted on several placards throughout the site, as indicated in the SEMP.

Service Areas

The SEMP will also include the following:

Temporary RV and Trailer Parking

The SEMP may provide for temporary RV and trailer parking for Event sponsors, staff, participants and attendees, within the Special Event area. Temporary RV and trailer parking guidelines will include general requirements for site access, layout, temporary services (if any) and emergency access. The Temporary RV and trailer parking will have time limits on the length of stay for all event staff. Event sponsors, staff, participants, and attendees shall be limited to entering the RV and trailer parking area no more than ten days prior to the event for event set up and must leave the RV and trailer parking area no more than seven days following the event, for the purpose of event tear down.

Handicap Parking

Handicap parking will be available at the venue. The number of handicapped spaces will be determined by the number of anticipated event attendees. These areas will be clearly marked with signage for each space.

Portable Toilets and Hand Wash Stations

The number of portable toilets and hand wash stations based on the size of the event, that will be located throughout the venue as indicated on the site layout

Drinking Fountains

An appropriate amount of drinking fountains will be placed throughout the venue. If drinking fountains are not to be used, the SEMP shall include alternative sources for drinking water.

Temporary structures/stages

Any temporary structures or stages shall comply with the California Building Code and be reviewed and approved by the Imperial County Building and Safety Department as applicable.

II. Specific Plan

III. Zoning Ordinance

Chapter 1: General Provisions

\$ 93301.00	Title
\$ 93301.01	Purpose and Intent
\$ 93301.02	Definitions
\$ 93301.03	Planning Director Authority
\$ 93301.04	Procedure to Request A Development Approval
\$ 93301.05	Procedure to Allow for a Minor Change by Planning Director
\$ 93301.06	Purpose and Applicability of Zones
\$ 93301.07	Zoning Map
\$ 93301.08	Zoning Categories

\$ 93301.00 TITLE

This Division shall be known as the “Glamis Specific Plan Land Use Ordinance”.

\$ 93301.01 PURPOSE AND INTENT

The purpose of this ordinance is to implement the **Glamis Specific Plan, more specifically** the development, improvements and permitting of recreational commercial uses within the Glamis Specific Plan. The provisions stated within this Division supersede any requirements and

III. Zoning Ordinance

procedures contained in other Divisions of Title 9 that might otherwise be applicable.

\$ 93301.02 DEFINITIONS

A. Accessory Structure: Accessory Structure: An “Accessory Structure” is a detached structure that is incidental and subordinate to the primary use, which is located on the same lot/parcel. It may include carport, patio, sunshade, workshop, hobby room, garage, greenhouses, storage building or similar structure. Cargo containers may be used as an accessory storage structure with an approved building permit, if so required.

B. Adventure Center: An adventure center is a business and/or facility that offers a variety of indoor and outdoor activities, events and meetings available for public and private use that is conducive and of interest for the area. Activities that among other things may be included are off-road vehicle training or racing; off-road vehicle rental; hiking and bicycling; on site product events or meetings; mineral and gem exploration; nature tours; and activities connected with the BLM.

C. Amusement Center: An amusement center may be an indoor or outdoor area that is geared toward family-oriented activities that among other things may include: arcade games; batting cages, miniature golf; playgrounds; music and dancing activities; laser tag; virtual reality games; virtual training; and specialty shops including food courts.

D. Cargo Container: Also known or described as Storage Containers, or Shipping Containers or Intermodal Containers, are generally prefabricated metal containers typically associated with the transportation of goods by ship or truck.

E. Desert Tours: Desert tours would be both vehicular and pedestrian oriented excursions into certain portions of the desert to allow the

III. Zoning Ordinance

public to see the natural resources of the area generally under the direction and control of a tour guide. These tours could be excursions through the sand hills via off road vehicles in a controlled tour environment either through vehicles driven by the tour operator or with vehicles driven by individuals that would follow the tour guide in a controlled manner.

F. Development Permit/Approval: The construction or development of any allowed use listed in the plan/ordinance which requires a permit or approval from the County.

G. Employee Housing: Any dwelling including a single-family residence, condominium, manufactured home or park model, that is developed or installed on site for the exclusive use of persons employed at the site. RVs, “tiny homes”, may be used as temporary housing by employees so long as they are not occupied for more than 90 consecutive days at one time. This housing may accommodate long and short-term occupancy. Employee housing may also include temporary housing for Owners, Employees and Special Event Staff as provided in the SEMP.

H. Equipment Storage: This includes equipment, including vehicles, parts and supplies that are used in the operation and maintenance of the facilities and properties within the Specific Plan area.

I. Guest Housing: Guest housing is defined as residential units either individual or connected that would accommodate visitors in a transient mode with a duration of less than 180 days per year. These units could be hotel or motel, or individual units. Guest housing includes both rental and free accommodations.

J. Recreational Commercial: The Recreational Commercial zone designation is only applicable to the Glamis Specific Plan. It is a land use zone that is intended to provide for commercial land uses that predominately but not exclusively relate to the recreational character

and services envisioned and needed for the Glamis area. This zone allows for all types of commercial uses that are listed within this Division either as outright uses or as conditional uses.

K. Vehicle: A Vehicle is something that is used to transport people or goods that is either self-propelled or moved through a secondary means. It includes all types of mechanical based equipment such as cars, trucks, wagons, carts, buggies, etc.

L. Vehicle, Off Road: These are vehicles that are intended to be operated off state highways or local public roads. They are generally operated as recreational vehicles, many of which are four-wheel drive and can operate in the sand hills surrounding the Specific Plan. There are numerous manufacturers and Polaris is a major manufacturer of this type of vehicle.

M. Vehicle Storage area: For the purpose of this Specific Plan area, a Vehicle Storage area includes an area either indoor or outdoor that is used to store Recreational Vehicles (Travel Trailers/Motor Homes); off road vehicles (ORVs); vehicles used in the operation and maintenance of the facilities, such as tractors, dozers; provided all vehicles are operational. These areas are not intended to store vehicles that are not movable, or operational.

N. Vendor Area: Within the Specific Plan, an area may be designated for retail sales by individual vendors. Historically an area was used to allow up to 30 or more vendors that would occupy designated sites, typically 60 x 100 ft in size. Under the Specific Plan an area where individual vendors will be designated and this ordinance as well as the lease from the Owner will govern the use of these sites. These vendor sites may have temporary or permanent structures provided they have appropriate or required permits.

III. Zoning Ordinance

§ 93301.03 PLANNING DIRECTOR AUTHORITY

The Glamis Specific Plan is intended to comply with county regulations; however, a key difference is that because of the flexibility incorporated into the Specific Plan, the Planning Director needs to have the authority to make administrative decisions to implement the Specific Plan without burdening the project or County Staff with repetitive discretionary reviews and hearings.

The Planning Director therefore shall have the following administrative authority:

- a) Approve the development of any of the allowed uses listed within the plan/ordinance at any location within the designated planning area provided the uses have been environmentally assessed and provided further that the use contemplated is within the scope of the Specific Plan, and is within any limitations, standards or requirements outlined in the plan.
- b) Make minor changes to any of the allowed use standards to accommodate their development provided he/she can make the following findings and do not create a significant expansion of a use or cause an environmental concern;
 - a. Increase the density of any use by no more than 10% if a density limit is shown in the plan.
 - b. Increase the size, i.e. footprint of a use if such is designated within the plan by no more than 20%.
 - c. Increase the capacity of an event by 20% if such is shown in the plan and provided that the increase is also approved by other county agencies that have jurisdiction, such as Fire, Environmental Health, and Law Enforcement among others.
- c) As part of the authority by the Planning Director to make changes or modifications as outlined above the Director shall however also have

the ability to impose reasonable standards or requirements to protect the environment, and safety of the public. [The intent here is to give the Director the ability to accommodate changes and have the flexibility envisioned in the plan, yet still allow the Director to impose requirements that he/she in exercising a reasonable review determines are necessary and justified to protect the public.

- d) Appeal of an administrative decision by the Director may be filed to the Imperial County Planning Commission, provided a written appeal is filed with the department within 15 days of the decision and is accompanied by a filing fee as required by the County. The appeal shall state the specific reason for the appeal, and the applicable section of the Specific Plan, Ordinance or other regulation that the appellant feels warrants consideration by the Planning Commission, along with supporting documentation that may be required by the department.

§ 93301.04 PROCEDURE TO REQUEST A DEVELOPMENT APPROVAL

The applicant for any development permit/approval within the Specific Plan area(s) shall file an application with the Imperial County Planning & Development Services Department. At a minimum this will require a site plan clearly showing the planned development, an application on a form or forms to be provided by the County, a detailed description of the proposed development, and an explanation of how the proposed permit/approval conforms to the standards/requirements of the Specific Plan and this Ordinance. The application shall be reviewed for conformity with the Specific Plan, this Ordinance, and if the application includes a building permit with applicable codes in effect at the time of application.

No development permit shall be approved unless it meets the standards specified in the plan/ordinance. If a minor change is necessary and the Director can make an administrative decision under section 93301.03, an approval may be granted.

III. Zoning Ordinance

In no event shall any development approval be granted, or a conditional use permit be approved, or a building permit issued to any tenant, or lessee unless the owner of the land has signed an approval via a letter stating the approval and any restrictions that the owner has placed on the application. In the event the owner has required any surety, such as a performance bond, restoration bond or similar, the County shall not issue any approval to a tenant or lessee until a copy of such surety has been provided to the County.

§ 93301.05 PROCEDURE TO ALLOW A MINOR CHANGE BY THE PLANNING DIRECTOR

Pursuant to section 93301.03, the Planning Director shall consider a minor change to the plan if a request in writing has been filed by the owner. At a minimum, the request shall include a site plan, a written request detailing the minor change necessary to allow the intended development, a statement as to why the minor change is needed, and any applicable fee.

The Director shall review and decide within 30 days whether the change falls within his/her authority and whether the change meets the requirements of the plan/ordinance.

The Director shall notify applicable county departments of his tentative decision and shall not issue a final approval if other department's requirements have not been met. An approval or denial shall be made within 30 days of the request being filed and be in writing and state the reasons or findings.

§ 93301.06 PURPOSE AND APPLICABILITY OF ZONES

The purpose of the three (3) defined zones within the Specific Plan area and this Division, is to implement the allowed uses consistent with the plan and the defined land use standards defined within this Division. Since this Specific Plan envisions and allows uses and flexibly that are not necessarily compatible or allowed in other areas of the county, the zoning

delineated within this Division 33 provide for the ability of the County to review and approve or deny proposed developments under a ministerial process wherein staff has the ability and the authority to make determinations.

§ 93301.07 ZONING MAP

The Glamis Specific Plan creates a distinctive master-plan for recreation-serving land uses which are consistent with the Glamis area. The map does show the three zoning designations for the areas which are coincident with the parcels of land covered by the Plan. Development of any of the areas is predicated upon specific standards and requirements being met, which are further specified within this section.

§ 93301.08 ZONING CATEGORIES

There are (3) three zoning designations as follows:

CR-1 Small Commercial Recreation— this zoning is intended to allow small scale, low density development of projects that will not enhance or contribute to the use of off-road vehicles on public highways or roads. Specific uses are further defined and explained within the zoning section below. By way of example this could include employee housing, R & D facilities, RV park with restrictions and alike.

CR-2 Medium Commercial Recreation — this zoning is intended to accommodate recreational related commercial opportunities and projects that will support the off-road and recreational uses of the area at a higher density and allowable uses than the CR-1 but still be limited to specific uses that are less intense and more occasional than those allowed in the CR-3 zone. By way of example this could include small repair shops, limited housing, RV park with restrictions and alike.

CR-3 Large Commercial Recreation — this zoning is intended to accommodate a large variety of commercial uses that are generally supportive of off-road activities and provide for large scale events to be held both on private property as well as adjoining federal lands. Specific

III. Zoning Ordinance

uses as well as conditional uses are further defined in the zoning section below.

Chapter 2: Land Uses for CR-1 Zones

Section 1:	CR-1 - Allowed/Permitted Uses
Section 2:	Uses Permitted with Conditional Use Permit Only
Section 3:	Prohibited Uses
Section 4:	Minimum Parcel Size
Section 5:	Minimum Lot Area
Section 6:	Yards and Setbacks
Section 7:	Height
Section 8:	Minimum Distance Between Structures
Section 9:	Parking
Section 10:	Landscaping
Section 11:	Signs
Section 12:	Yard and Property Maintenance
Section 13:	Special Procedures/Development Standards

\$ 93302.01 CR1 – ALLOWED/PERMITTED USES

The following land uses shall be allowed within the boundary of and subject to the Specific Plan:*

- Accessory storage buildings
- Billboards, provided they are for site related advertising with max. of two (2)
- Caretaker residence(s) maximum of 5
- Communication facilities i.e. towers
- Condominium housing
- Employee housing
- Equipment Storage
- Film Production/Movie Studio

- Fuel Station (gas/diesel/propane, including convenience mart)
 - Guest housing
 - Hotel/Motel Accommodations
 - Lighting and light shows (no fireworks or explosives)
 - Medical Service Facility
 - Off road vehicle maintenance, repair, development, and/or research
 - Power Generation Facility
 - Private Residence(s)
 - Research and Development Facility(s)
 - RV dump station provided it meets County/State requirements
 - RV park(s)
 - RV & off-road vehicle storage (indoor or outdoor)
 - RV repair facility
 - Solar Generating Facility including battery storage up to 30 MW for onsite and export
 - Special Events in accordance with SEMP
 - Utility Buildings
 - Utility Substation
 - Vehicle Storage area
 - Vehicle wash area
 - Water &/or Wastewater treatment facilities
 - The Planning Director may approve any use that is not specifically listed, so long as that use is consistent and similar to a permitted use.
- * Within this zone there will be restrictions on the use of off-road vehicles accessing the highway. The unloading of off-road vehicles from an RV, or trailer or another vehicle, that will then necessitate the off-road vehicle crossing SR 78 and or the UPRR will be restricted and not allowed.*

III. Zoning Ordinance

§ 93302.02 USES PERMITTED WITH CONDITIONAL USE PERMIT ONLY

The following uses require a Conditional Use Permit:

- Oil, Gas or Geothermal production facility
- Oil, gas, geothermal exploration
- Water Well(s)

§ 93302.03 PROHIBITED USES

Any use not listed under 93302.01 or 93302.02 are prohibited.

§ 93302.04 MINIMUM PARCEL SIZE

Minimum parcel size is 20,000 sq. ft. unless otherwise required for health and safety reasons.

§ 93302.05 MINIMUM LOT AREA

There shall be a minimum lot area of 1500 sq. ft. per residential unit where residences are allowed.

§ 93302.06 YARDS AND SETBACKS

Unless otherwise required by fire code or other safety requirements the minimum setbacks for any structure, not including parking areas, or billboards, shall be as follows:

- Front yard setback (street side) shall be 20 ft. from edge of any ROW or easement.
- Side yard setback shall be 5 ft.
- Rear yard setback shall be 5 ft.

§ 93302.07 HEIGHT

Height of any structure shall not exceed 80 ft.

§ 93302.8 MINIMUM DISTANCE BETWEEN STRUCTURES

None required provided all other codes such as fire regulations are met, except for the separation between detached residential structures and commercial structures which shall be a minimum of 20 ft.

§ 93302.9 PARKING

The following parking spaces shall be provided for each use listed:

■ Caretaker residence	2
■ Condominium	2/unit
■ Employee housing	2/unit
■ Hotel/Motel	1 per unit, plus 3
■ Medical Service Facility	4
■ Research and Development Facility	6
■ RV park	5 for office area
■ RV & off-road vehicle storage	4
■ Utility Buildings	2
■ Water &/or Wastewater treatment facilities	2

§ 93302.10 LANDSCAPING

Given the location and lack of water landscaping shall be desert scape and minimal.

§ 93302.11 SIGNS

On site facility signs and billboards are allowed, provided they are permitted if so required by County Ordinance, and provided they meet design standards of the plan. Large billboards are only allowed for onsite advertising. Billboards shall be a minimum of 50 ft. from edge of road right-of-way.

§ 93302.12 YARD AND PROPERTY MAINTENANCE

Yards and property in general shall be maintained in an organized, clean and visually appropriate manner. Areas that are used for storage of equipment and vehicles shall have visual fencing or other approved screening.

§ 93302.13 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS

Any development within the Specific Plan shall follow the procedures and standards shown in Chapter 5, and shall meet the requirements.

III. Zoning Ordinance

Chapter 3: Land Uses for CR-2 Zones

Section 1:	CR-2 – Allowed/Permitted Uses
Section 2:	Prohibited Uses
Section 3:	Minimum Parcel Size
Section 4:	Minimum Lot Area
Section 5:	Yards and Setbacks
Section 6:	Height
Section 7:	Minimum Distance Between Structures
Section 8:	Parking
Section 9:	Landscaping
Section 10:	Signs
Section 11:	Yard and Property Maintenance
Section 12:	Special Procedures/Development Standards

§ 93303.01 CR 2 - ALLOWED/PERMITTED USES

The following land uses shall be allowed within the boundary of and subject to the Specific Plan;

- Accessory storage buildings
- Caretakers quarters not to exceed 5
- Communications Facilities (i.e. towers)
- Condominiums not to exceed 16 units
- Employee Housing
- Entertainment Events (Private events not exceeding 30 people only)
- Equipment Storage
- Fuel dispensing (gas/diesel) for private on site use only, no commercial sales
- Guest Housing
- Off road vehicle repair, development, maintenance; no sale or leasing
- Park, Playground and Picnic area(s)

- Power Generation (i.e. diesel/propane/solar)
- Private Residence(s)
- Rental Facilities (off road equipment/vehicles)
- Research and Development facilities
- RV Park
- RV Storage
- Solar Generating Facility including battery storage up to 30 MW for onsite and export
- Special Events in accordance with SEMP
- Testing Facilities (off road equipment)
- Training Facilities (off road vehicle use/safety)
- Utility buildings
- Utility Substation
- Vehicle Repair and Service, no sale or leasing
- Vehicle storage
- Water/Wastewater treatment facilities
- The Planning Director may approve any use that is not specifically listed, so long as that use is consistent and similar to a permitted use.

§ 93303.02 PROHIBITED USES

Any use not listed under 93303.01 are prohibited.

§ 93303.03 MINIMUM PARCEL SIZE

Minimum parcel size shall be 25,000 Sq. Ft.

§ 93303.04 MINIMUM LOT AREA

There shall be a minimum lot area of 1500 sq. ft. per residential unit where residences are allowed.

§ 93303.05 YARDS AND SETBACKS

Unless otherwise required by fire code or other safety requirements the minimum setbacks for any structure, not including parking areas, or billboards, shall be as follows:

III. Zoning Ordinance

- Front yard setback (street side) shall be 20 ft. from edge of any ROW or easement.
- Side yard setback shall be 5 ft.
- Rear yard setback shall be 5 ft.

§ 93303.06 HEIGHT

Height of any structure shall not exceed 80 ft.

§ 93303.07 MINIMUM DISTANCE BETWEEN STRUCTURES

None required provided all other codes such as fire regulations are met, except for the separation between detached residential structures and commercial structures which shall be a minimum of 20 ft.

§ 93303.08 PARKING

The following parking spaces shall be provided for each use listed:

- Caretaker residence 2
- Condominium 2
- Employee housing 2
- Hotel/Motel 1 per unit plus 3
- Medical Service Facility 4
- Private event parking 15
- Research and Development Facility 6
- RV park 5
- RV & off-road vehicle storage 2
- Utility Buildings 2
- Water &/or Wastewater treatment facilities 2

§ 93303.9 LANDSCAPING

Landscaping shall be desert scape and minimal.

§ 93303.10 SIGNS

On site facility signs and billboards are allowed, provided they are permitted if required by County Ordinance. Large billboards are only allowed for onsite advertising. Billboards shall be a minimum of 50 ft. from edge of road right-of-way.

§ 93303.11 YARD AND PROPERTY MAINTENANCE

Yards and property in general shall be maintained in an organized, clean and visually appropriate manner.

§ 93303.12 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS

Any development within the Specific Plan shall follow the procedures and standards shown in Chapter 5 and shall meet the requirements of the Specific Plan.

Chapter 4: Land Uses for CR-3 Zones

- Section 1: CR-3 – Allowed/Permitted Uses
- Section 2: Prohibited Uses
- Section 3: Minimum Parcel Size
- Section 4: Minimum Lot Area
- Section 5: Yards and Setbacks
- Section 6: Height
- Section 7: Minimum Distance Between Structures
- Section 8: Parking
- Section 9: Landscaping
- Section 10: Signs
- Section 11: Yard and Property Maintenance
- Section 12: Special Procedures/Development Standards

§ 93304.01 CR 3 - ALLOWED/PERMITTED USES

- Accessory storage buildings
- Adventure Center
- Amusement Facilities

III. Zoning Ordinance

- Bar(s)
- Billboards for on site advertising
- Bulk water sales
- Caretakers quarters
- Communications Facilities (i.e. towers)
- Condominiums
- Convention area
- Desert Tours (off road experience)
- Drive-in food facilities
- Employee Housing
- Entertainment Events
- Equipment Storage
- Film production / movie studio
- Fuel Station (gas/diesel)
- Fuel Station (Propane)
- Guest Housing
- Helipad (emergency/public)
- Hotel/Motel Accommodations
- Lighting or light shows (none-firework or explosives)
- Medical Services Facility
- Mobile food trucks
- Movie theater
- Obstacle Course / Technical driving area
- Oil, gas, geothermal exploration
- Off road driving school / Public workshops
- Park, Playground and Picnic area(s)
- Power Generation (on site use i.e. diesel/propane/solar)
- Private Residence(s)
- Public Parking area(s)
- Public Restrooms
- Public showers
- Race track
- Rental Facilities (off road equipment/vehicles)
- Research and Development facilities
- Restaurant(s)
- Retail displays / entrance signage
- RV Dump Station(s)
- RV Park(s)
- RV Repair facility(s)
- RV Storage
- Solar
- Special Events in accordance with SEMP
- Sporting goods store(s)
- Stores (retail general)
- Stores (retail specialty)
- Temporary sales facilities
- Testing facilities (off road equipment)
- Tourist information center
- Training Facilities (off road vehicle use/safety)
- Utility buildings
- Utility Substation
- Vehicle parts sales
- Vehicle Repair and Service
- Vehicle Sale
- Vehicle storage
- Vehicle wash down area
- Vendor Sales Area(s)
- Viewing Deck or Tower
- Water/Wastewater treatment facilities
- Wedding Chapel
- The Planning Director may approve any use that is not specifically listed, so long as that use is consistent and similar to a permitted use.

§ 93304.02 PROHIBITED USES

Any use not listed under 93304.01 are prohibited.

III. Zoning Ordinance

§ 93304.03 MINIMUM PARCEL SIZE
Minimum parcel size shall be 25000 Sq. Ft.

§ 93304.04 MINIMUM LOT AREA
1500 Sq. Ft. per residence.

§ 93304.05 YARDS AND SETBACKS
Unless otherwise required by fire code or other safety requirements the minimum setbacks for any structure, not including parking areas, or billboards, shall be as follows:

- Front yard setback (street side) shall be 20 ft. from edge of any ROW or easement.
- Side yard setback shall be 5 ft.
- Rear yard setback shall be 5 ft.

§ 93304.06 HEIGHT
Height of any structure shall not exceed 80 ft.

§ 93304.07 MINIMUM DISTANCE BETWEEN STRUCTURES
None required provided all other codes such as fire regulations are met.

§ 93304.08 PARKING

The following parking spaces shall be provided for each use listed:

■ Caretaker residence	2
■ Condominium	2
■ Employee housing	2
■ Hotel/Motel	1 per unit plus 3
■ Medical Service Facility	4
■ Research and Development Facility	6
■ RV park	5
■ RV & off-road vehicle storage	2
■ Utility Buildings	1

- Water &/or Wastewater treatment facilities 1

§ 93304.09 LANDSCAPING
All landscaping shall be of the desert scape and minimal.

§ 93304.10 SIGNS
On site facility signs and billboards are allowed, provided they are permitted if required by County Ordinance. Large billboards are only allowed for onsite advertising. Billboards shall be a minimum of 20 ft. from edge of road right-of-way.

§ 93304.11 YARD AND PROPERTY MAINTENANCE
Yards and property in general shall be maintained in an organized, clean and visually appropriate manner.

§ 93304.12 SPECIAL PROCEDURES/DEVELOPMENT STANDARDS
Any development within the Specific Plan shall follow the procedures and standards shown in Chapter 5 and shall meet the requirements of the Specific Plan.

Chapter 5: Phasing

§ 93305.01 PHASING DEFINED

For the purpose of this Specific Plan, Phasing is defined as the sequence that development may follow, subject to certain standards and regulatory requirements first being met, as enumerated herein and in the Specific Plan. This Specific Plan established “areas” which are not to be confused with parcels nor with any specific land uses allowed, nor shall the numeric on any drawing within the plan, be construed as the sequence that development will occur, only that it may occur. By way of example, development may start in area (one) 1 then move to area (three) 3, then to area (five) 5.

III. Zoning Ordinance

Infrastructure requirements, public safety and legal as well as safe vehicular as well as pedestrian travel on and off the site shall always be carefully considered and to the extent that there are regulatory requirements, or industry standards where available and applicable, they shall be met. Of highest consideration shall be off road vehicle access to HWY 78.

Pursuant to the traffic analysis prepared for the Specific Plan, and to maintain public safety, the intent of the Specific Plan and this ordinance is not to encourage, or where possible prohibit off-road vehicles from crossing the UPRR and/or HWY 78, unless and until the public agency that has control of these systems has provided their approval for a crossing, on a case by case basis for each development proposed.

§ 93305.02 INFRASTRUCTURE

Prior to any development being allowed in any of the “areas” as shown on the Specific Plan, infrastructure as listed and/or required below shall be provided.

- a. **Electrical** – unless the proposed use/development does not require electrical services of any type meeting regulatory requirements, a new development or an expansion of an existing development shall not be allowed until electrical service can or has been provided.

NOTE: *Electrical service to this site may be provided by a public utility, a private utility or by a private service provider.*

If electrical service is provided by a private entity, no extension of any electrical system shall be allowed without the written consent of the private entity. The County shall not allow such an extension without such written consent being provided as part of the application.

- b. **Water (potable)** – no new development or expansion of an existing use that is mandated by regulatory requirements to have

or provide potable water, shall be allowed until potable water and if applicable fire protection water is or can be provided. Prior to the issuance of any development, the applicant shall provide evidence that the system has the capacity to provide such service demand.

- c. **Wastewater** – no development or expansion of an existing use shall be allowed until provisions have or will be made to provide for the treatment of all wastewater, meeting applicable regulatory requirements. If allowed by regulations, septic systems may be considered, however if a central treatment system is constructed, all new development shall connect to this system. Any application for development shall include evidence that such system has the adequate capacity.

- d. **Access** – if the proposed new development or the expansion or alteration of an existing development requires direct access to/from HWY 78, or contributes new or increased traffic to an existing access point, no development shall be allowed unless the necessary approval and improvements as required have been secured from the appropriate regulatory agency. If access to a parcel from HWY 78 serves off-road vehicles, or encourages off-road vehicles to cross HWY 78, no development shall be allowed until a safe means of access has received the appropriate permits and the improvements constructed to meet the regulatory agencies requirements.

- e. **Minimum requirements** – not-withstanding any other provisions, no new development or expansion of an existing development shall be allowed until all the requirements of this ordinance and the Specific Plan are met. This requirement for utilities does not apply to Special Events.

§ 93305.03 LEASED AREAS – APPLICATION BY LESSEE

In the event a Lessee applies to secure a land use permit, a development approval for any use, or a Special Event, the County shall not process nor

issue such an approval unless the land owner has provided a written statement that said owner has reviewed the application and plans and has determined that the proposed use is consistent with the provisions of the Specific Plan and this Ordinance. This may include assurance that any infrastructure provided or serviced by the landowner has the capacity to service this new or expanded development.

§ 93305.04 LEASED AREAS – PROCESSING OF APPLICATIONS

The County may process an application (ministerial or discretionary) from a lessee only if section 93305.03 has been met. In the case where a discretionary permit application is filed it shall have the written consent of the landowner

With regard to any fees, cost or on-going potential costs the Owner shall not be held responsible for same and shall be the full obligation of the applicant. Any insurance that the County may require shall also name the Owner as an additional insured as appropriate. If any bond is required by the County, it shall not include a provision that obligates the landowner or ties the bond to the property.

Under no conditions shall any mitigation measures become the responsibility of the owner either in cost or in compliance. Where mitigation requires physical improvements to the property, the County shall require a performance bond to assure that the improvements are made and result in no obligation to the landowner. In the event a mitigation measure or a condition required by any agency is not met or complied with by the permittee the County following its standard notifications and enforcement actions shall terminate such a permit or approval as soon as possible and enforce the cessation of the use that was under permit/approval.

III. Zoning Ordinance

§ 93305.05 LEASED AREAS – VARIANCES

No variance from the provisions of this Division shall be allowed unless requested by the landowner. The following variances may be considered by the County.

Height variance

Setback variance

Infrastructure variance (the intent by way of example would be if there is a wastewater plant but due to the planned development being to far from that plant until intervening areas are developed, a septic tank may be allowed if approved by appropriate regulatory agencies)

Chapter 6: Special Event Management Plan

A Special Event Management Plan (SEMP) Notification, as described in Section II of this GSP, is considered a ministerial process and shall be subject to an Administrative Review process and approved by the Community Development Director in accordance with the following procedures. Due to the nature of special events, the following review and approval process shall be completed in the timeframes listed below. The SEMP Notification may be filed at any time prior to the event and must be approved no less than 15 days prior to the Event.

- A. The Special Event Sponsor shall file a SEMP Notification with the Planning Department at least 60 days prior to the special event. Concurrently the applicant shall provide the same notification information to each agency or department that has the ability to approve or impose additional requirements. Where the Special Event Sponsor is not the Property Owner, the SEMP Notification shall be signed by both Sponsor and Property Owner.

- B. Within ten (10) days from receipt of the SEMP Notification, the Planning Department shall provide a copy of the SEMP Notification to and consult with the applicable Departments, including but not limited: Director of Public Works, Chief Building Official, Director of EHS, Director of Public Health, Sheriff, Director of Fire/OES, CalTrans regarding their approval.
- C. Within 20 days of their receipt of the SEMP Notification, the Department's shall approve the SEMP Notification if it conforms to the SEMP. In the event additionally information or requirements are necessary, the Departments shall notify the applicant and the Imperial County Planning and Development Services Department (ICPDSD). The Departments shall work directly with the Owner during this time period regarding questions or changes they have to the SEMP Notification. The applicant will have 10 days to make any required changes to their SEMP and resubmit their plans to the ICPDSD. If a Department does not respond within this period, that Department's approval shall be deemed given.
- D. Within 5 days of completion of the process in clause "C" above, the Director shall approve the SEMP Notification.
 - a. The SEMP Notification process is intended to be concluded no more than 60 days from the date the Notification is submitted to County Planning. This review time is necessary for Sponsors to finalize their planning of the special event and to provide both the County and Sponsor with a timeline from which to review and conclude the SEMP Notification process.
- E. The SEMP and SEMP Notification must be approved at least 15 days prior to the event.
- F. Amendments – If there are any changes to the SEMP Notification, the Sponsor shall notify Planning and the Department that has responsibility over the change within at least 5 days of the event.

III. Zoning Ordinance

The Planning and Development Department shall review the change within 3 days of receipt of the notification of change.

9Special Event – By Owner – Requirements

§ 93306.01 SPECIAL EVENTS DEFINED

A special event is defined as a private sponsored event for a public activity or event allowing the assembly of large numbers of people, including but not limited to; a concert, a trade show, an exhibition, a carnival, fireworks displays, off road vehicle activities including races, a stunt show, performance or exhibition, or other similar uses.

A special event may be held on the landowner's property in conjunction with off-site components provided the event sponsor has obtained the approval from the off-site landowner and has provided evidence to the landowner and if appropriate the County.

§ 93306.02 SPECIAL EVENTS PROHIBITED

Special Events within the specific plan area, unless sponsored by the landowner or by an entity that has obtained approval from the landowner shall be prohibited.

Special Events that pose a serious health or safety concern as determined by Law Enforcement or the Fire Department upon findings, may not be allowed. In the event that an event is of concern to Law Enforcement, proponent shall have the opportunity to revise the proposed event in an effort to gain approval

§ 93306.03 SPECIAL EVENTS SCHEDULE/NOTIFICATION

There is no limit on the number of events that may be held on an annual basis. No special use permit or other land use related permit shall be required provided the event sponsor has given adequate notice as required and has provided to the public agencies evidence of compliance with the standards required herein.

III. Zoning Ordinance

Notification to the County and/or BLM or both, shall be submitted at least 60 days in advance of an event being held. The purpose of this advanced notification is to allow the public agencies to review the proposed event and determine if applicable conditions have been or will be complied with. Notification method is by email to the County of Imperial Planning Director.

If the 60-day notice is not provided to the agencies, or if compliance with the general and specific standards is not shown, the County may prohibit the event.

If the event includes off-site components, and approval from BLM is not obtained at least 30 days prior to the event, the County may restrict the event to on-site activities only.

§ 93306.04 SPECIAL EVENTS SCHEDULE - TRAFFIC

Because special events may include large assemblage of people and equipment and because access to the site is from a single state highway whose speed limits as regulated by state requirements, any special event shall be required to adhere to the following procedures/standards:

- 1) The County of Imperial Planning Department must notify CALTRANS, California Highway Patrol, Imperial County Sheriff, and the County Public Works Department, of the event within 10 days of receiving the SEMP and SEMP Notification and at least 50 days prior to the event.
- 2) Provide a traffic management plan if so required by CALTRANS.
- 3) Provide onsite traffic control either through the services of the Highway Patrol or private contractors as required or approved by CALTRANS.
- 4) Provide access control to the site as required by any of the agencies noted in item # 1.
- 5) Provide traffic signage along HWY 78 as necessary and/or required by the agencies.

§ 93306.05 SPECIAL EVENTS – FIRE PROTECTION

Due to the remote location fire protection service for special events pose special challenges. For adequate fire protection and emergency services to be available any special event shall adhere to the following;

- 1) The County of Imperial Planning Department must notify Imperial County Fire Department within 10 days of receiving the SEMP and SEMP Notification, and at least 50 days prior to the event.
- 2) Provide a detailed site plan along with a detailed description of the event, including estimated attendance.
- 3) Provide any technical information on special activities that use pyrotechnics, or use vehicle racing or stunts.
- 4) Provide details on any use of fuels or other flammables or hazardous materials, including storage.
- 5) Provide details on location of fire protection equipment available and connection capacity for the fire department.
- 6) Provide an emergency response plan that clearly describes service being provided by sponsor such as standby ambulance service, helipad availability, and on-site medical services if any.

§ 93306.06 SPECIAL EVENTS – GENERAL STANDARDS

Prior to any special event being held on the site the following procedures/standards shall be adhered to;

- 1) Provide a minimum of 60 days' notice of the pending event using the form provided by the County, to the following;
 - a. Imperial County Planning & Development Services Department. The Planning Department will then notify the following departments or agencies within 10 days of receiving the application:
 - a. Imperial County Public Works Department
 - b. Imperial County Environmental Health Department

III. Zoning Ordinance

10) Any minor modifications or changes must be submitted to the County of Imperial Planning and Development Services Department at least 5 days before the special event.

§ 93306.07 SPECIAL EVENTS – PRE-MEETING

County and/or proponent may request a “pre-meeting” with the agencies affected by the proposed event in order to discuss issues of concern. This process is entirely optional but available. If so requested by applicant, County Planning & Development Services shall act as the coordinator of the meeting.

Chapter 7: Vendor Area/Sales Area

§ 93307.01 VENDOR AREA/SALES AREA DEFINED

Within the Specific Plan there are provisions for a “Vendor Area or Sales Area” where individuals can lease a space and operate a business. (NOTE: leased space areas are not to be considered parcels under the Map Act). While these businesses may operate seasonally the intent of this area is to establish spaces where individual vendor sales units can remain for the duration of their lease. The units within this area may include vehicles, trucks, R.V., tents, cargo containers, pre-manufactured units, food trucks, repair vehicles and fuel dispensing vehicles, all of which if owned by lessee, are temporary and portable.

§ 93307.02 VENDOR AREA LAYOUT

Prior to the development of the Vendor Area/Vendor Sales Area, the Property Owner shall submit a permit application along with a plan, and with any required engineering to show the; (a) layout, (b) location on site, (c) size and location of individual spaces, (d) space numbering, (e) infrastructure to be provided, if any, (f) fire protection infrastructure, (g) access and parking, (h) fencing, (i) along with any permanent structures. Permanent structures are considered owned by landowner.

- c. Imperial County Sheriff's Office
 - d. Imperial County Fire/Office of Emergency Services Department
 - e. Bureau of Land Management
 - f. California Highway Patrol (CHP)
 - g. California Department of Transportation (CALTRANS)
 - b. The agencies notified will have 20 days to review the required submitted materials.
- 2) Provide a detailed site plan of the proposed event, showing location of all activities, including but not limited to; seating, staging, vendors, emergency services, restricted area, access control.
 - 3) Provide a detailed emergency response plan
 - 4) Provide a detailed description of activities to be held during the event, the approximate times and amount of people expected to attend.
 - 5) Provide a security plan
 - 6) Provide how public services, including restrooms, portable toilets, wash stations, and emergency contacts will be provided.
 - 7) Provide certificates of insurance as required by the County, and where required such insurance shall name the County as an additional insured. These certificates of insurance shall be provided to the County at least 30 days prior to the event.
 - 8) After the review has been completed, if there are any required changes to the plan, the applicant will have 10 days to revise and then submit to the Imperial County Planning and Development Services Department.
 - 9) The SEMP and SEMP Notification must be approved 15 days before the event.

III. Zoning Ordinance

Spaces shall be clearly identified be means of fencing or other County approved systems.

If spaces are provided with connections to water, sewer or electricity, the plans shall indicate the type of material and sizes for each utility service provided.

Fire hydrants if required by the Fire Department shall meet fire code requirements

NOTE: nothing within this division shall be interpreted to mean that infrastructure such as water, sewer or electricity pursuant to §93305.02 is required unless so required by another code or law.

§ 93307.03 VENDOR AREA/SALES LEASE REQUIREMENTS

Owner/operator of the Vendor Area/Sales Area shall provide a copy of the terms and conditions/lease to County/Planning that clearly state what uses are allowed for each Vendor space leased.

Each Vendor space shall have no more than three R.V. (living) units. Each Vendor space may have multiple sales units including tents provided they meet all applicable codes.

If a space provides fuels or other hazardous materials or repairs that include use of fuels or hazardous materials, the operator of that Vendor space shall secure, in addition to any building permits that may be required, the approval from the Fire Department and shall meet all such regulations that may apply to their services. All fuel or other operations that handle similar liquids shall be on approved concrete or other surfaces designed to retain any spills.

Open flame repairs, such as welding, brazing or alike shall only be done in an enclosed structure that meets Fire Department regulations.

§ 93307.04 VENDOR AREA/SALES AREA – PERMITTING BY TENANT OR LESSEE

Any structure that requires a building permit under the California Building Code shall be permitted prior to occupancy. If the structure is removed and replaced on a regular or yearly basis, the owner/operator may apply for a permit that allows multi-year use provided the structure is the original permitted structure, with a onetime fee. Such a multi-year permit application shall clearly describe the structure, provide applicable engineering if required, and be for the same use each successive year. A new permit shall only be required if (a) the use for which the structure was originally approved changes, or (b) if a new code adoption imposes new conditions on such a structure, or (c) if the owner/operator changes.

Each time a unit/structure is removed and replaced the owner/operator shall notify the county and be subject to are-inspection and are-inspection fee if required. If an owner/operator removes a structure and fails to notify the County, and then replaces the unit at a later date it may be subject to a new permit, even if it had originally secured a multi-year permit.

If an owner/operator has a history of non-compliance with County requirements the County may revoke a multiyear permit and/or refuse to issue a new permit to said owner/operator.

§ 93307.05 COMPLIANCE WITH CCR 25

If it is the determination of ICPDS that the use of multiple RV's within a Vendor Space constitutes a RV Park under the provisions of CCR 25, landowner shall secure the appropriate approvals. Unless those RV's are included in the Vendor Permit and used on a temporary basis.

IV. Administration and Implementation

The implementation section of this document is provided herein to further define the relationship between the Glamis Specific Plan, County of Imperial development codes and standards, and the process by which the Glamis Specific Plan will obtain additional discretionary approvals as the project proceeds through the remaining phases of the development process.

A. Administration Plan

1. Glamis Specific Plan

Upon its approval/adoption, the GSP, as filed with the County of Imperial Planning & Development Services (P&DS) department, will become the primary document governing land use regulations pertaining to the GSP area.

2. Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the GSP, said ambiguities shall be resolved by the County of Imperial P&DS Director or his/her designee. The decision will be based upon consistency with the intent, goals and policies set forth in the GSP. The Director's decision will be appealable to

the County's Planning Commission and County Board of Supervisors in accordance with County of Imperial Code.

a. Types of Approvals and Permits

Subsequent to approval of the GSP, site specific project proposals and permit request will be processed pursuant to the guidelines outlined herein.

b. Implementation Program

According to Government Code 65451 of the California Planning Law, the GSP shall include a program for implementation including regulations, conditions, programs and additional measures as necessary to carry out the plan. In response to this requirement, the Implementation Program for the GSP and Environmental Impact Report (EIR) consists of the following:

- Adoption (by ordinance) and Administration of the SP
- Environmental Review and Mitigation Monitoring and Reporting Program
- Grading and Improvement Plans (at such time that actual development commences)
- Development Permit(s)
 - Plot Plans (at time that development commences)
 - Conditional Use Permit(s) for water well
 - Water and Sewer System Permits
 - Encroachment Permits
- Financing Mechanisms
- Project Maintenance
- Special Event Management Plan

3. Environmental Review and Mitigation Monitoring and Reporting Program

This Specific Plan has been subjected to Environmental Review pursuant to the provisions of CEQA. Per Resolution No. {To Be Added at a Later

IV. Administration and Implementation

Date) an EIR was certified. The Mitigation Monitoring and Reporting Program (MMRP) is provided herein as Appendix *{To Be Added at a Later Date}*.

4. Grading and Improvements Plans

Grading plan(s) will be submitted to the County of Imperial for approval with all applications for entitlement of future projects, as described in Section II, Specific Plan. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollution Discharge Elimination System (NPDES) submittal may be required prior to approval of grading plan(s). Improvement plans such as street, water, sewer and drainage plans are required to be submitted to the County of Imperial and all affected agencies for review and approval prior to issuance of a grading permit(s).

5. Financing Mechanisms

The project will be implemented in phases as described in Section II Specific Plan. The major infrastructure and facilities within the GSP and offsite areas will be financed through appropriate funding mechanisms acceptable to the County of Imperial, which may include, but necessarily be limited to: private and/or developer(s) financing; the formation of one or more assessment district(s); and/or the application of funds from County, State and other agency programs.

6. Project Maintenance

During construction, maintenance of all on-site facilities will be the responsibility of the developer. After the project has been constructed and landscaping established, ongoing maintenance of private facilities including streets, landscaping, entry monumentation and similar items will be the responsibility of Polaris The Property owner will be responsible for enforcement of any Codes, Covenants and Restrictions (CC&Rs) and for remedy and upkeep/maintenance issues regarding structures or landscaping on private lots. Utilities such as sewer, water, recycled water

mains, water tanks and similar items will be the responsibility of Polaris. Maintenance of SR 78 will continue to be the responsibility of Caltrans and maintenance of Ted Kipf Road will continue to be the responsibility of the County of Imperial. Maintenance of Wash Road will continue to be BLM's responsibility.

7. Special Event Management Plan

All Special Events are subject to compliance with the approved Special Event Management Plan (SEMP) (as described in Section II, subsection E – Short-Term Event Standards and Approval). A SEMP is intended to be the guide for establishing operational conditions and requirements for the various special events that are anticipated to occur on the GSP area. The purpose of the SEMP is to provide the services, protocols and requirements that must be in place prior to the start of each event, during each event and the clean-up after each event necessary to protect the health and safety of all event participants. Topics that will be included in the SEMP include, but are not limited to hours of operation, providing police and fire protection, adequate parking controls, traffic management, food vendor approvals, insurance, staff lodging and provide for the appropriate number of sanitary facilities as detailed in Section II of this Specific Plan.

c. Design Review

Site-specific development of each GSP Planning Area shall be subject to Design Review and approval by the County of Imperial Planning Department at a ministerial level to the extent possible. Design review encompasses, but is not limited to, architectural design, parking and circulation, and landscaping, etc. for construction of new permanent buildings.

d. Amendments to the Specific Plan

It is the intent of this section to set criteria for interpretation of the GSP, and to define types of changes that constitute only Minor Amendments

IV. Administration and Implementation

and thus require only administrative approvals in order to be implemented. Such Minor Amendments to the approved GSP are subject to approval by the County's P&DS Director.

1. Minor Amendments to the GSP shall be limited to development standards and regulations, planning area standards, unit or density transfers between planning areas, floor area ratio standards, planning area boundaries, and development phase boundaries. Minor Amendments shall not increase the total number of dwelling units, allowable building height, the total allowable square footage of the project site, or substantially alter the GSP.
2. Minor Amendments that do not exceed twenty percent (20%) of a quantifiable standard shall require approval by the County's P&DS Director. The Director may approve Minor Amendments for nonquantifiable standards that do not substantially alter the GSP. Additionally, the Director shall have the right to require any Minor Amendment request be considered by the Planning Commission and/or Board of Supervisors, when deemed appropriate.
3. Requests for Minor Amendments shall be made in writing to the Director. Minor Amendments are subject to fees(s) related to the cost of processing such request. No public hearing shall be required for Minor Amendments, unless otherwise required by law.
4. Approval of Minor Amendments shall be based upon the Director's ability to make the following findings:
 - a. The Minor Amendment request is consistent with overall vision and objectives of the GSP and does not substantially alter the GSP.
 - b. The Minor Amendment request is limited to development standards and regulations, planning area standards, unit or density transfers between planning areas, floor area ratio standards, planning area boundaries, and development phase

boundaries. Minor Amendments shall not include an increase to the total number of dwelling units allowed, or the total allowable building height, or the total allowable square footage of the project site in the SP.

- c. The Minor Amendment request is consistent with the County's General Plan.
- d. The Minor Amendment request does not conflict with applicable Federal, State, or local laws or regulations.
- e. Minor amendments do not create impacts that were not addressed or considered in the CEQA reviews for the original GSP approval.
5. Minor Amendment requests exceeding twenty percent (20%) of a quantifiable standard or any other amendments to the GSP that the Director determines to be substantial due to the nature and scope of the request are not considered minor and shall require a formal amendment to the GSP processed in the manner required by law.

e. *Project Phasing Plan*

For the purpose of the Specific Plan, Phasing is defined as the sequence that development may follow, subject to certain standards and regulatory requirements first being met, as enumerated in the Chapter III, Zoning Ordinance, and in the GSP. It should be noted that market conditions will be the primary determinant of project phasing. The project phasing is recommended to be completed in the order outlined below, but phases may need to be adjusted due to unforeseen circumstances, and therefore development within the GSP is not required to follow the phasing plan outlined in the GSP. The GSP establishes "areas" which are not to be confused with parcels nor with any specific land uses allowed. The Phasing Plan for the GSP is displayed in Exhibit IV-1, Phasing Plan. The incremental development of the GSP is anticipated to be accomplished pursuant to the provisions of the GSP. As detailed in the Zoning Ordinance (GSP Chapter III) the numeric sequencing shall not be construed as the

IV. Administration and Implementation

sequence that development will occur. The approach to Phasing is driven by a number of factors, including, but not necessarily limited to: 1) market conditions; 2) connectivity with and proximity to access; 3) the logical extension of key utility and infrastructure facilities; 4) efficient grading progression; and, 5) Polaris goals and objectives prioritization of projects.

Additionally, infrastructure requirements, public safety including legal and safe vehicular and pedestrian travel on and off the project site shall always be carefully considered and to the extent that there are regulatory requirements, or industry standards where available and applicable, they shall be met. The Phasing Plan of the GSP is based upon project phases One through Four as detailed below. The Phasing Plan does not apply to short term special events, only permanent development within the GSP.

Phase One

As shown in Exhibit IV-2, *Phase I*, the initial phase of development is planned in the southern portion of the project site. As shown on the exhibit, development of Phase One will occur where the existing Glamis Beach Store, Restaurant and Bar, and OHV repair facility are located as contained within APN 039-310-029 (Planning Area 1, 34-acre parcel). Also, APN 039-310-030 (Planning Area 7, 8-acre parcel) and APN 039-310-017 (Planning Area 8, 1-acre parcel) are included as part of Phase One. This area also represents the closest point of access to surrounding public roadways, most notably SR 78 and Ted Kipf Road, both of which will continue to be travelled by visitors to the area.

Before certain significant permanent structural improvements are made to this area, required and necessary infrastructure improvements will need to be made. Potable water, wastewater treatment and electrical service may need to be developed in order to accommodate the projected demand from the specific improvements and visitors. There may be some improvements made within this parcel that are not dependent on such services and therefore could be implemented ahead of the infrastructure.

The first required infrastructure improvement would be the development of a water treatment system, which would treat ground water extracted from existing onsite wells. This is currently in progress and a water treatment plant complying with California standards is being constructed to meet the needs of the current uses and with room for expansion. As new development is implemented, this water plant may need to be expanded as determined by the regulatory agencies.

The second required infrastructure improvement may be the development of a wastewater treatment system. Currently, wastewater generated by the Glamis Beach Store, restaurant and bar is discharged into an existing septic tank located near those buildings. For some initial development(s) septic system(s) may be possible and allowed. However, this decision relies entirely upon regulatory requirements. If and when a development is proposed, and a wastewater treatment system is required, that project will implement the required system(s).

The amount of wastewater treatment infrastructure needed (i.e., secondary and tertiary treatment) would be determined by the amount and intensity of each structural improvement envisioned, and the amount of wastewater forecasted to be generated by each structural improvement. To assure wastewater does not exceed the treatment capacity at any given time during development of Phase One (and for all other subsequent phases), a wastewater generation analysis will be required for each structural improvement to determine whether existing wastewater infrastructure would or would not need upgraded improvements in order to maintain wastewater treatment capacity.

The third system of infrastructure improvement would be electrical service upgrades. The project site currently relies on diesel generators for all of its electrical power demand needs. It may not be a feasible option for significant new development to be reliant upon diesel generators in the future, since air quality and greenhouse gas (GHG) emissions regulations are likely to become more restrictive over time. With this in mind, two options are being evaluated to determine which available source of power supply would best fit as the preferred option for the GSP.

IV. Administration and Implementation

The first option would be for Imperial Irrigation District (IID) to construct and install a power line (transmission line and/or distribution line) to extend from the nearest substation (approximately 7.2 miles to the northeast). A second and potentially more viable option would be to develop a small commercial solar photovoltaic (PV) system, with a back-up battery storage component or another green power system. The option applied will be determined/implemented with subsequent development plans.

As shown in Section II, Table 1, *Detailed Land Use Summary*, uses permitted within Phase One could include restaurant(s), bar(s), repair shop(s), a vendor row area and event area, and similar uses.

Phase One would be contained within Planning Area 1 as shown in Exhibit IV-1 and Exhibit I-6, with the exception of possible development of a research and development (R&D) facility to occur either within Planning Area 5 or 6, and an RV park or employee housing in Planning Areas 2, 3, and/or 4. Part of Planning Area 8 (APN 039-310-017) could be developed during Phase One as it slightly overlaps onto current land used for Camp RZR. Exhibit IV-2.1, *Phase One with Conceptual Land Uses*, demonstrates a conceptual layout of what the Phase One area could resemble at full build out.

Phase Two

Phase Two would most likely be within Planning Area 1, immediately west of Phase One as shown in Exhibit IV-3, *Phase Two*. Phase Two development would serve as an extension to development occurring within Phase One by incorporating land uses permitted under the CR Zone similar to those permitted in Phase One. Phase Two would also incorporate the Glamis Mainstreet to serve as a circulation corridor for OHV traffic to and from the dunes and to Phase Four (Planning Areas 2, 3, and 4) located directly north of SR 78. Exhibit IV-3.1, *Phase Two with Conceptual Land Uses*, conceptually shows the layout for this phase.

Phase Three

As seen in Exhibit IV-4, *Phase Three*, Phase Three is located on the northeast side of the UPRR and bisected by SR 78. Phase Three is located within Land Use Areas 2, 3, and 4 as seen in Exhibit I-6. No major public use facilities would be considered for development within these two APN's (APN: 039-310-022 & 039-310-023) to discourage OHV traffic from crossing the UPRR lines to access these areas. Phase Three however, would serve for the development of uses relevant to RV parking, employee housing, and/or a research and development (R&D) facility, and possible PV Solar array system as seen in the conceptual layout, Exhibit IV-4.1, *Phase Three with Conceptual Land Uses*.

Phase Four

Phase Four, located on the north side of SR 78 (see Exhibit IV-5, *Phase Four*, would be located within Planning Areas 2, 3 and 4 as shown in Exhibit I-6. Most of the infrastructure improvements for this phase will be based on regulatory, safety and liability concerns, and consequently, will require specific infrastructure improvements to be in place prior to development. This is further illustrated in the conceptual layout in Exhibits IV-5.1, *Phase Four with Conceptual Land Uses*).

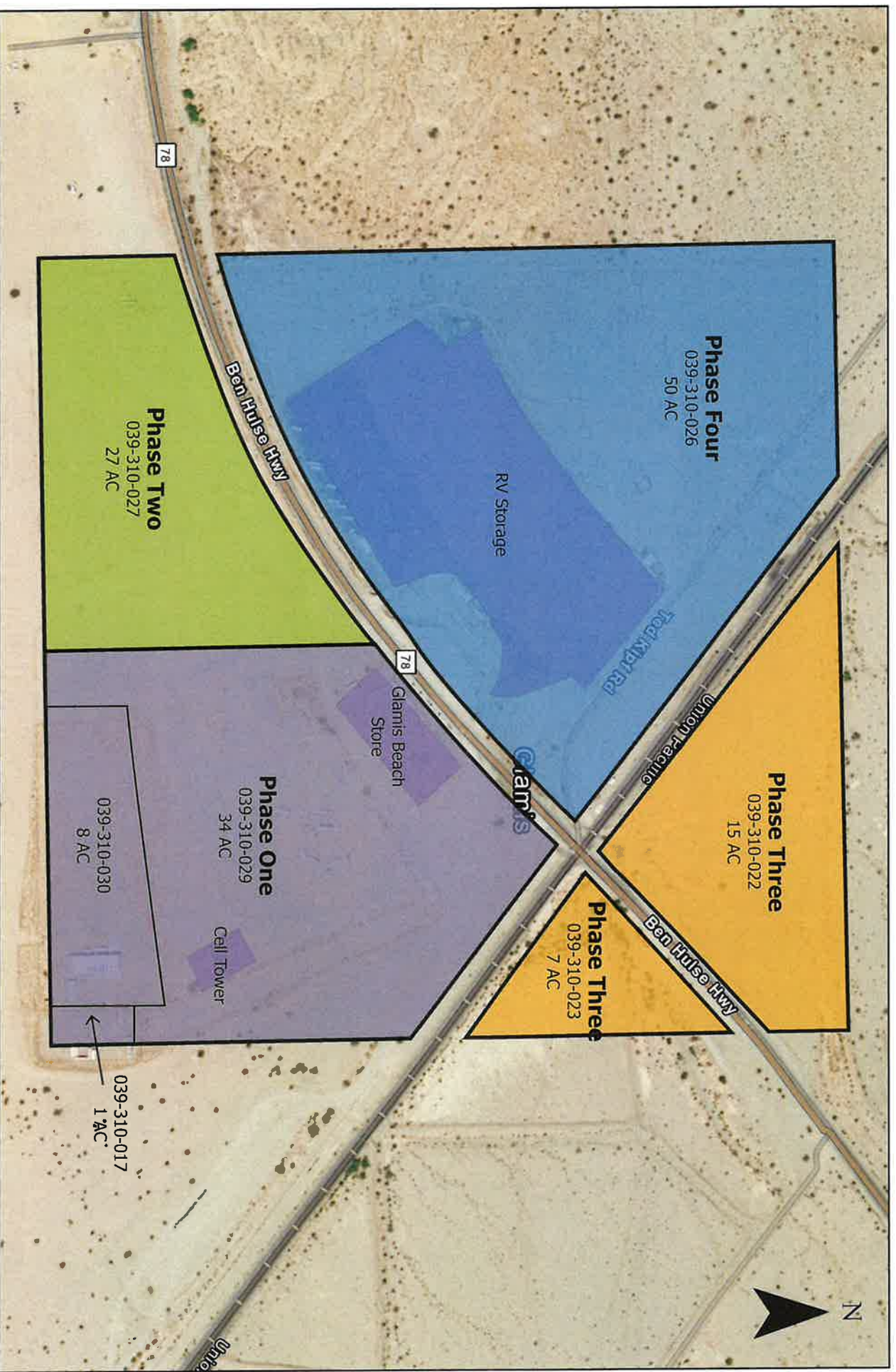
The Glamis Mainstreet corridor is proposed to provide an optional circulation interconnection between Phase One and Phase Four. The project applicant will first need to work with and create a nexus as well as approvals between State, County of Imperial, and other agencies as to the appropriate safe type of highway crossing (undercrossing or overcrossing) to be constructed across SR 78 or some other appropriate location. This process will ensure that the crossing is designed to incorporate all required safety measures to the fullest extent possible.

All Phasing as proposed will be impacted by possible requirements that Caltrans may impose along SR 78 and for crossing the UPRR. The Imperial County Transportation Commission (ICTC) is currently conducting a feasibility study for a safe crossing over the UPRR lines for off road vehicles either at SR 78 or Wash 10 or some other location, and additional

IV. Administration and Implementation

information will be available once the feasibility study is complete and used as applicable to future site specific plan reviews within the GSP area. The GSP does not encourage or desire to have off road vehicles cross the UPRR lines, therefore the parcels of land on the northeast side of the UPRR are proposed to have very restricted uses.





1 IN = 458 FT

Phasing Plan

Glamis Specific Plan

Exhibit IV-1



1 IN = 340 FT

Phase One

Exhibit IV-2

Glamis Specific Plan



1 IN = 340 FT

Phase One with Conceptual Land Uses

Exhibit IV-2.1

Glamis Specific Plan



1 IN = 250 FT

Phase Two

Exhibit IV-3

Glamis Specific Plan



1 IN = 250 FT

Phase Two with Conceptual Land Uses

Exhibit IV-3.1



1 IN = 250 FT

Phase Three

Exhibit IV-4

Glamis Specific Plan



Phase Three with Conceptual Land Uses

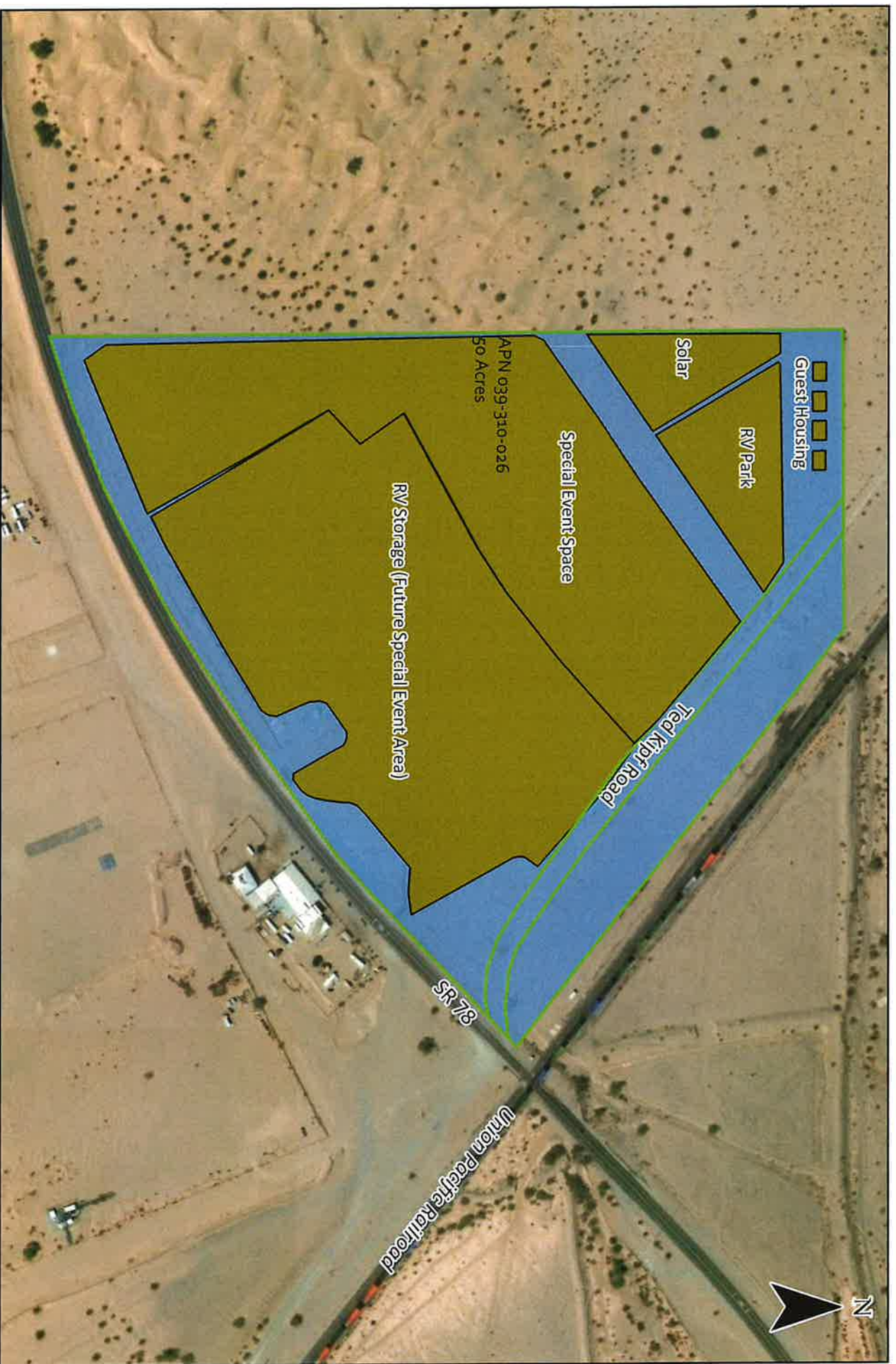


1 IN = 425 FT

Phase Four

Exhibit IV-5

Glamis Specific Plan



Phase Four with Conceptual Land Uses

IV. Administration and Implementation

This page intentionally left blank.



V. General Plan Consistency Analysis

A. Purpose and Intent

The County of Imperial General Plan serves as a comprehensive guide for land development patterns within the County of Imperial and provides mechanisms to achieve desired community goals and objectives through a coordinated implementation program. The General Plan was completed and approved by the County of Imperial Board of Supervisors in 1993, with subsequent updates to certain chapters as described in the following analysis. The General Plan consists of the following ten Elements:: 1) Land Use; 2) Housing; 3) Circulation and Scenic Highways; 4) Noise; 5) Seismic and Public Safety; 6) Agricultural; 7) Conservation and Open Space; 8) Renewable Energy and Transmission; 9) Water; and 10) Parks and Recreation. The purpose of each element is to adhere to the County's long-term land development goals by implementing policies that guide the course of action in achieving the County's vision for future development.

The GSP seeks to establish a well-defined planning framework that implements the goals, policies and objectives of the County of Imperial General Plan. As a comprehensive development plan, the GSP ensures a cohesive, integrated framework for the development of commercial, recreational, and related land uses with the provision of adequate infrastructure improvements to serve the GSP development. This

chapter provides a summary discussion to demonstrate that the GSP is consistent with the County of Imperial General Plan and results in the implementation of applicable goals and policies of the County of Imperial General Plan.

B. Land Use Element

In the County of Imperial's Land Use Element, which was last updated October 6, 2015, proposed Specific Plans are required to demonstrate fiscal, economic, social, public facility, or other local public benefit. There are currently seven designated Specific Plan Areas described in the County of Imperial General Plan including: Wonderstone, Rio Bend, Mesquite Lake, Heber, Gateway, Holtville Airstrip, and Glamis.

The GSP is approximately 141 acres and located within the Glamis Specific Plan Area that is bisected by SR-78 and located approximately 27 miles east of the City of Brawley. The Union Pacific Railroad (UPRR) crosses the Glamis Specific Plan Area, intersecting SR-78, to the east of the Glamis Beach Store. Glamis is a supporting destination for off-highway vehicle (OHV) recreational users who seasonally visit the Imperial Sand Dunes Recreation Area (ISDRA) for camping, OHV riding, and related activities (refer to Chapter 1, *Introduction*).

The objectives specified in the County of Imperial's Land Use Element for the Glamis Specific Plan Area are intended to accommodate recreational-supporting land uses including but not limited to retail and service commercial, lodging, recreational vehicle-use, RV parks and other related uses. Additionally, coordination with the BLM and affected local agencies is required for development of a specific plan within the Glamis Specific Plan Area. During the development of the GSP, coordination with the BLM and other stakeholder agencies occurred as outlined in Chapter 1.J of this GSP. The BLM's and stakeholder agency input were utilized to develop the GSP. As phases of the project occur, the development would be required to provide supporting infrastructure

V. General Plan Consistency Analysis

and public services in accordance with GSP Chapter 2. These infrastructure and public services are to be implemented as needed to support each phase of the project are built out.

The GSP adheres to the policies specified in the Imperial County General Plan, including the Land Use Element objectives and policies defined for the Glamis Specific Plan Area, as detailed in the following table.

County of Imperial General Plan – Land Use Element – Section D.3. – Designated Specific Plan Areas - Glamis Specific Plan Area Policies	GSP – General Plan Consistency Analysis
The Specific Plan shall focus on visitor-serving facilities and accommodations. Residential uses shall not be intended for permanent occupancy except as needed for on-site employees.	As detailed in Chapter II, Section B, the GSP provides visitor-serving facilities and accommodations to visitors to the Glamis Specific Plan Area. Proposed residential uses and employee housing are intended solely as seasonal uses.
The Specific Plan shall include design guidelines for the physical arrangement of land uses and open space/recreation areas. Adequate open space shall be provided within the developed areas to complement the open space character of the area. Buildings should be sited to allow through views from Highway 78 to scenic vistas surrounding the site.	As detailed in Chapter II, Section C, the GSP includes design guidelines for the physical arrangement of proposed land uses and open space/recreation areas. Adequate open space is provided within Planning Areas of the GSP. These Planning Areas will be seasonally occupied and be left as open space the majority of the year. This is shown within <i>Exhibit I-8</i> – Conceptual Site Plan (showing preferred future land uses), and

County of Imperial General Plan – Land Use Element – Section D.3. – Designated Specific Plan Areas - Glamis Specific Plan Area Policies	GSP – General Plan Consistency Analysis
	as allowed for within (particularly) Commercial-Recreational Zone CR-3.
The Specific Plan shall include a public facilities financing plan outlining capital improvements needed for the project, feasible financing mechanisms and timing for their construction. This includes sewer, water, and fire and police protection.	The GSP includes a public facilities financing plan (see Chapter IV, Section C) that addresses public facilities including sewer, water, and fire and police protection needed to serve the proposed uses and activities described in the GSP.
The Specific Plan shall be accompanied by an Environmental Impact Report (EIR) which includes an analysis of project impacts to include the following: Air and water quality, biology, noise, traffic, visual/aesthetics, and such other issues as required by the County of Imperial and other agencies.	The GSP will have a corresponding Environmental Impact Report (EIR) that will analyze project impacts such as air and water quality, biology, noise, traffic, visual/aesthetics and such other issues as required by the County of Imperial and other agencies.

C. Circulation and Scenic Highways Element

The County of Imperial's Circulation and Scenic Highway Element was last updated January 29, 2008. The primary function, of this element of

V. General Plan Consistency Analysis

the General Plan, is to provide for the movement of goods and people, including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and through the community. It is intended to provide a plan to accommodate a pattern of concentrated and coordinated growth, providing both regional and local linkage systems between unique communities and its neighboring metropolitan regions. The County, through the Department of Public Works (DPW), administers and coordinates the development of local transportation resources, financing and road maintenance in a manner compatible with local land use planning, development patterns and the environment.

A discussion of the key Circulation and Scenic Highways Element policies that apply to the GSP is provided below.

County of Imperial General Plan – Circulation and Scenic Highways Element – Section III.B. – Goods and Objectives	GSP – General Plan Consistency Analysis
<p>Safe, Convenient, and Efficient Transportation System Goal 1: <i>The County will provide and require an integrated transportation system for the safe and efficient movement of people and goods within and through the County of Imperial with minimum disruption to the environment.</i></p>	<p>As detailed in Chapter II, section C, subsection A – Conceptual Circulation Plan (as shown in Exhibit II-1), the GSP contains a Conceptual Circulation Plan that describes how motor vehicles, OHVs and pedestrians would access the project site. This section of the Specific Plan demonstrates how development of the GSP would not interfere vehicular transportation along SR-78 and other area roadways, and would accommodate the County's goal of providing a safe and efficient transportation system with minimal disruption</p>

County of Imperial General Plan – Circulation and Scenic Highways Element – Section III.B. – Goods and Objectives	GSP – General Plan Consistency Analysis
<p>Multiple Modes of Transportation Goal 2: <i>Consider all modes of transportation including motor vehicle, rail, transit, air transportation and non-motorized transportation.</i></p>	<p>As detailed in Chapter II, Section C, subsection A – the Conceptual Circulation Plan considers all modes of transportation including motor vehicle, rail, transit, air transportation and non-motorized transportation regarding access to the GSP. Due to the GSP being a remote recreational enclave, the only feasible forms of transportation to/from the GSP Area and surrounding BLM lands is via car/truck, OHV, and pedestrian access. The GSP is not located within an urban area where public transit is proximately available.</p>
<p>Scenic Highways Goal 4: <i>The County shall make every effort to develop a circulation system that highlights and preserves the environmental and scenic amenities of the area.</i></p>	<p>As detailed within Appendix I, <i>Visual Impact Assessment</i>, permanent structures proposed as part of development of the GSP are sited to allow through views from SR-78 to open space beyond. The GSP accommodates a circulation system, as discussed</p>

V. General Plan Consistency Analysis

County of Imperial General Plan – Circulation and Scenic Highways Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
	in Chapter II, section C, subsections 1 and 4, that highlights and preserves the environmental and scenic amenities of the area. Therefore, the GSP is consistent with this goal.
Regional Transportation System Goal 5: Participate in and assist with coordinating regional efforts which integrate the County Transportation System with the Regional Transportation System.	As detailed within Chapter II, Section C, subsection A – Conceptual Circulation Plan, during the development of the GSP, stakeholder meetings were held with Caltrans District 11, and the Imperial County Transportation Commission in order obtain their input into the development of the GSP, and to accommodate the County's goal of participating and coordinating with regional efforts to integrate the County Transportation System with the Regional Transportation System. Therefore, the GSP is consistent with this goal.

D. Agricultural Element

The County of Imperial's General Plan Agricultural Element, last updated October 6, 2015, function is to demonstrate the long-term commitment by the County to the full promotion, management, use, and development and protection of agricultural production. Agriculture has been the single most important economic activity of Imperial County for the past decade and is expected to play a major economic role in the foreseeable future. An overall purpose of the Agricultural Element is to describe the status and trends of agricultural resources in the planning area and to identify the goals, objectives, policies and measures to conserve agricultural lands while minimizing or avoiding conflicts with urban and other land uses.

A discussion of the key Agricultural Element policies that apply to the GSP is provided below.

County of Imperial General Plan – Agricultural Element Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
Goal 4: Water Availability and Conservation <i>Maximize the inherent productivity of Imperial County's agricultural resources by ensuring future availability of adequate and affordable irrigation water and by managing water such that it is used effectively and not wasted.</i>	As detailed within Chapter II, Section B – <i>Conceptual Water and Sewer Plan</i> , and Chapter III, Zoning Ordinance, the GSP utilizes well water from an expanded on-site well to provide water to the proposed facilities. The GSP does not rely on any irrigation water, and therefore, would not affect the availability of irrigation water for agricultural use. As discussed in

V. General Plan Consistency Analysis

A discussion of the key Conservation & Open Space Element policies that apply to the GSP is provided below.

County of Imperial General Plan – Agricultural Element Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
	Chapter II, section C, subsection 2, the GSP implements water efficient appliances and other water conservation measures (e.g. xeriscape landscaping) that would reduce water use to the maximum extent possible. Therefore, the GSP is consistent with this goal.

E. Conservation and Open Space Element

The County of Imperial's General Plan Conservation & Open Space Element, adopted March 8, 2016, is intended to protect and preserve the rich natural and cultural resources in Imperial County. The Conservation and Open Space Element focuses on the following environmental resources:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Mineral Resources
- Regional Aesthetics
- Air Quality and Climate Change
- Open Space and Recreation

County of Imperial General Plan – Conservation and Open Space Element – Section III.B. - Goals and Objectives	GSP – General Plan Consistency Analysis
<p>Conservation of Environmental Resources for Future Generations Goal 1:</p> <p><i>Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land use decisions and educating the public on their value.</i></p>	<p>The GSP conserves environmental resources by avoiding, minimizing, and/or mitigating environmental impacts that may occur within the project site and will comply with the Mitigation Monitoring and Reporting program included in the EIR prepared for the GSP. Therefore, the GSP is consistent with this goal.</p>
<p>Conservation of Biological Resources Goal 2:</p> <p><i>The County will integrate programmatic strategies for the conservation of critical habitats to manage their integrity, function, productivity and long-term viability.</i></p>	<p>The GSP integrates programmatic strategies in order to promote the conservation of critical habitats to manage their integrity, function, productivity and long-term viability. As discussed in Chapter II, section C, subsection 4, the NADW is located northwest of the project site which prompts the development of the GSP to incorporate avoidance and minimization measures to mitigate potential impacts to on-site and/or adjacent natural</p>

V. General Plan Consistency Analysis

County of Imperial General Plan – Conservation and Open Space Element – Section III.B. - Goals and Objectives	GSP – General Plan Consistency Analysis
	resources to the greatest extent. Restricted access to OHV travel is enforced by the fencing installation on the north-western boundary of Planning Area 4. Additionally, interspersed signage will be located throughout the project site. By incorporating such measures, the GSP remains consistent with this goal.
<i>Preservation of Cultural Resources Goal 3: Preserve the spiritual and cultural heritage of the diverse communities of Imperial County.</i>	The GSP preserves the spiritual and cultural heritage of the diverse communities of Imperial County by preserving the Glamis Beach Store, existing historical cemetery and avoiding impacts to the UPRR. The GSP preserves such resources by avoiding, minimizing, and/or mitigating impacts to such resources and will comply with the Mitigation Monitoring and Reporting Program included in the EIR for the GSP. Therefore, the GSP is consistent with this goal.

County of Imperial General Plan – Conservation and Open Space Element – Section III.B. - Goals and Objectives	GSP – General Plan Consistency Analysis
<i>Conservation of Visual Resources Goal 4: The aesthetic character of the region shall be protected and enhanced to provide a pleasing environment for residential, commercial, recreational and tourist activity.</i>	As described in Appendix I, <i>Visual Resource Assessment</i> , the GSP avoids and/or reduces, potential impacts to the surrounding aesthetic character by positioning the proposed land uses to allow through views along SR-78, and preserving views of mountains and sand dunes and other features. Also large areas of the GSP will be left open when special events are not occurring. Therefore, the GSP is consistent with this goal.
<i>Conservation of Water Resources Goal 5: The County will conserve, protect and enhance water resources in the County.</i>	As detailed in Chapter II, Section C, Subsection 2, the GSP conserves, protects and enhances water resources in the County through implementation of water efficient appliances and other water conservation measures (e.g. xeriscape landscaping) that would reduce water use to the maximum extent possible. Therefore, the GSP is consistent with this goal.

V. General Plan Consistency Analysis

County of Imperial General Plan – Conservation and Open Space Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<p><i>Protection of Air Quality and Addressing Climate Change Goal 6:</i> The County shall actively seek to improve the quality of air in the region.</p>	<p>As detailed in Chapter II, Section C, Subsection 1, the GSP focuses on providing internal clearly marked signage for both passenger vehicles and OHVs, including speed limits for dust control and lighted signage for nighttime circulation. Activities and development of the GSP will comply with the Mitigation Monitoring and Reporting Program in the EIR for the GSP. Therefore, the GSP is consistent with this goal.</p>
<p><i>Protection of Open Space and Recreational Opportunities Goal 7:</i> Open space shall be maintained to protect the aesthetic character of the region, protect natural resources, provide recreational opportunities and minimize hazards to human activity.</p>	<p>As detailed in the Chapter III, the Zoning Ordinance allows for and accommodates for open space and recreational uses to maintain the aesthetic character of the region, protect natural resources, provide recreational opportunities and minimize hazards to human activity. Signage prohibiting OHV use to adjacent areas such as the NADW will be strategically located to</p>

County of Imperial General Plan – Conservation and Open Space Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
	<p>protect natural resources. Additionally, as seen in the Conceptual Site Plan it delineates preferred land uses, which includes open space/recreational areas. Therefore, the GSP is consistent with this goal.</p>

F. Renewable Energy and Transmission Element

The County of Imperial's General Plan Renewable Energy and Transmission Element, updated October 6, 2015, provides a framework for the review and approval of renewable energy projects in the County. The development projections in the Renewable Energy and Transmission Element function are based on forecasts obtained from the renewable energy industry, regional utilities and the Desert Renewable Energy Conservation Plan (DRECP). It is not the intent of the Element to provide zoning, regulation, permitting or taxation.

A discussion of key Renewable Energy and Transmission Element goals and policies that apply to the GSP is provided below.

V. General Plan Consistency Analysis

G. Housing Element

The County of Imperial's General Plan Housing Element, adopted September 17, 2013, evaluates the current and future housing needs in Imperial County. The purpose of the Housing Element is to establish specific goals and policies that facilitate the provision of housing to meet the County's needs for households of all income levels. The focus is to create a balance between necessities and desires of the community as a whole while maintaining neighborhood character, manage traffic, and minimize visual and environmental impacts of new development.

A discussion of key Housing Element policies that apply to the GSP is provided below:

County of Imperial General Plan – Renewable Energy and Transmission Element – Section III.B. - Goals and Objectives	GSP – General Plan Consistency Analysis
<i>Goal 1: Support the safe and orderly development of renewable energy while providing for the protection of environmental resources.</i>	As detailed in Chapter II, Section B, the GSP supports the safe and orderly development of renewable energy (solar). The proposed zoning ordinance allows for on-site solar panels and are a preferred use as shown in Exhibit I-8, <i>Conceptual Site Plan</i> . Therefore, the GSP remains consistent with this goal.
<i>Goal 3: Support development of renewable energy resources that will contribute to and enhance the economic vitality of Imperial County.</i>	As described in Chapter II, Section B, the development of a small commercial solar PV system generation facilities are supported by the GSP and are allowed through the zoning ordinance in CR1, CR2, and CR3 zones. This is a viable option to provide the GSP with efficient renewable energy. Therefore, the GSP is consistent with this goal.

County of Imperial General Plan – Housing Element – Section III - Goals, Policies, And Programs	GSP – General Plan Consistency Analysis
<i>Policy 6.1 Promote architectural design and orientation of residential developments in a way that promotes energy conservation.</i>	The GSP does allow for some limited permanent residential land uses within the project site, which consist mostly of employee housing. In addition, the proposed zoning ordinance as well as Exhibit I-8, <i>Conceptual Site Plan</i> , allows for solar generating facilities and are preferred land uses within the Conceptual Site Plan. The GSP includes small commercial solar photovoltaic that could power residential development and could be used to meet future

V. General Plan Consistency Analysis

County of Imperial General Plan – Housing Element – Section III - Goals, Policies, And Programs	GSP – General Plan Consistency Analysis
	GHG emission reduction regulations. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.

H. Noise Element

The County of Imperial's General Plan Noise Element, updated October 6, 2015, provides a program for incorporating noise issues into the land use planning process, with a goal of minimizing adverse noise impacts to receptors which are sensitive to noise. The Noise Element establishes goals, objectives and procedures to protect the public from noise intrusion. Implementation of these guidelines and procedures promote the development of noise sensitive land uses outside of noise impact zones and discourage the development of noise generating activities near noise-sensitive land uses.

A discussion of key Noise Element goals and policies that apply to the GSP is provided below:

County of Imperial General Plan – Noise Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
Goal 1: Noise Environment	As shown in Chapter I, Exhibit I-2, Project Vicinity, the GSP is

County of Imperial General Plan – Noise Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<i>Provide an acceptable noise environment for existing and future residents in Imperial County.</i>	surrounded by open desert land managed by the BLM. There are no residential uses (and therefore no sensitive noise receptors) within close proximity to the project site All various BLM lands surrounding the GSP are designated RMZs which do not include any residential areas or other sensitive noise receptors in close proximity to the GSP. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.
Goal 2: Project/Land Use Planning <i>Review proposed projects for noise impacts and require design which will provide acceptable indoor and outdoor noise environments</i>	During construction activities the GSP will comply with the County of Imperial's Noise Ordinance to minimize disturbance to surrounding areas. Furthermore, the GSP is consistent with varying policies established in the Noise Element in which goals, objectives and procedures will be taken into careful consideration to minimize adverse impacts to sensitive noise receptors. This includes consideration of design

V. General Plan Consistency Analysis

County of Imperial General Plan – Noise Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
	to provide adequate noise mitigation to provide acceptable indoor and outdoor noise standards.

I. Seismic and Public Safety Element

The County of Imperial's Seismic and Public Safety Element identifies potential natural and human-induced hazards and provide policy to avoid or minimize the risk associated with hazards. The goals and policies of the Seismic and Public Safety Element is focused on reducing the loss of life, injury and property damage that might result from a disaster or accident.

A discussion of key Seismic and Public Safety Element goals and policies that apply to the GSP is provided below:

County of Imperial General Plan – Seismic and Public Safety – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
Land Use Planning and Public Safety Goal 1: <i>Include public health and safety considerations in land use planning.</i>	The GSP is committed to protecting public health and safety by providing proposed zoning with compatible allowable uses, a Conceptual Site plan showing preferred land uses within a compatible physical arrangement. Future

County of Imperial General Plan – Seismic and Public Safety – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
	development within the project site will be required to comply with California and County building codes, and seismic standards. Proposed development will be regulated within flood-way areas in accordance with the Federal Emergency Management Agency (FEMA). Avoidable seismic risks will be avoided. The GSP implements measures, commensurate with risks, to reduce injury, loss of life, destruction of property and disruption of service. Environmental hazards will be considered when siting critical proposed facilities within the GSP. Therefore, the GSP is consistent with this goal.
Emergency Preparedness Goal 2: <i>Minimize potential hazards to public health, safety and welfare and prevent loss of life and damage to health and property resulting from both natural and human-related phenomena.</i>	The GSP ensures that adequate emergency preparedness and evacuation plans to respond to identified hazards and potential emergencies by implementing additional hydrant connections within Vendor Row as well as,

V. General Plan Consistency Analysis

County of Imperial General Plan – Seismic and Public Safety – Section III.B. –Goals and Objectives	GSP – General Plan Consistency Analysis
	during Special Events, on-site law enforcement and fire protection will be provided with applicable services and apparatus (refer to Chapter II. Specific Plan, F. Public Safety Services). The GSP is appropriately regulated with applicable provisions including the Alquist – Priolo Special Studies Zone Act, California Building Code and Title 9 Division 15 of the County Land Use Ordinance. Furthermore, the GSP implements all site-specific recommendations set-forth in the Geotechnical Report prepared for the project. Additionally, signage will be strategically located throughout the GSP to prevent unsafe crossings of SR-78 and UPRR. A proposed OHV and pedestrian under-crossing in the vicinity of SR-78 and the Glamis Mainstreet will be built in concert with the build-out of the project.
Control Hazardous Materials Goal/ 3: Protect the public from	Vehicle repair within the GSP may result in accidental spillage

County of Imperial General Plan – Seismic and Public Safety – Section III.B. –Goals and Objectives	GSP – General Plan Consistency Analysis
<i>exposure to hazardous materials and wastes.</i>	and public exposure of hazardous materials and waste. Vehicle repair uses will be on raised impervious concrete pads to prevent public exposure and groundwater contamination of hazardous materials (as described in Chapter II, Section C, Subsection 4).
Seismic/Geologic Hazards Policy 4. Ensure that no structure for human occupancy, other than one-story wood frame structures, shall be permitted within fifty feet of an active fault trace as designated on maps compiled by the State Geologist	If a use provides fuels or other hazardous material or repairs that include such fuels or material, the operator of such a space shall secure, in addition to any building permits that may be required the approval from the Fire Department and shall meet all such regulations that may apply to such services (see Chapter. III, Section 93308.03).
	In the Geotechnical Engineering Feasibility Report, included-as Appendix E, it is found that there are no active faults within the project limits. The nearest mapped active fault is the Brawley seismic zone which is located 24 miles west of the site,

V. General Plan Consistency Analysis

County of Imperial General Plan – Seismic and Public Safety – Section III.B. –Goals and Objectives	GSP – General Plan Consistency Analysis
<i>under the Alquist – Priolo Special Studies Zone Act.</i>	and the Imperial fault located 27 miles west-southwest of the site. As a result, future development within the GSP is not located within fifty feet of an active fault trace as designated on maps compiled by the State Geologist under the Alquist-Priolo Special Studies Zone Act.
<i>Flood Hazards Policy 2:</i> <i>Regulate and restrict development near major water courses and floodplains through application of appropriate land use measures.</i>	The GSP adheres to the regulations and restrictions proposed in the Seismic and Public Safety Element to implement procedures that avoids development near major water courses and floodplains.
<i>Flood Hazards Policy 3:</i> <i>Both the ground floor elevation of any building for human occupancy and the driving surface, if designated evacuation routes within the 100-year floodplain, shall be constructed above the projected profile of a 100-year flood event.</i>	As shown in Exhibit II-5, Conceptual Drainage Plan, Chapter II. Specific Plan, the conceptual grading is designed to meet the County of Imperial's drainage requirements, provide flood protection for future land uses within the entire project site and release the drainage to the southwest in an overall equivalent historical pattern of natural drainage courses

County of Imperial General Plan – Seismic and Public Safety – Section III.B. –Goals and Objectives	GSP – General Plan Consistency Analysis
	consistent with State drainage law. The project site will be graded so as to protect all building pads from the 100-year storm event and convey offsite flow in accordance with County of Imperial approval.
<i>Flood Hazards Policy 4:</i> <i>Require all new development for human occupancy within the 100-year floodplain to be adequately flood-proofed.</i>	All new permanent development within the GSP is adequately flood-proofed.
<i>Flood Hazards Policy 5:</i> <i>Establish technical design criteria which minimizes or mitigates impacts associated with crossing of floodplains by development. Unless such engineering alternatives are implemented, development in floodplains is to be restricted or prohibited.</i>	The GSP follows technical design criteria that either minimizes or mitigates impacts associated with crossing of floodplains by development. Future development of structures in floodplains is to be avoided.

V. General Plan Consistency Analysis

J. Water Element

The County of Imperial's Water Element function is to identify and analyze the types of water resources within Imperial County and to assure that goals and policies are adopted that preserve and enhance resource availability and quality.

A discussion of key Water Element goals and policies that apply to the GSP is provided below:

County of Imperial General Plan – Water Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<p>Adequate Domestic Water Supply Goal 1: <i>The County will secure the provision of safe and healthful sources and supplies of domestic water adequate to assure the implementation of the County General Plan and the long-term continued availability of this essential resource.</i></p>	<p>The development of a water treatment system (discussed in <i>Chapter II, Section B, Subsection 2 Conceptual Water Plan and Sewer Plan</i>) which would treat ground water that is extracted from existing onsite wells is currently in progress. The water treatment plant will comply with California standards for drinking water and is being constructed to meet the needs of the current uses and with room for expansion. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.</p>
<p>Adequate Domestic Water Supply Policy 1: <i>The efficient regulations</i></p>	<p>The development of a water treatment system which would</p>

County of Imperial General Plan – Water Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<p><i>of land uses that economizes on water consumption, enhances equivalent dwelling unit demand for domestic water resources, and that makes available affordable resources for continued urban growth and development.</i></p>	<p>treat ground water that is extracted from existing onsite wells is currently in progress. The water treatment plant complies with California standards and is being constructed to meet the needs of the current uses and with room for expansion. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.</p>
<p>Protection of Water Resources from Hazardous Materials Goal 4: <i>The County will adopt and implement ordinances, policies and guidelines that assure the safety of County ground and surface waters from toxic or hazardous materials and wastes.</i></p>	<p>The development and implementation of infrastructure abides by the ordinances, policies, and guidelines that reduce contamination and assure the safety of County ground and surface waters from toxic or hazardous materials and wastes. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.</p>
<p>Protection of Water Resources from Hazardous Materials Policy 1: <i>Adoption and implementation of ordinances, policies and</i></p>	<p>The development and implementation of infrastructure abides by the ordinances, policies, and guidelines that</p>

V. General Plan Consistency Analysis

County of Imperial General Plan – Water Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<i>guidelines which assure the safety of County ground and surface waters from toxic or hazardous materials and/or wastes.</i>	reduce contamination and assures the safety of County ground and surface waters from toxic or hazardous materials and wastes. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.
<i>Coordinated Water Management Goal 5: Water Resources shall be managed effectively and efficiently through inter-agency and inter-jurisdictional coordination and cooperation.</i>	The GSP sets forth continued cooperation and coordination between Imperial County and other Local, State and Federal agencies, water resources can be conserved and managed effectively and efficiently for all approved beneficial purposes. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.
<i>Coordinated Water Management Policy 1: Encourage and provide inter-agency and inter-jurisdictional coordination and cooperation for the management and wise use of water resources for contact and non-contact recreation, groundwater</i>	The GSP sets forth continued cooperation and coordination between Imperial County and other Local, State and Federal agencies involved in water resources conservation. Water resources are conserved and managed effectively and

County of Imperial General Plan – Water Element – Section III.B. – Goals and Objectives	GSP – General Plan Consistency Analysis
<i>recharge, hydroelectric energy production, and wildlife habitat as well as for domestic and irrigation use.</i>	efficiently for all approved beneficial purposes. Therefore, the GSP is consistent with and results in the implementation of, this policy of the General Plan.

K. Parks and Recreation Element

The County of Imperial General Plan Parks and Recreation Element, approved on January 29, 2008, establishes a framework for the stewardship of County parks and other recreational amenities that enhance the quality of life of County residents and visitors.

A discussion of key Parks and Recreation Element goals and policies that apply to the GSP is provided below:

County of Imperial General Plan – Parks and Recreation Element – Section V.B. - Landscaping Policies	GSP – General Plan Consistency Analysis
<i>Landscaping Policy:</i> <i>To promote water conservation, all vegetation installed shall follow xeriscape principles for reduced total water consumption.</i>	Future development within the GSP adheres to careful and appropriate selection of a drought-tolerant plant palette in a xeriscape design, fit for the Imperial County desert environment, ensuring the reduction in total water consumption. Therefore, the GSP

V. General Plan Consistency Analysis

County of Imperial General Plan – Parks and Recreation Element – Section V.B. – Landscaping Policies		GSP – General Plan Consistency Analysis
		is consistent with and results in the implementation of, this policy of the General Plan.
<i>Funding Mechanisms Policy:</i> <i>The County will encourage private sector development, operation and maintenance of recreation facilities.</i>		Future development within the GSP is pursuant to the Quimby Act whereas continual coordination with the County occurs in effort to provide consistent public access to recreational activities within the GSP. The GSP sets forth a Conceptual Open Space and Recreational Plan (see Chapter II, Section C, Subsection 4) that complements the existing and future recreational use of adjacent BLM land. Therefore, the GSP is consistent with and results in the implementation of this policy of the General Plan.

V. General Plan Consistency Analysis

This page intentionally left blank.



A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL, CALIFORNIA, ON THE APPROVAL OF THE GLAMIS SPECIFIC PLAN (SP #19-0001).

RESOLUTION NO. 2023-173

WHEREAS, Polaris Industries Inc. has filed an application for a Specific Plan (Glamis Specific Plan #19-0001) on parcels including 039-310-017, 039-310-022, 039-310-027, 039-310-023, 039-310-029, 039-310-026, and 039-310-030; and,

WHEREAS, the Board of Supervisors of the County of Imperial has been delegated with the responsibility of the consideration for approval of the proposed Glamis Specific Plan #19-0001; and

WHEREAS, public notice of said application has been given, and the Board of Supervisors has considered evidence from the recommendation of approval by the Planning Commission at the September 13, 2023 public hearing, material and recommendation presented by the Imperial County Planning & Development Services Department, and other interested parties at a public hearing held with respect to this item on October 24, 2023; and,

NOW THEREFORE, the Board of Supervisors of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Board of Supervisors has independently reviewed and considered the proposed Specific Plan #19-0001, prior to making a decision of approval. The Board of Supervisors finds and determines that the Environmental Impact Report is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

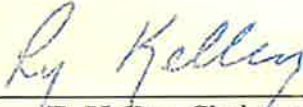
SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial the following findings for the approval of Specific Plan #19-0001 has been made as follows:

1. This project will be able to demonstrate that the Glamis Specific Plan project will show that all public costs of providing public services and infrastructure, roads, drainage, wastewater collection and treatment, water treatment and distribution, fire protection, and police services for this project will have a net positive impact to the Imperial community. The Glamis SPA allows for the development of a Specific Plan in accordance with design criteria, objectives and policies that are consistent with the County's General Plan Land Use Element.
2. Construction, engineering, business and industrial development will provide good paying employment. New and permanent employment would be created.
3. An Environmental Impact Report (EIR) was prepared under the authority of the Imperial County and in compliance with California Environmental Quality Act (CEQA) guidelines. The EIR has discussed and implemented mitigation measures addressing water, noise, public utilities, air quality and traffic for this Specific

Plan Area. The proposed project shall include public facilities financing plan outlining the capital improvement needed for this project, feasible financing mechanisms, and timing for their construction. This includes sewer, water, and fire and police protection.

4. The project vicinity encompasses approximately 143 acres and is regionally accessible via State Route 78 (SR-78), which serves as the primary form of access for motorists. Ted Kipf Road, a BLM maintained dirt road serves as a secondary form of access extending northwesterly for approximately 17 miles to Niland-Glamis Road from SR-78. The Glamis SPA is also crossed by the Union Pacific Railroad (UPRR) which runs north and south through the eastern half of the project vicinity and Wash Road which parallels the UPRR south of SR-78.
5. The proposed Glamis Specific Plan will consist of eight planning areas zoned as Commercial-Recreation 3 (CR-3), Commercial Recreation 2 (CR-2) and Commercial Recreation 1 (CR-1).

NOW, THEREFORE, based on the above findings, the Board of Supervisors of the County of Imperial **DOES HEREBY APPROVE** the proposed Specific Plan #19-0001.



Ryan E. Kelley, Chairman of the
Imperial County Board of Supervisors

I hereby certify that the preceding resolution was taken by the Board of Supervisors at a meeting conducted on **October 24, 2023**, by the following vote:


AYES: Escobar, Plancarte, M. Kelley, R. Kelley, Hawk

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:



Blanca Acosta
Clerk of the Board of Supervisors

ATTACHMENT “F”
COMMENT LETTERS



August 7, 2025

Imperial County Planning & Development Services
801 W. Main St.
El Centro, CA 92243

ATTN: Jim Minnick, Director
RE: Appeal by RV Sandtoy on Glamis Specific Plan Conditions

Mr. Minnick:

Thank you for the phone call last week wherein we discussed and you offered to continue the hearing from the original August 13th date to the August 27th Planning Commission hearing.

We have just learned of this appeal and as property owner and sponsor of the Glamis Specific Plan want to understand what is being appealed. We can then make a detailed review with our land use attorney and land use technical experts, to fully understand the ramifications this appeal may pose to the build-out of the Specific Plan.

There are numerous unanswered questions of how the appellant would mitigate the impacts that were identified in the Specific Plan EIR and how they would comply with the requirements of both the Specific Plan and the EIR. Note that Polaris just recently received a very basic site plan from our lessee, the appellant, and we will be working with them to get more details on their proposal and its compliance with the Specific Plan and EIR.

Polaris has spent considerable time and money preparing a Specific Plan that was required by the County for the development of the Property. The Specific Plan was thoroughly reviewed by the County and adopted after multiple publicly noticed public hearings, including public notices placed on the Property. The Specific Plan was thoroughly reviewed and adopted by the County. The Specific Plan is to be enforced by the County, and it mandates compliance with any development project on the Property.

In order for us to provide an accurately written assessment and response that the Planning Commission has time to review, we simply need additional time and we request a copy of all submittals and documents associated with this appeal.

We are not asking for a delay simply to delay the hearing, rather a reasonable amount of time for us to provide a comprehensive position statement.

We would appreciate having this hearing scheduled no earlier than the September 10th Planning Commission meeting.

Thank you in advance for your consideration.

Sincerely,

Stefanie Schwalenberg
Vice President, Experience and Events

