

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: May 23, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.1

Brian Welsh

PROJECT TYPE: CUP#23-0019 / IS#23-0024 SUPERVISOR DIST #4

LOCATION: 760 E Hwy 78 APN: 049-310-002-000

Brawley, CA 92227 PARCEL SIZE: 25.35 +/- acres

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

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 05/23/24

INITIAL STUDY: #23-0024

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

IID

REQUESTED ACTION:

(See Attached)

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

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NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #23-0019
Initial Study #23-0024
Brian Welsh**



Prepared By:

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

May, 2024

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TABLE OF CONTENTS

	<u>PAGE</u>
<u>SECTION 1</u>	
I. INTRODUCTION	3
<u>SECTION 2</u>	
II. ENVIRONMENTAL CHECKLIST	8
PROJECT SUMMARY	10
ENVIRONMENTAL ANALYSIS	13
I. AESTHETICS.....	15
II. AGRICULTURE AND FOREST RESOURCES.....	15
III. AIR QUALITY.....	16
IV. BIOLOGICAL RESOURCES.....	17
V. CULTURAL RESOURCES.....	18
VI. ENERGY.....	18
VII. GEOLOGY AND SOILS.....	16
VIII. GREENHOUSE GAS EMISSION.....	20
IX. HAZARDS AND HAZARDOUS MATERIALS.....	20
X. HYDROLOGY AND WATER QUALITY.....	21
XI. LAND USE AND PLANNING.....	22
XII. MINERAL RESOURCES.....	23
XIII. NOISE.....	23
XIV. POPULATION AND HOUSING.....	24
XV. PUBLIC SERVICES.....	24
XVI. RECREATION.....	25
XVII. TRANSPORTATION.....	25
XVIII. TRIBAL CULTURAL RESOURCES.....	21
XIX. UTILITIES AND SERVICE SYSTEMS.....	25
XX. WILDFIRE.....	25
<u>SECTION 3</u>	
III. MANDATORY FINDINGS OF SIGNIFICANCE	23
IV. PERSONS AND ORGANIZATIONS CONSULTED	24
V. REFERENCES	25
VI. NEGATIVE DECLARATION - COUNTY OF IMPERIAL	26
27 FINDINGS	27
<u>SECTION 4</u>	
VIII. RESPONSE TO COMMENTS (IF ANY)	28
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)	29

EEC ORIGINAL PKG

SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #23-0019 (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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preparation of this Initial Study and Negative Declaration.

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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“Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.”

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
 - These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
 - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. *Environmental Checklist*

1. **Project Title:** Brian Welsh, Conditional Use Permit #23-0019
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Derek Newland, Planner III, (442)265-1736, ext.1756
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dereknewland@co.imperial.ca.us
6. **Project location:** 760 E Hwy 78, Brawley, CA 92227
7. **Project sponsor's name and address:** Brian Welsh, 1950 N Logan St. 1202, Denver, CO
8. **General Plan designation:** Agriculture
9. **Zoning:** M-1-N (Light Industrial – New Zone)
10. **Description of project:** The project proposes a recreational vehicle (RV) and off-road vehicle storage, maintenance, and repair business to be built in two potential phases. The property is divided by the Imperial Irrigation District's Osage Drain. The first phase of the project is the southern portion of the property south of the drain and would include 150 parking spaces total with the second phase being on the northern portion of the property with an additional 150 proposed parking spaces. The project will be required to grade and pave the project site.

The proposed project will consist of covered and uncovered RV and off-road vehicle parking with onsite maintenance and repair services to be conducted in the existing structures onsite. There are 6 proposed dump stations for the emptying of RV waste tanks and an Onsite Waste Water Treatment System (OWTS) is proposed for the handling of this waste. The OWTS will be permitted through the California Regional Water Quality Control Board.

There will be 3 to 5 employees depending on the season with the busy season expected to be between October to May. Office hours are proposed as 8 am – 5 pm with access hours for storage being 24 hours a day seven days a week.

Security for the site will be done with fencing, lighting, gating, and a manager who will be residing in a proposed caretaker residence onsite.
11. **Surrounding land uses and setting:** The area is surrounded by agricultural fields on all sides with a few homes to the east and an industrial zoned parcel to the south.
12. **Other public agencies whose approval is required:** Imperial County Air Pollution Control District (ICAPCD), Imperial County Fire Department (ICFD), Imperial Irrigation District (IID), Planning Commission
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on August 17, 2023 to the Campo Band of Mission Indians and the Quechan Indian Tribe no response was received by either.

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

EEC ORIGINAL PKG

Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

EEC VOTES

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

YES

NO

ABSENT

Jim Minnick
Jim Minnick, Director of Planning/EEC Chairman

Date: 5-23-2024

PROJECT SUMMARY

A. Project Location: The project is located at 760 E Hwy 78, Brawley, CA 92227

B. Project Summary: The project proposes a recreational vehicle (RV) and off-road vehicle storage, maintenance and repair business.

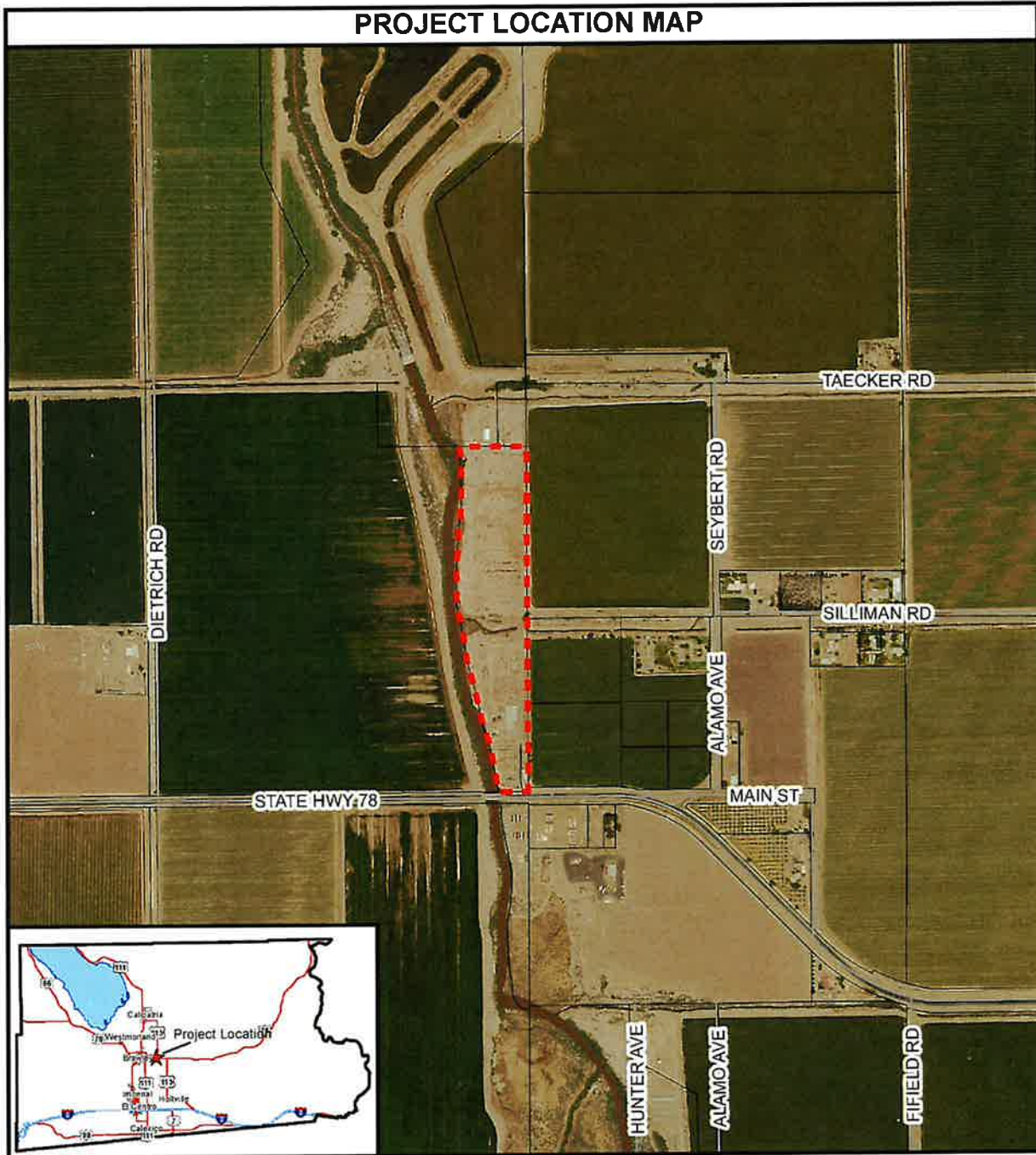
C. Environmental Setting: The project is located on disturbed land with an existing permitted shop and accessory buildings containing restrooms and consists of mostly of bare dirt. The property is surrounded by agricultural fields on all sides with a few homes to the east, an industrial zoned parcel to the south and what appears to be an agricultural equipment storage yard to the north.

D. Analysis: The project site is designated as M-1-N (Light Industrial) under Imperial County's Title 9 Land Use Ordinance Zone Map #35. The proposed RV and off-road vehicle storage, maintenance and repair business is an allowed use under Title 9, Division 5 Section 90515.02 "Uses permitted only with a conditional use permit" rr) Recreational Vehicle Storage Facilities.

E. General Plan Consistency: The project could be found consistent with the General Plan as the property was zoned for Industrial in 1993 prior to Title 9.

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Exhibit "A"
Vicinity Map



BRIAN WELSH
CUP# 23-0019
APN 049-310-002-000

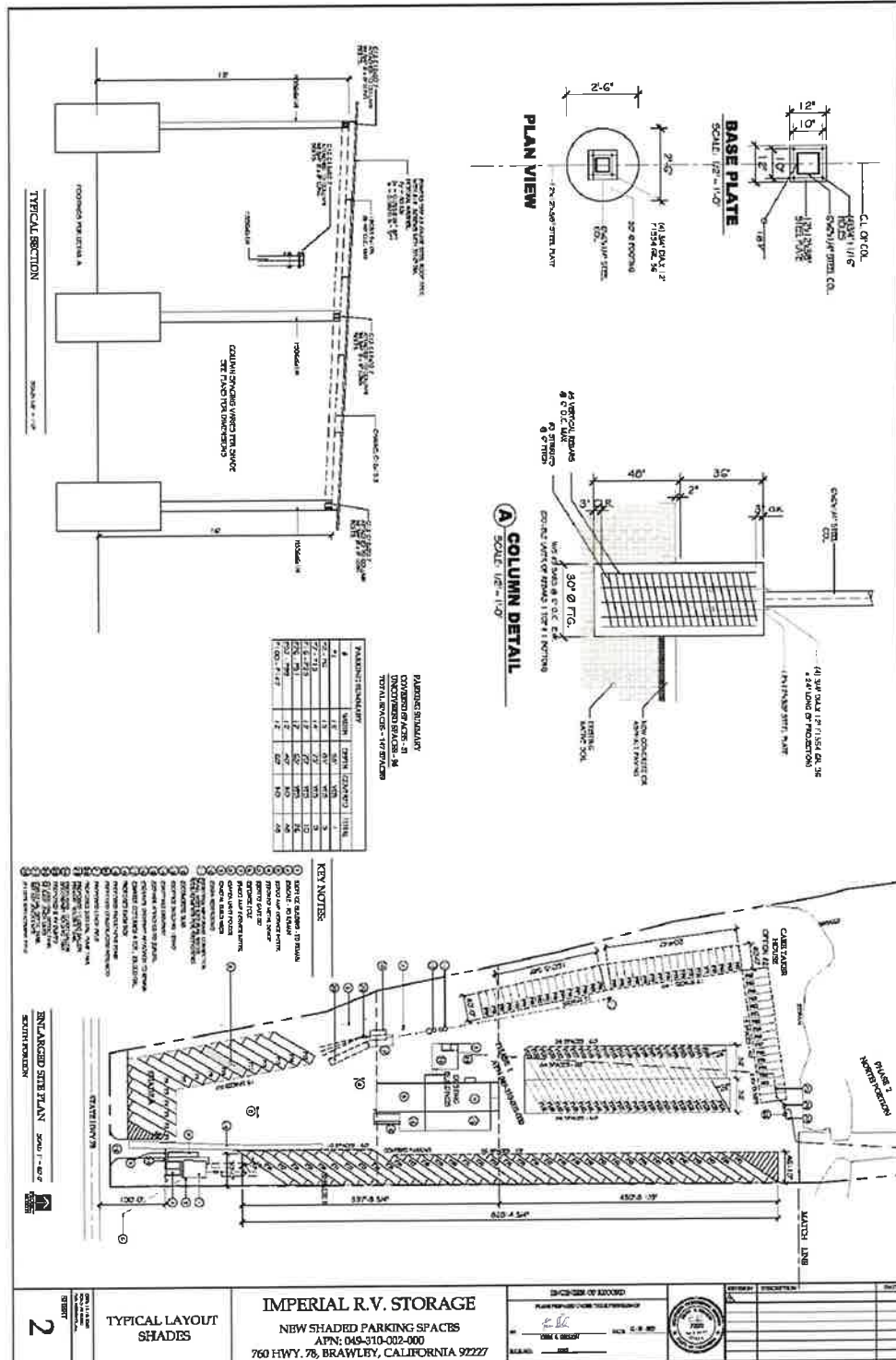
 Project Location



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Exhibit "B"

Site Plan/Tract Map/etc.



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EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

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

- a) Have a substantial adverse effect on a scenic vista or scenic highway?

a) According to the Imperial County General Plan Figure 9, Circulation and Scenic Highways Element¹, the project site is not located on or near the scenic vista or scenic highway. While the project is located along SR-78, it is not designated as a scenic highway nor is that portion of the highway designated as a potential future scenic highway. Accordingly, implementation of the proposed project would not have an adverse effect on the scenic vista as there are already existing structures on the southern portion of the property being utilized as an RV maintenance business as a permitted use within the M-1 (Light Industrial) zone. Therefore, no impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) The proposed project site is located on a disturbed, industrial zoned parcel with existing buildings and as previously stated is not within a state scenic highway. Therefore, no impacts are expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The proposed RV storage and maintenance project would be located on a disturbed, industrial zoned parcel with existing structures surrounded by agricultural fields and is not expected to substantially degrade the existing visual character or quality of public views of the site and its surroundings. Any impacts would be considered less than significant.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed project would have lighting at night for security purposes as well as to allow storage customers accessing the property at night to pick up or drop off their RV. Any nighttime lighting for the proposed RV storage and maintenance project would be required to be shielded from shining onto adjacent properties and roadways and therefore it is not expected that the project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Any impacts would be considered less than significant.

II. AGRICULTURE AND FOREST RESOURCES

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

a) The proposed project is located on disturbed land and zoned as light industrial. Additionally, the property is designated "Other Land" on the California Department of Conservation Farmland Mapping and Monitoring Program "California Important Farmland Finder" online application² which is land that is not included in any other mapping category. Therefore, no impacts are expected.

¹ [http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf). Page 13

² <https://maps.conservation.ca.gov/DLRP/CIFF/>

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? b) As stated above the project is not located on agricultural land and is zoned for light industrial and therefore would not conflict with existing zoning for any agricultural use. Additionally, there are currently no active Williamson Act Contracts in Imperial County. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The proposed project is located on industrial zoned land, surrounded by agricultural fields and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) As previously stated, the proposed project is not located within existing farmland and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impacts would occur	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) The proposed project is located on disturbed industrial zoned land with existing structures and would not convert existing farmland to non-agricultural use or convert forest land to non-forest use. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

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

a) Conflict with or obstruct implementation of the applicable air quality plan? a) The proposed project will be paving the site for RV parking and onsite traffic which will reduce onsite dust as the property is currently not covered. In addition, the project will be required to comply with all Imperial County Air Pollution Control District (ICAPCD) rules and regulations and apply for any required Air District permits as outlined in ICAPCD's comment letter dated September 01, 2023³. It is expected that complying with ICAPCD rules and regulations would make any impacts less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? b) The proposed project is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutants concentrations? c) The proposed project does not appear to expose sensitive receptors to substantial pollutants concentrations as the project will consist of the storing of recreational vehicles onsite with an approved Conditional Use Permit, along with the RV maintenance and repair which is a permitted use in the M-1 (light industrial) zone. Additionally, as stated earlier the project will be required to comply with all of the Air Districts rules and regulations. Any impacts would be expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? d) The proposed RV and off-road vehicle storage, maintenance and repair project is not expected to result in substantial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ Imperial County Air Pollution Control District comment letter, September 01, 2023

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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other emissions, such as those leading to odors adversely affecting a substantial number of people. Any impacts are expected to be less than significant.

IV. **BIOLOGICAL RESOURCES** *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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a) The proposed RV and off-road vehicle storage with maintenance and repair is located on disturbed land and zoned M-1 "Light Industrial" and has existing structures onsite. The project is not located within a designated sensitive habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2⁴. The project is not expected to have an adverse impact on any species or their habitats, therefore, less than significant impacts are expected.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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b) The proposed project is located on an industrial zoned parcel which has an existing Imperial Irrigation District (IID) irrigation drain running through the property which empties into the Alamo River running along the western boundary of the parcel. The project will be required to grade and pave the project site for the purpose of RV parking as well as retain water onsite through a retention basin to prevent runoff into either the river or IID drain. The project does not propose to alter or otherwise affect the riverbank nor IID drain other than a requirement by IID to expand/upgrade the existing crossing over the IID drain per IID's letter dated August 30, 2023⁵. It is not expected that the project will have a substantial adverse effect on any riparian habitat or sensitive natural community, and therefore, less than significant impacts are expected.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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c) As stated above the project has an irrigation drain running through it and the Alamo River running along the western boundary. The project is not expected to have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means as the project does not propose to alter or modify either the river or IID drain and onsite water retention will be required. Therefore, any impacts would be considered less than significant.

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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d) The proposed project is located on an industrial zoned parcel with disturbed land and existing structures and will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Any impacts would be considered less than significant.

- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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e) The proposed project is located on an industrial zoned parcel and is an allowed use with an approved Conditional Use Permit and will not conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance. No impacts are expected.

⁴ Imperial County Conservation and Open Space Element

⁵ Imperial Irrigation District comment letter dated: August 30, 2023

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

f) The proposed project is located on an industrial zoned parcel with previously disturbed land and existing structures and will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or stat habitat conservation plan. No impacts are expected.

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

a) As depicted on Imperial County's General Plan Figure 6, Conversation and Open Space Element, the project site was not identified as containing a historic resource. Accordingly, the project would not appear to impact a historical resource as defined by CEQA. Less than significant impacts are anticipated.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

b) The project site is not located within an archeological site of significance as shown in the Conservation and Open Space Element. Less than significant impacts are anticipated

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

c) There are no known cemeteries on or surrounding the project site. The project site is not known to have been a formal or informal cemetery. Therefore, the proposed project is not expected to disturb any human remains and less than significant impacts are anticipated.

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

a) The proposed RV and off-road vehicle storage, maintenance and repair project is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Less than significant impacts are expected

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

b) The proposed project is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:

a) The proposed project does not appear to directly or indirectly cause potential adverse effects, including risk of loss, injury, or death as the project will consist of the storage of recreational and off-road vehicle storage and is not located near a known earthquake fault, nor does it appear that the ground the project is located on is prone to ground failure or liquefaction, and is not located in an area prone to landslides. Therefore, less than significant impacts are expected.

- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
Publication 42?				
1) Per the California Department of Conservation CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones web application ⁶ the project is located over 2 miles from the nearest known fault zone and therefore, any impacts are anticipated to be less than significant.				
2) Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Ground shaking is expected as the project is located in the seismically active Imperial Valley with numerous mapped faults of the San Andreas Fault System traversing the region. The project has existing structures that have been in place for many years and any new structures or possible future structures, none of which have been proposed, will be required to comply with the current California Building Codes at that time. Therefore, any impacts are anticipated to be less than significant.				
3) Seismic-related ground failure, including liquefaction and seiche/tsunami?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The project site does not appear to be located on geological units or soil that is unstable or that would become unstable as a result of seismic activities, including liquefaction and seiche/ tsunami. Less than significant impacts are anticipated.				
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) According to the Imperial County General Plan Landslide Activity Map, Figure 2 ⁷ , Seismic and Public Safety Element, the project site does not lie within a landslide activity area and therefore, no impacts are anticipated.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The project will be required to submit a grading and drainage plan per the Imperial County Public Works comment letter dated August 17, 2023 ⁸ as well as be required to pave the site. It is expected that the required site improvements will bring any impacts to less than significant.				
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The project site is not known to be located on unstable geological units and/or soil, and the conditions for lateral spreading, subsidence, liquefaction, and collapse are not present; therefore, less than significant impacts are expected.				
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project site would be subject to a grading permit as mentioned above under item b), the grading permit would need to be in compliance with the latest California Building Code edition; therefore, such compliance is expected to bring any impacts to less than significant levels.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Per a percolation test conducted in July, 2023, on site the ground does percolate and should be able to support a proposed onsite wastewater treatment system for an RV dump station. The perc test found no groundwater at 10 feet and the geotechnical investigation as part of the OWTS application found that groundwater levels were indicated to be more than 30 feet below existing grade ⁹ . Application for the system has been made with the California Regional Water Quality Control Board for approval or denial.				

The OWTS will provide a 3-stage onsite wastewater treatment system. The proposed system will be capable of treating a maximum of 6,000 gallons per day or domestic wastewater generated by the recreational vehicles. The system will be installed in the norther portion of the property on the other side of the IID drain that runs through the property in a portion that is designated as Zone X per the FEMA flood hazard map.

⁶ California Department of Conservation CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones web application

⁷ Imperial County General Plan Landslide Activity Map, Figure 2

⁸ Imperial County Public Works Department comment letter dated August 17, 2023

⁹ Percolation Test Report Dated August 11, 2023

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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"The proposed OWTS will consist of the following components (ATTACHMENT 3):

1. Existing Primary 10,000 gallon holding tank. This tank has an internal partition to facilitate the removal of primary solids. The effluent leaving this tank will gravity drain to a 500-gallon pump tank.
2. A 500-gallon float operated pump tank will discharge the effluent from the 10,000- gallon holding tank to a Secondary 10,000 gallon holding tank located next to the new ponds.
3. The Secondary 10,000 gallon holding tank will also have an internal partition for secondary primary solids removal and will act as a "wide" spot in the line in order to regulate the average daily flow rate. This tank will gravity feed into the Facultative Pond. A pump will be installed to empty the 2nd chamber of the tank during the week prior to the (5) known "high RV dump" weekends.
4. The Facultative Pond will have a trickle filter, a pond divider to enhance nitrification / de-nitrification process, a liner to eliminate any seepage, and 2 feet of freeboard. It will have dimensions of 36' wide x 90' long x 5' deep and surface area of 3,240'. The pond will have a total volume of 90,000 gallons which includes a 15% safety factor using the "Gloyna Method" calculation. The Facultative Pond will gravity feed to a leach field that will consist of trenches to facilitate infiltration. A soil percolation test was conducted indicated good infiltration rates for the leach field. The percolation test report is given in Attachment 4. Geotechnical investigation also indicted that groundwater levels within the site are more than 30 feet below existing grade.¹⁰

It is expected that any impacts would be less than significant.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f) The proposed RV and off-road storage business consists of disturbed land and existing permitted structures that have been on site for many years. The project will be required to grade and pave the already disturbed land, however, it is not expected that the project will destroy any unique paleontological resources directly or indirectly. Less than significant impacts are anticipated.

VIII. GREENHOUSE GAS EMISSION Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

a) The proposed project is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts are considered less than significant.

- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

b) The proposed project is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases; therefore, less than significant impacts are expected.

IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

a) The proposed RV and off-road vehicle storage, maintenance and repair facility may have some materials onsite such as motor oil that will be required to be disposed of properly onsite. Additionally, the project will be required to comply with any Imperial County Fire Department requirements including submitting a Hazardous Waste Material Plan to the Certified Unified Program Agency (CUPA) if required. It is not expected that the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Any impacts are expected to be less than significant.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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conditions involving the release of hazardous materials into the environment?

b) As stated above, the project will be required to comply with any all Imperial County Fire Department and CUPA requirements and it is expected that such compliance would bring any impacts to less than significant levels.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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c) The proposed project is not located within one-quarter miles of an existing or proposed school; therefore, less than significant impacts are anticipated.

- | | | | | |
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| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database¹¹ to compile and update a list of hazardous waste and substances sites. After review, it was found that the project site was not located under a listed hazardous and substances site; therefore, less than significant impacts are anticipated.

- | | | | | |
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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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e) The nearest airport is Brawley Municipal Airport. The project lies 2.5 miles +/- southeast of the runway and the project would not result in a safety hazard or excessive noise for people residing or working in the project area. Any impacts are anticipated to be less than significant.

- | | | | | |
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| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Less than significant impacts are expected.

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| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

g) The proposed project is not expected to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts are considered less than significant.

X. HYDROLOGY AND WATER QUALITY Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) The proposed project does not appear to cause violations of any water standards nor on wastewater discharge requirements. The project will be required to comply with Public Works requirements for a grading and drainage plan as well as be required to have onsite retention. In addition, the proposed OWTS will be required to be permitted through the California Regional Quality Control Board and there is already an existing septic system for the existing restrooms onsite. Therefore, less than significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) The site currently receives IID water and would not require the usage of groundwater nor interfere substantially with groundwater recharge. There are no known water wells within the project site; therefore, less than significant impacts are anticipated.

¹¹ California Department of Toxic Substances Control: EnviroStor

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c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The project will require Imperial County Public Works approved grading and drainage plans as well as pavement of the project site and onsite water retention. The project does not propose to alter the Alamo River nor the IID drain that splits the property. Therefore, it is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any impacts are anticipated to be less than expected.				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) The proposed project is not expected to result in substantial erosion or siltation on-or off-site. The project will require grading and drainage plans approved by Imperial County Public Works as well as paving of the project site as well as onsite water retention. Therefore, any impacts are expected to be less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) The proposed project will be subject to a grading permit to be reviewed by Imperial County Public Works, therefore, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Less than significant impacts are expected.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) The proposed project is not expected to contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any impacts are expected to be less than significant.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) A portion of the property is located in Zone A of FEMA flood map 06025C1400C, which is a special flood hazard area without base flood elevation. These areas are along the riverbank and drain that splits the property but does not affect the entire property, the rest of which is in Zone X. The project is an RV and off-road vehicle storage, maintenance, and repair business with existing structure and does not propose any development or new structures that would impede or redirect flood flows. The current site plan shows a caretaker manufactured home within the flood plain but will be required to be moved to another part of the site. It does not appear that the project would impede or redirect flood flows and therefore any impacts are expected to be less than significant.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) As stated above, the project parcel is partially in Zone A along the banks of the Alamo River and IID drain which splits the parcel and the rest of the project is designated as be in Zone X. The project consists of storing recreational and off-road vehicles in covered and uncovered spaces with maintenance and repair being performed in an existing structure. Waste from the proposed dump stations will be contained in enclosed tanks and the proposed leach fields are not in a flood zone. A significant risk of release of pollutants due to project inundation is not anticipated and therefore, any impacts are expected to be less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The project does not appear to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.				

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

- a) Physically divide an established community?

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) The project site would not isolate any established communities. The proposed project site is surrounded by agricultural land and therefore, no impacts can be expected.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) The proposed project would not conflict with the County's General Plan or Land Use Ordinance and meets the requirements for a permitted use with an approved Conditional Use Permit. Also, in accordance with the Imperial County General Plan- Conservation and Open Space Element, Figure 1- Sensitive Habitats, the proposed project site is not located within a habitat conservation plan or natural community conservation plan area. Less than significant impacts are anticipated.

XII. MINERAL RESOURCES *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

a) The proposed RV and off-road vehicle storage, maintenance and repair business is located on disturbed industrial zoned with existing structures, and it does not appear that the project will result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Any impacts are anticipated to less than significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

b) In accordance with the Imperial County General Plan- Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on the local general plan, specific plan or other land use plans. Less than significant impacts are anticipated.

XIII. NOISE *Would the project result in:*

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) The proposed project may produce the most noise during grading and paving operations on the site. Per the Imperial County General Plan's Noise Element, construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period, and measured at the nearest sensitive receptor. This standard assumes a construction period, relative to an individual sensitive receptor of days or weeks. In cases of extended length construction times, the standard may be tightened so as not to exceed 75 dB Leq when averaged over a one (1) hour period. Applicant shall comply with the standards set on the Imperial County Noise Element. The project itself is an RV and off-road vehicle storage, maintenance and repair business which will have a varying amount of traffic depending on customer need and high traffic season which is anticipated to be October to May. The vehicles entering and leaving the site will be either self-power recreational vehicles or towed travel and/or toy trailers which generally are pulled by passenger pick-up trucks. The project is located on an industrial zoned parcel and per the Imperial County Title 9 Land Use Ordinance Division 7, industrial uses cannot exceed 70 decibels or a one hour average at the property line. The everyday operation of the project is not expected to exceed these requirements. It is expected that compliance with the Imperial County Noise element and Title 9 Division 7 will ensure any impacts are less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

b) Some ground-borne vibrations may occur during grading and paving activities but is not anticipated to be excessive. As stated earlier the project will be subject the Imperial County Noise Element and Title 9 Division 7 and therefore, any impacts are expected to be less than significant.

c) For a project located within the vicinity of a private airstrip or

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The project is not located within a runway protected zone or approach/departure zone of a local airport. The nearest airport is the Brawley Municipal Airport located 2.5 miles +/- northwest of the project site. No impacts are expected.

XIV. POPULATION AND HOUSING *Would the project:*

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

a) The proposed project will not induce substantial unplanned population growth in an area, either directly or indirectly. No impacts are expected.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Implementation of the project would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. No impacts are anticipated.

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(a) The proposed project consists of RV and off-road vehicle storage, and maintenance, and will not result in any adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Impacts are expected to be less than significant.

- 1) Fire Protection?

1) The project will be expected to comply with any Imperial County Fire Department requirements. Compliance with these requirements is expected to bring any impacts to less than significant levels.

- 2) Police Protection?

2) The County Sheriff's office provides police protection to the area. Any impacts are expected to be less than significant.

- 3) Schools?

3) The proposed project is not expected to draw a substantial number of new residents directly or indirectly to the region that would generate school-aged students requiring public education. As the project would not cause or contribute a need to construct new or physically altered public school facilities, no impacts are anticipated

- 4) Parks?

4) The proposed project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed project would not adversely affect any park facility and no impacts would be anticipated.

- 5) Other Public Facilities?

5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. Less than significant impacts are anticipated.

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

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

a) The proposed RV and off-road vehicle storage, maintenance and repair business does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. While the project will store recreation vehicles, their use will be in areas outside of the project area, most likely in the surrounding deserts such as the Glamis recreation area which is 22 miles +/- east of the project site along Hwy 78. Any impacts are anticipated to be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

b) The proposed project does not propose to construct any new on or off-site recreational facilities. Additionally, the project would not expand any existing on or off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed project. Therefore, any impacts are anticipated to be less than significant.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

a) The proposed project does not appear to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project will be conditioned to acquire any required permitting from any transportation department with jurisdiction. Therefore, any impacts are anticipated to be less than significant.

- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?

b) The project does not appear to conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b). Any impacts are anticipated to be less than significant.

- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

c) The project does not substantially increase hazards due to a geometric design feature or incompatible uses. Any impacts are expected to be less than significant.

- d) Result in inadequate emergency access?

d) The project is not expected to result in inadequate emergency access, but will need to comply with any requirements from Imperial County Fire regarding emergency access. Any impacts are expected to be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

a) The proposed RV and off-road vehicle, maintenance, and repair business is on an industrial zoned parcel on disturbed

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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land with existing structures. A notification of opportunity to consult letter in compliance with AB-52 was sent to the Quechan Indian Tribe and Campo Band of Mission Indians on August 17, 2023 and no comments were received from either. The project does not appear to cause a substantial adverse change in the significance of a tribal cultural resource; therefore any impacts are anticipated to be less than significant.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or

(i) The proposed site was not listed under the California Historical Resources in County of Imperial¹² nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are expected.

0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

(ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.

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

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

a) The proposed project will require an onsite OWTS to accommodate the proposed dump stations. This system will be permitted through the California Regional Water Quality Control Board the construction of which is not expected to cause significant environmental effects. Per the IID comment letter if the project requires future additional electrical service the applicant will need to work with the IID for that electrical expansion and be responsible for all related costs. Any impacts from the project would be considered less than significant.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

b) The project appears to have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

c) The proposed project has an existing septic system and proposes a larger OWTS for RV pumping stations and does not appear to have an impact on any wastewater treatment provider. No impacts are expected.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

d) The proposed project does not appear to generate solid waste in excess of State or local standards, or in excess of the

¹² California Historical Resources in County of Imperial

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project will have its own onsite private OWTS. Any impacts are expected to be less than significant.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
- e) The project will be required to comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.**

XX. WILDFIRE

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

a) The proposed project is not located in a Fire Hazard Severity Zone in State Responsibility Area and is in the Outside State Responsibility Area per the Cal Fire: Fire Hazard Severity Zones web application¹³. The project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, any impacts are expected to be less than significant.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

b) The proposed project is in relatively flat area surrounded by agricultural lands and is not expected to exacerbate wildfire risks due to slope, prevailing winds, and other factors that would thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts are expected to be less than significant.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

c) The proposed project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will be required to comply with any requirements from Imperial County Fire Department regarding any fire suppression mechanisms or emergency water sources. Impacts are expected to be less than significant.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

d) The proposed project will not expose people or structures to significant risks by flooding or landslides as a result of runoff, post-fire slope instability or drainage changes. The proposed project is located on flat terrain and impacts are expected to be less than significant

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

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

¹³ Cal Fire: Fire Hazard Severity Zones web application

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District

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

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V. REFERENCES

1. Imperial County General Plan Figure 9, Circulation and Scenic Highways Element
[http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf) . Page 13
2. California Department of Conservation Farmland Mapping and Monitoring Program "California Important Farmland Finder"
<https://maps.conservation.ca.gov/DLRP/CIFF/>
3. Imperial County Air Pollution Control District comment letter, September 01, 2023
4. Imperial County Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
5. Imperial Irrigation District comment letter dated: August 30, 2023
6. California Department of Conservation CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones web application
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore>
7. Imperial County General Plan Landslide Activity Map, Figure 2
<http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf>
8. Imperial County Public Works Department comment letter dated August 17, 2023.
9. Percolation Test Report Dated August 11, 2023
10. Onsite Wastewater Treatment System Application
11. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=760+Hwy+78%2C+Brawley+CA>
12. California Historical Resources in County of Imperial
<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
13. Cal Fire: Fire Hazard Severity Zones web application
<https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

"County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

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VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Conditional Use Permit #23-0019 / Initial Study #23-0024

Project Applicant: Brian Welsh

Project Location: 760 E Hwy 78, Brawley, CA 92227

Description of Project: The project proposes a recreational vehicle (RV) and off-road vehicle storage, maintenance, and repair business to be built in two potential phases. The property is divided by the Imperial Irrigation District's Osage Drain. The first phase of the project is the southern portion of the property south of the drain.

The proposed project will consist of covered and uncovered RV and off-road vehicle parking with onsite maintenance and repair services to be conducted in the existing structures onsite. There are 6 proposed dump stations for the emptying of RV waste tanks and an Onsite Waste Water Treatment System (OWTS) is proposed for the handling of this waste. The OWTS will be permitted through the California Regional Water Quality Control Board.

There will be 3 to 5 employees depending on the season, which is expected to be between October to May. Office hours are proposed as 8 am – 5 pm with access hours for storage being 24 hours a day seven days a week.

Security for the site will be done with fencing, lighting, gating, and a manager who will be residing in a proposed caretaker residence onsite.

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VII. FINDINGS

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

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

The Initial Study identifies potentially significant effects but:

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

A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

NOTICE

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

Date of Determination Jim Minnick, Director of Planning & Development Services

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

Applicant Signature

Date

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

COMMENTS

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AIR POLLUTION CONTROL DISTRICT



September 1, 2023

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

SUBJECT: Conditional Use Permit 23-0019 – RV and Vehicle Storage, Brian Welsh

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 23-0019 (Project) which proposes the operation of an RV and off-road vehicle storage, maintenance, and repair facility. The project is located at 760 Highway 78, Brawley also identified as Assessor's Parcel Number (APN) 049-310-002.

The Air District reminds the applicant that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII – Fugitive Dust Rules. Regulation VIII is a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

The Air District would also like to bring to the applicant's attention that depending on the specific equipment and services on site, the project may trigger the requirement for an Air District permit. For example, the use of electric generators or offering automotive coating/painting services may trigger permit requirements. The Air District requests the applicant contact an Air District Permitting Engineer directly to discuss the specific permitting requirements of the project.

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

The Air District's rules and regulations can be found on our website for your convenience at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,


Ismael Garcia
Environmental Coordinator II


Morinda N. Soucier
APC Division Manager



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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Public Works works for the Public

September 7, 2023

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

Attention: Derek Newland, Planner II

SUBJECT: CUP 23-0019 for Brian Welsh
Located on 760 Highway 78, Brawley, CA 92227
APN 049-310-002

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on August 17, 2023 for the above mentioned project. The applicant proposes RV and off-road vehicle storage, maintenance and repair.

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

1. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
2. A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 – Overweight Vehicles and Loads).
3. The site plan shows property lines that have never been surveyed. A record of survey might be required to establish the property boundary if fencing or any permanent structures are being proposed near the property lines.
4. If perimeter fencing is being proposed near property corners, monument preservation efforts are necessary. MPR-01 Pre-Construction and MPR-02 Post-Construction are required filled out by a person authorized to practice land surveying.

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

Respectfully,

By:

A handwritten signature in blue ink, appearing to read "Dale", with a stylized flourish extending to the right.

David Dale, PE, PLS
Assistant Public Works Director, County Surveyor

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August 30, 2023

Mr. Derek Newland
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 9:40 am, Aug 30, 2023

SUBJECT: RV and Off-Road Vehicle Storage, Maintenance & Repair Facility Project, CUP23-0019, IS23-0024

Dear Mr. Newland:

On August 17, 2023, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit No. 23-0019, Initial Study No. 23-0024. The applicant, Brian Welsh, proposes to establish an RV and off-road vehicle storage, maintenance and repair facility at 760 Hwy. 78, Brawley, CA (APN 049-310-002).

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

1. If the proposed project requires additional electrical service to the existing one, the applicant should be advised to contact Gabriel Ramirez, IID project development service planner, at (760) 339-9257 or e-mail Mr. Ramirez at gramirez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. IID water facilities that may be impacted include the Osage Drain, flowing east to west to the Alamo River. This drain divides the parcel into north and south parcel half-sections.
5. The existing crossing over the Osage Drain needs to be upgraded/enlarged due to the proposed increase in traffic with the proposed expansion.
6. The project's road access is from Highway 78. The expansion will be located north and south of the Osage Drain and the project's traffic crosses over IID's Osage Drain. An IID encroachment permit and an engineering plan review will be required.
7. To insure there are no impacts to IID facilities, grading/drainage and fencing plans, as presented to Imperial County, are to be submitted to IID Water Department Engineering Services Section prior to the project's final design. IID WDES Section can be contacted at (760) 339-9265 for additional information
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
9. The applicant may not use IID's canal or drain banks to access the project site.
10. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
11. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Derek Newland
August 30, 2023
Page 3

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

Respectfully,



Donald Vargas
Compliance Administrator II

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

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**OWTS APPLICATION
TO THE RWQCB**

EEC ORIGINAL PKG



State of California
Regional Water Quality Control Board

APPLICATION/REPORT OF WASTE DISCHARGE
GENERAL INFORMATION FORM FOR
WASTE DISCHARGE REQUIREMENTS OR NPDES PERMIT

I. FACILITY INFORMATION

A. FACILITY:

Name Imperial R.V. Storage LLC
Address 760 Highway 78
City/County/State/Zip Code Brawley, CA, 92227
Contact Person Brian Welsh
Telephone Number 773-450-6540 Email jwelsh007@aol.com

B. FACILITY OWNER:

Name Brian Welsh Sole Mbr
Address 1950 N. Logan Street, Unit 1202
City/State/Zip Code Denver, Co 80203
Contact Person Brian Welsh
Telephone Number 773-450-6540 Email jwelsh007@aol.com
Federal Tax ID 93-4642069

Owner Type (Mark one):

- Individual [checked] Corporation [] Governmental Agency [] Partnership []
Other: []

C. FACILITY OPERATOR (The agency or business, not the person):

Name Brian Welsh
Address 1950 N. Logan Street, Unit 1202
City/State/Zip Code Denver, CO 80203
Contact Person Brian Welsh
Telephone Number 773-450-6540 Email jwelsh007@aol.com

Operator Type (Mark one):

- Individual [checked] Corporation [] Governmental Agency [] Partnership []
Other: []

D. OWNER OF THE LAND

Name Brian Welsh

Address 1950 N. Logan Street, Unit 1202

City/State/Zip Code Denver, CO 80203

Contact Person Brian Welsh

Telephone Number 773-450-6540 Email jwelsh007@aol.com

Owner Type (Mark one):

- Individual Corporation Governmental Agency Partnership
- Other: _____

E. ADDRESS WHERE LEGAL NOTICE MAY BE SERVED

Address 1950 N. Logan Street, Unit 1202

City/State/Zip Code Denver, CO 80203

Contact Person Brian Welsh

Telephone Number 773-450-6540 Email jwelsh007@aol.com

F. BILLING ADDRESS

Address 1950 N. Logan Street, Unit 1202

City/State/Zip Code Denver, CO 80203

Contact Person Brian Welsh

Telephone Number 773-450-6540 Email jwelsh007@aol.com

II. TYPE OF DISCHARGE

Check Type of Discharge(s) Described in this Application:

- Waste Discharge to Land** **Waste Discharge to Surface Water**

Check all that apply:

- Animal or Aquacultural Wastewater Land Treatment Unit
- Animal Waste Solids Landfill (see instructions)
- Biosolids/Residual Mining
- Cooling Water Storm Water
- Domestic/ Municipal Wastewater Treatment and Disposal Surface Impoundment
- Dredge Material Disposal Waste Pile
- Hazardous Waste (see instructions) Wastewater Reclamation
- Industrial Process Wastewater Other, please describe _____

III. LOCATION OF THE FACILITY

Describe the physical location of the facility:

1. Assessor's Parcel Number(s)

Facility: 049-310-002-000

Discharge Point: 049-310-002-000

2. Latitude

Facility: 32.982817

Discharge Point: 32.982817

3. Longitude

Facility: -115.466449

Discharge Point: -115.466449

IV. REASON FOR FILING

Check all that apply:

- New Discharge or Facility
- Change in Design or Operation
- Change in Quantity/Type of Discharge
- Changes in Ownership/Operator (see instructions)
- Waste Discharge Requirements Update or NPDES Permit Reissuance
- Other: _____

V. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Name of Lead Agency _____

Has a public agency determined that the proposed project is exempt from CEQA?

- Yes No

If yes, state the basis for the exemption and the name of the agency supplying the exemption on the line below:

Has a "Notice of Determination" been filed under CEQA?

- Yes No

If Yes, enclose a copy of the CEQA document, Environmental Impact Report (EIR), or Negative Declaration. If No, identify the expected type of CEQA document and expected date of completion.

Expected CEQA Documents: EIR Negative Declaration

Expected CEQA Completion Date: Unknown

VI. OTHER REQUIRED INFORMATION

Please provide a COMPLETE characterization of your discharge. A complete characterization includes, but is not limited to, design and actual flows, a list of constituents and the discharge concentration of each constituent, a list of other appropriate waste discharge characteristics, a description and schematic drawing of all treatment processes, a description of any Best Management Practices (BMPs) used, and a description of disposal methods.

Also include a site map showing the location of the facility and, if you are submitting this application for an NPDES permit, identify the surface water to which you propose to discharge. Please try to limit your maps to a scale of 1:24,000 (7.5' USGS Quadrangle) or a street map, if more appropriate.

VII. OTHER

Attach additional sheets to explain any responses which need clarification. List attachments with titles and dates below:

- Project Description (11/22/2023)

- Geotechnical Report (11/17/2023)

- Aerial Site Plan, Site Plan & System P&ID (6/20/2023)

You will be notified by a representative of the RWQCB within 30 days of receipt of your application. The notice will state if your application is complete or if there is additional information you must submit to complete your Application/Report of Waste Discharge, pursuant to Division 7, Section 13260 of the California Water Code.

VIII. CERTIFICATION

"I certify under penalty of law that this document, including all attachments and supplemental information, were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Print Name Brian Welsh Title Owner
 Signature *Brian Welsh* Date 12/11/23

FOR OFFICE USE ONLY

Date Form 200 Received:	Letter to Discharger:	Fee Amount Received:	Check #:
-------------------------	-----------------------	----------------------	----------

Imperial R.V. Storage

Onsite Wastewater Treatment System - Project Description

Contact Information

Company: Imperial R.V. Storage, LLC
Address: 760 E. Hwy 78, Brawley CA 92227
APN: 049-310-002
Owner: Brian Welsh 773-450-6540
Mailing Address: 1950 N. Logan Street, Unit 1202, Denver CO 80203

Project Basis

Imperial R.V. Storage (IRVS) is an RV storage site under development. The purpose of this project is to install an onsite wastewater treatment system (OWTS) to treat the effluent from the RV dump stations holding as well as office facilities within the site. This will eliminate the need for trucking the sewage to treatment facilities about 5 miles away, thereby reducing the environmental impact of those semi-truck trips.

Project Intent

IRSV is applying for a waste discharge permit with the State of California Regional Water Quality Control Board (RWQCB) for the installation of an OWTS.

Effluent Data

Design effluent flowrate (max) = 5780 gal/day
(Based on 80 gal per RV truck discharging once every 4 days, total 289 spaces total at 20 gpd)
Typical effluent flowrate = 1000 gal/day Raw
effluent values (prior to treatment) (mg/L)
BOD5: 400 mg/L (Typical in US)
TSS: 200 mg/L (Typical in US)
TKN: 35 mg/L (Typical in US)
Ammonia: 40 mg/L (Typical in US)
Phosphorous: 20 mg/L (Typical in US)

These values are expected to decrease by up to 25% with the proposed OWTS due to the storage customers being able to flush their tanks and hoses with water when they are finished dumping.

Facility Description

The Facility (Imperial R.V. Storage) is located at 760 E Hwy 78, Brawley, CA 92227 and approximately 3 miles east of the Brawley city limits, near the intersection of State Route 78 and Seybert Rd in Imperial County (**ATTACHMENT 1**).

EEC ORIGINAL PKG

The Assessor's Parcel Number is 049-310-002-000. The Township and Range are a portion of Section 31, Township 13 South, Range 15 East, San Bernardino Meridian. The Latitude is 32.982817° N and the Longitude is 115.466449° W.

The Discharger plans to provide a 3-stage onsite wastewater treatment system. The proposed system will be capable of treating a maximum of 6,000 gallons per day (gpd) of domestic wastewater generated by the RV's (**ATTACHMENT 2**) with a proposed 289 RV parking slots. The system will be installed north of the proposed RV storage facility on an adjacent property belonging to the owner (a potential future R.V. Storage site, but this proposed OWTS will handle only the south parcel). The Facility is located in a remote area with no access to municipal water or wastewater systems. The property is relatively flat and is in an area of minimal flood hazard, Zone X, and not subject to a 100-year flood event, as defined by FEMA.

OWTS Description

The proposed OWTS will consist of the following components (**ATTACHMENT 3**):

1. Existing Primary 10,000 gallon holding tank. This tank has an internal partition to facilitate the removal of primary solids. The effluent leaving this tank will gravity drain to a 500-gallon pump tank.
2. A 500-gallon float operated pump tank will discharge the effluent from the 10,000-gallon holding tank to a Secondary 10,000 gallon holding tank located next to the new ponds.
3. The Secondary 10,000 gallon holding tank will also have an internal partition for secondary primary solids removal and will act as a "wide" spot in the line in order to regulate the average daily flow rate. This tank will gravity feed into the Facultative Pond. A pump will be installed to empty the 2nd chamber of the tank during the week prior to the (5) known "high RV dump" weekends.
4. The Facultative Pond will have a trickle filter, a pond divider to enhance nitrification / de-nitrification process, a liner to eliminate any seepage, and 2 feet of freeboard. It will have dimensions of 36' wide x 90' long x 5' deep and surface area of 3,240'. The pond will have a total volume of 90,000 gallons which includes a 15% safety factor using the "Gloyna Method" calculation. The Facultative Pond will gravity feed to a leach field that will consist of trenches to facilitate infiltration. A soil percolation test was conducted indicated good infiltration rates for the leach field. The percolation test report is given in **Attachment 4**. Geotechnical investigation also indicted that groundwater levels within the site are more than 30 feet below existing grade.

Sludge and solid waste from the treatment facility will be periodically hauled away.

Best Management Practices (BMPs)

IRVS will continue with General BMP's which include site cleanliness, preventative maintenance, security, daily inspections, facility improvement and record keeping.

OWTS specific BMP's will be implemented starting with the design/engineering of the system and it's various components to ensure simple failsafe operation and continue with the following:

1. Daily inspection of the OWTS.
2. Verifying the integrity of the ponds and pumping / piping components.
3. Removing any vegetation debris and or trash from the ponds.
4. Minimizing objectionable odors, weeds and algae growth.
5. Mosquito breeding prevention.
6. Scheduling pump outs of the (2) holding tanks primary compartments to remove the contained TSS.
7. Testing of the effluent to ensure that the system is operating within the established parameters. And modify the system as necessary if the test results reveal any deficiencies.

Additionally, IRVS will periodically assess and reevaluate our OWTS components and BMP plan to ensure that we are operating in the safest possible manner.

IMPERIAL R.V. STORAGE

DUE DILLIGENCE FINDINGS

PROJECT LOCATION ADJACENT TO AN IMPAIRED WATER – ALAMO RIVER

ALAMO RIVER Designated as special protection areas for impaired surface and ground waters of the State of California

(Source: Attachment 2, **OWTS Policy** -Water Quality Control Policy for Siting, Design Operation, and Maintenance of Onsite Wastewater Treatment Systems, April 18, 2023, **State Water Resources Control Board, California Environmental Protection Agency**)

Section 8.80.160 -A.4 of Imperial County Ordinance Number 1516, Appendix B -Final Draft Imperial County Onsite Wastewater Treatment Systems Ordinance

- REQUIRED TIER 3 LEVEL OF TREATMENT (TRIGGERS SECTION 303.D OF THE CLEAN WATER ACT)
- Advanced Protection Management Program
- Local Management Agency (LMA) must collaborate with Regional Management Agency (RMA)
- LMA IS IMPERIAL COUNTY
- RMA ARE -STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) and COLORADO RIVER BASIN REGION (REGIONAL WATER BOARD)

WHAT TO DO INITIALLY

- SUBMIT APPLICATION ON FORM 200 202 r11 with Technical Data (Listed Below)
- PROVIDE A REPORT OF WASTE DISCHARGE (ROWD) INCLUDING FLOW RATES
- A TECHNICAL DOCUMENT OF HOW WASTEWATER IS/WILL BE HANDLED
- LABORATORY REPORT OF SITE SEWAGE SAMPLES
- STORM WATER MANAGMENT
- HYDROGEOLOGY REPORTS (GEOTECHNICAL, MAINLY GROUNDWATER ISSUES)
- TIER 3 GUIDED BY TMDL (Total Maximum Daily Load)
- TMDL has been established for ALAMO RIVER

UPON FILING OF APPLICATION ON FORM 200 WITH THE REQUIRED TECHNICAL DATA, THE RWQCB WILL PROVIDE INFORMATION ON HOW THE DESIGN SHOULD PROCEED AND THE TARGET TDML's

THERE WILL BE EXTENSIVE MONITORING OF THE WASTEWATER TREATMENT SYSTEM WHEN CONSTRUCTED

August 11, 2023

Kesri Sekhon, P.E.
7072 Cordgrass Court
Carlsbad, CA 92011

Attn: Cecilia Vogel
652 Lee Rd.
Imperial, CA 92251

Re: Imperial RV Storage
760 Highway 78
Brawley, CA 92227
APN # 049-310-002-000

Subj.: Soil Percolation Test Results

Dear Mrs. Vogel,

Soil percolation testing has been completed for the above referenced project site. The percolation tests were conducted on July 18, 2023, in accordance with Imperial County's adopted "falling head test method" (*Robert A. Taft Method of Soil Percolation Testing*). Logs of the percolation borings are shown in Appendix A.

The subject site (Figure 1) is located on the north side of State Hwy 78 in Brawley, California. The site is bounded on the west by the Alamo River, to the south by State Hwy 78, and east by undeveloped land. The site consists of an existing office building, metal building, and metal shade.

Proposed development consists of new R.V. storage parking, a new modular unit, and a new onsite wastewater treatment system (OWTS) as required by the State of California Regional Water Quality Control Board (RWQCB).

The percolation test locations are indicated on Figure 1 of Appendix A. Four (4) test holes were dug via a 5.5 hp post hole auger 12 inches in diameter to an approximate depth of 36 inches below ground surface. Each test hole was filled with approximately twelve (12) inches of water over a layer of pea gravel and was maintained for four (4) hours to achieve a pre-saturated condition.

The holes were then re-filled with water and allowed to drop for 30 minutes. Measurements were recorded at 30-minute intervals for four hours until sufficiently stabilized rates were recorded. The summary of percolation results is provided in the following table.

Test Hole #	Percolation Rate (minutes per inch)
1	40
2	60
3	40
4	40

EEC ORIGINAL PKG

Percolation rates (rounded up to the nearest whole number) ranged from 40 to 60 minutes per inch. For soils to effectively treat effluent, percolation rates generally need to be between 10 and 60 minutes per inch. Therefore, in my professional opinion, the site is suitable for the design and installation of an onsite wastewater treatment system (OWTS).

The scope of work performed for this study was intended to evaluate the feasibility of an OWTS based on percolation testing. Although there was no evidence which precludes the use of an OWTS, additional testing will be required for final design.

Services performed have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, either express or implied, and no warranty or guarantee is included or intended.

The data, opinions, and recommendations of this report are applicable to the specific design intent of this project. They have no applicability to any other project or to any other location, and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without prior written consent.

I have no responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions or programs in connection with the construction, for the acts or omissions of the CONTRACTOR, or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

The opportunity to provide you with consulting services and professional opinions is truly appreciated. If you have any questions, please contact the undersigned at (858) 395-1143.

Respectfully Submitted,



Kesri Sekhon, P.E.



Attachments: Figure 1 – Site Location Map
 Appendix A – Field Data and Calculations

EEC ORIGINAL PKG

Figure 1



APPENDIX A

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23

Test Hole No.: 1 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____

Depth of Test Hole: 36 inches Air Temp.: 107° F USCS: _____

Test Hole Dimensions (Inches)
 Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Piezometric Surface in Inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	10:55 AM	11:25 AM	30	27.25	24.5	2.75	11	
2	11:25 AM	11:55 AM	30	24.5	23.75	0.75	40	
3	11:55 AM	12:25 PM	30	23.75	23	0.75	40	
4	12:25 PM	12:55 PM	30	23	22.25	0.75	40	
5	12:55 PM	1:25 PM	30	22.25	21.25	1	30	
6	1:25 PM	1:55 PM	30	21.25	20.5	0.75	40	
7	1:55 PM	2:25 PM	30	20.5	19.75	0.75	40	
8	2:25 PM	2:55 PM	30	19.75	19	0.75	40	
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EFC ORIGINAL PKG

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23

Test Hole No.: 2 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____

Depth of Test Hole: 36 inches Air Temp.: 107^o F USCS: _____

Test Hole Dimensions (Inches)

Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Piezometric Surface in inches		Depth Change	Perc Rate (min./in.)	NOTES
				Start Depth	End Depth			
1	11:00 AM	11:30 AM	30	31	28.5	2.5	12	
2	11:30 AM	12:00 PM	30	28.5	28	0.5	60	
3	12:00 PM	12:30 PM	30	28	27	1	30	
4	12:30 PM	1:00 PM	30	27	26.25	0.75	40	
5	1:00 PM	1:30 PM	30	26.25	25.5	0.75	40	
6	1:30 PM	2:00 PM	30	25.5	24.75	0.75	40	
7	2:00 PM	2:30 PM	30	24.75	24	0.75	40	
8	2:30 PM	3:00 PM	30	24	23.5	0.5	60	
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REC ORIGINAL PKG

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23

Test Hole No.: 3 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____

Depth of Test Hole: 36 inches Air Temp.: 107^o F USCS: _____

Test Hole Dimensions (Inches)

Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Piezometric Surface in inches		Depth Change	Perc Rate (min./in.)	NOTES
				Start Depth	End Depth			
1	11:05 AM	11:35 AM	30	33	31.5	1.5	20	
2	11:35 AM	12:05 PM	30	31.5	30.25	1.25	24	
3	12:05 PM	12:35 PM	30	30.25	29.25	1	30	
4	12:35 PM	1:05 PM	30	29.25	28	1.25	24	
5	1:05 PM	1:35 PM	30	28	27.25	0.75	40	
6	1:35 PM	2:05 PM	30	27.25	26.5	0.75	40	
7	2:05 PM	2:35 PM	30	26.5	25.5	1	30	
8	2:35 PM	3:05 PM	30	25.5	24.5	1	30	
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EEC ORIGINAL PKG

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23

Test Hole No.: 4 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____

Depth of Test Hole: 36 inches Air Temp.: 107° F USCS: _____

Test Hole Dimensions (Inches)

Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Piezometric Surface in inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	11:10 AM	11:40 AM	30	32	30.5	1.5	20	
2	11:40 AM	12:10 PM	30	30.5	29.5	1	30	
3	12:10 PM	12:40 PM	30	29.5	28.25	1.25	24	
4	12:40 PM	1:10 PM	30	28.25	27.5	0.75	40	
5	1:10 PM	1:40 PM	30	27.5	26.5	1	30	
6	1:40 PM	2:10 PM	30	26.5	25.75	0.75	40	
7	2:10 PM	2:40 PM	30	25.75	25	0.75	40	
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EEC ORIGINAL PKG

August 11, 2023

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The percolation test locations are indicated on Figure 1 of Appendix A. Four (4) test holes were dug via a 5.5 hp post hole auger 12 inches in diameter to an approximate depth of 36 inches below ground surface. Each test hole was filled with approximately twelve (12) inches of water over a layer of pea gravel and was maintained for four (4) hours to achieve a pre-saturated condition.

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Test Hole #	Percolation Rate (minutes per inch)
1	40
2	60
3	40
4	40

EEC ORIGINAL PKG

Percolation rates (rounded up to the nearest whole number) ranged from 40 to 60 minutes per inch. For soils to effectively treat effluent, percolation rates generally need to be between 10 and 60 minutes per inch. Therefore, in my professional opinion, the site is suitable for the design and installation of an onsite wastewater treatment system (OWTS).

The scope of work performed for this study was intended to evaluate the feasibility of an OWTS based on percolation testing. Although there was no evidence which precludes the use of an OWTS, additional testing will be required for final design.

Services performed have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, either express or implied, and no warranty or guarantee is included or intended.

Further, I observed and verified the owner performed excavation to a depth of 10 feet did not indicate any signs of groundwater.

The data, opinions, and recommendations of this report are applicable to the specific design intent of this project. They have no applicability to any other project or to any other location, and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without prior written consent.

I have no responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions or programs in connection with the construction, for the acts or omissions of the CONTRACTOR, or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

The opportunity to provide you with consulting services and professional opinions is truly appreciated. If you have any questions, please contact the undersigned at (858) 395-1143.

Respectfully Submitted,



Kesri Sekhon, P.E.



Attachments: Figure 1 – Site Location Map
Appendix A – Field Data and Calculations

EEC ORIGINAL PKG

Figure 1



EEC ORIGINAL PKG

APPENDIX A

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23
 Test Hole No.: 1 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____
 Depth of Test Hole: 36 inches Air Temp.: 107^o F USCS: _____
 Test Hole Dimensions (Inches)
 Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Pieziometric Surface in inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	10:55 AM	11:25 AM	30	27.25	24.5	2.75	11	
2	11:25 AM	11:55 AM	30	24.5	23.75	0.75	40	
3	11:55 AM	12:25 PM	30	23.75	23	0.75	40	
4	12:25 PM	12:55 PM	30	23	22.25	0.75	40	
5	12:55 PM	1:25 PM	30	22.25	21.25	1	30	
6	1:25 PM	1:55 PM	30	21.25	20.5	0.75	40	
7	1:55 PM	2:25 PM	30	20.5	19.75	0.75	40	
8	2:25 PM	2:55 PM	30	19.75	19	0.75	40	
9								
10								

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23

Test Hole No.: 2 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____

Depth of Test Hole: 36 inches Air Temp.: 107° F USCS: _____

Test Hole Dimensions (Inches)

Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Pieziometric Surface in inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	11:00 AM	11:30 AM	30	31	28.5	2.5	12	
2	11:30 AM	12:00 PM	30	28.5	28	0.5	60	
3	12:00 PM	12:30 PM	30	28	27	1	30	
4	12:30 PM	1:00 PM	30	27	26.25	0.75	40	
5	1:00 PM	1:30 PM	30	26.25	25.5	0.75	40	
6	1:30 PM	2:00 PM	30	25.5	24.75	0.75	40	
7	2:00 PM	2:30 PM	30	24.75	24	0.75	40	
8	2:30 PM	3:00 PM	30	24	23.5	0.5	60	
9								
10								

EEC ORIGINAL PKG

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23
 Test Hole No.: 3 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____
 Depth of Test Hole: 36 inches Air Temp.: 107^o F USCS: _____
 Test Hole Dimensions (Inches)
 Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

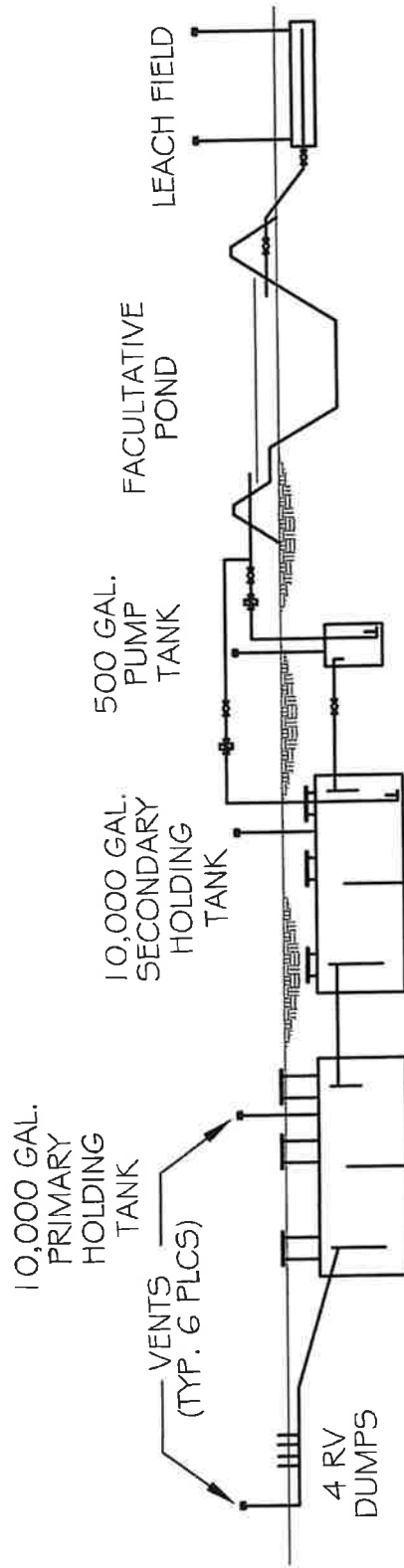
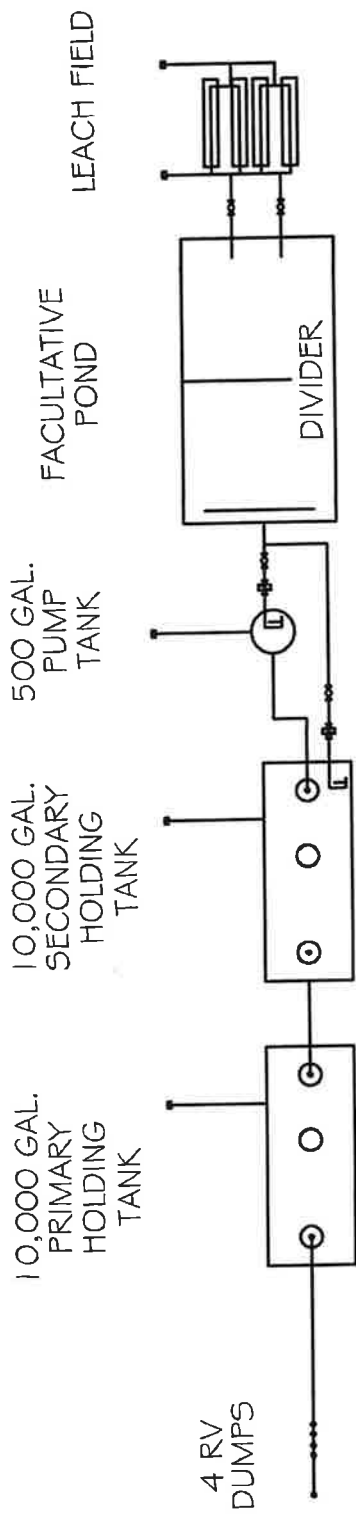
Trial No.	Start Time	Stop Time	Time Interval	Pieziometric Surface in inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	11:05 AM	11:35 AM	30	33	31.5	1.5	20	
2	11:35 AM	12:05 PM	30	31.5	30.25	1.25	24	
3	12:05 PM	12:35 PM	30	30.25	29.25	1	30	
4	12:35 PM	1:05 PM	30	29.25	28	1.25	24	
5	1:05 PM	1:35 PM	30	28	27.25	0.75	40	
6	1:35 PM	2:05 PM	30	27.25	26.5	0.75	40	
7	2:05 PM	2:35 PM	30	26.5	25.5	1	30	
8	2:35 PM	3:05 PM	30	25.5	24.5	1	30	
9								
10								

PERCOLATION TEST DATA SHEET

Project Name: Imperial R.V. Storage Project No.: 2301P Date: 07/18/23
 Test Hole No.: 4 Tested By: Kesri "KC" Sekhon, P.E. Water Temp.: _____
 Depth of Test Hole: 36 inches Air Temp.: 107^o F USCS: _____
 Test Hole Dimensions (Inches)
 Length _____ Width _____ Diameter 12" Ave. Water Column _____

Infiltration Test

Trial No.	Start Time	Stop Time	Time Interval	Pieziometric Surface in inches			Perc Rate (min./in.)	NOTES
				Start Depth	End Depth	Depth Change		
1	11:10 AM	11:40 AM	30	32	30.5	1.5	20	
2	11:40 AM	12:10 PM	30	30.5	29.5	1	30	
3	12:10 PM	12:40 PM	30	29.5	28.25	1.25	24	
4	12:40 PM	1:10 PM	30	28.25	27.5	0.75	40	
5	1:10 PM	1:40 PM	30	27.5	26.5	1	30	
6	1:40 PM	2:10 PM	30	26.5	25.75	0.75	40	
7	2:10 PM	2:40 PM	30	25.75	25	0.75	40	
8	2:40 PM	3:10 PM	30	25	24.25	0.75	40	
9								
10								

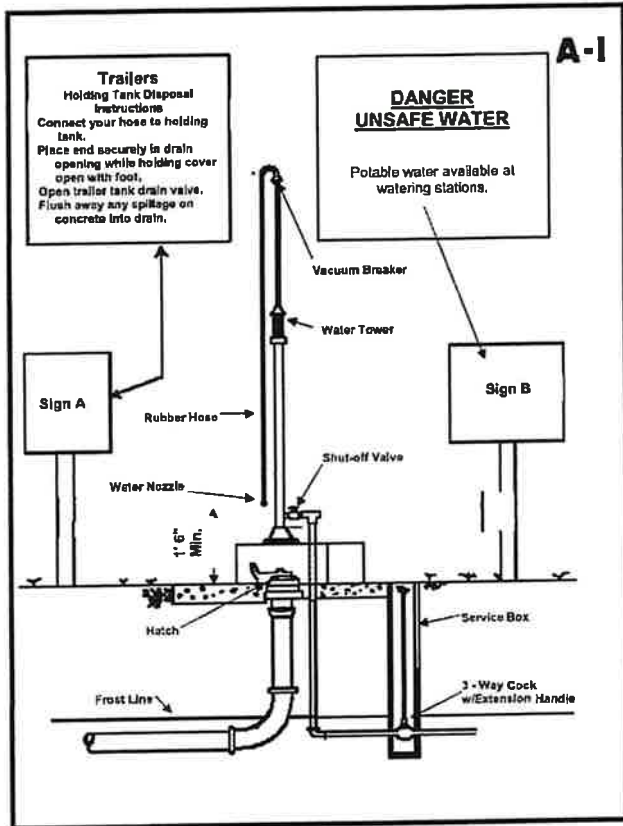


RV STORAGE, BRAWLEY, CA	
P&ID	APN:049-310-002

ATTACHMENT 3

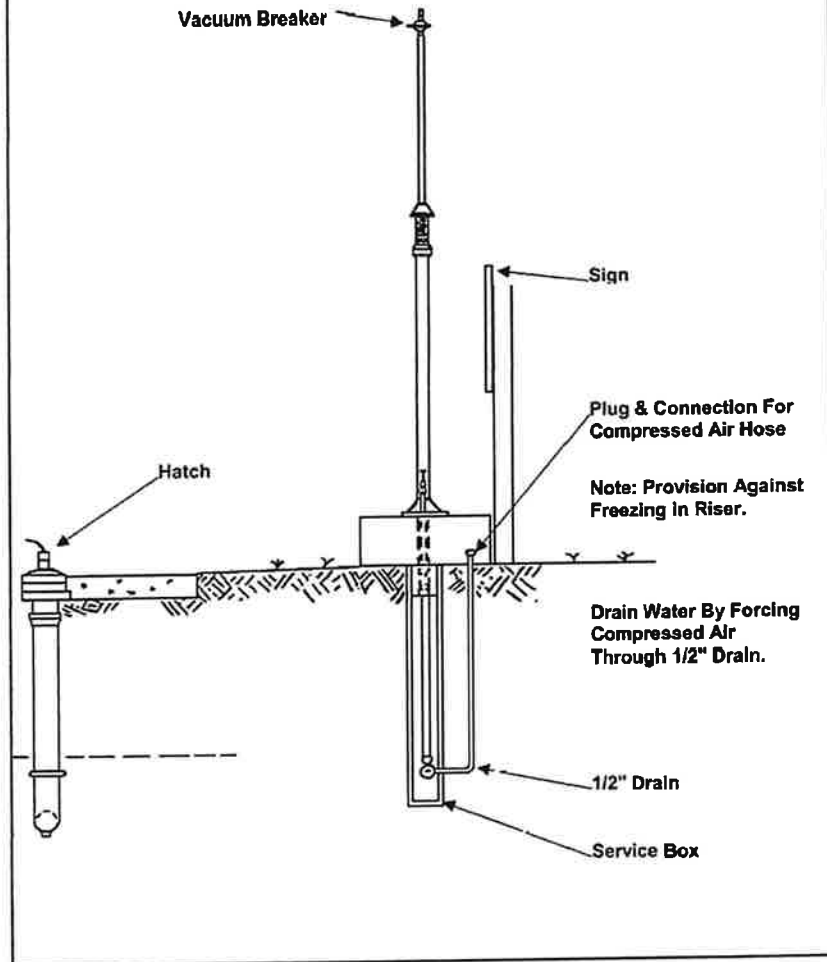
EEC ORIGINAL PKG

PLAN VIEW



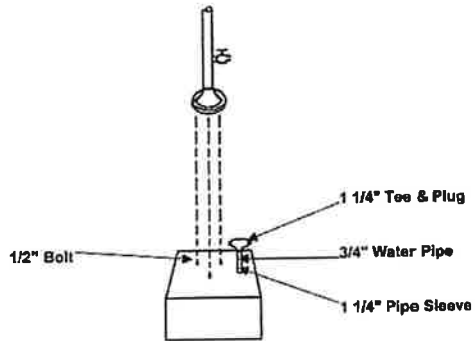
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A-2

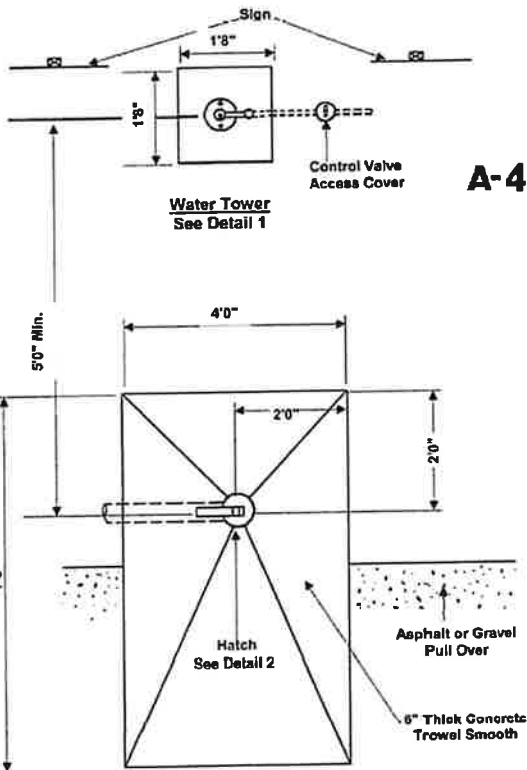


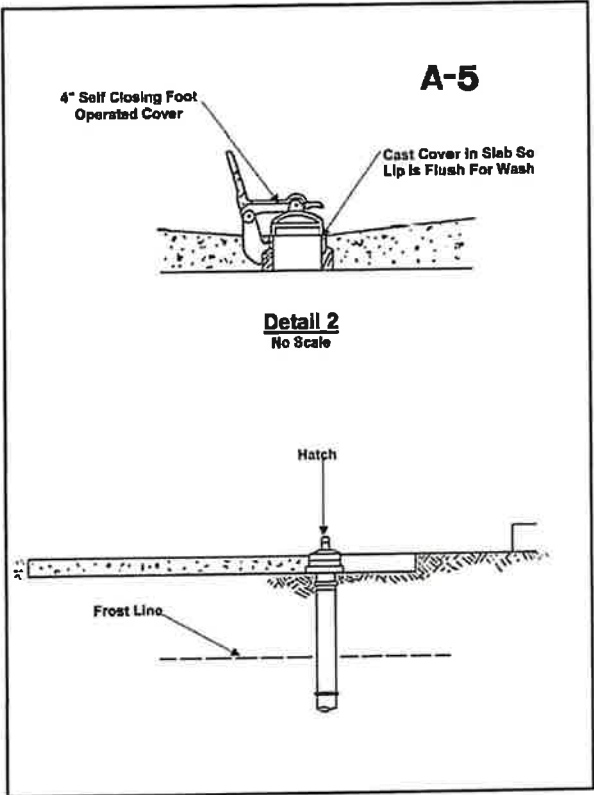
EEC ORIGINAL PKG

A-3

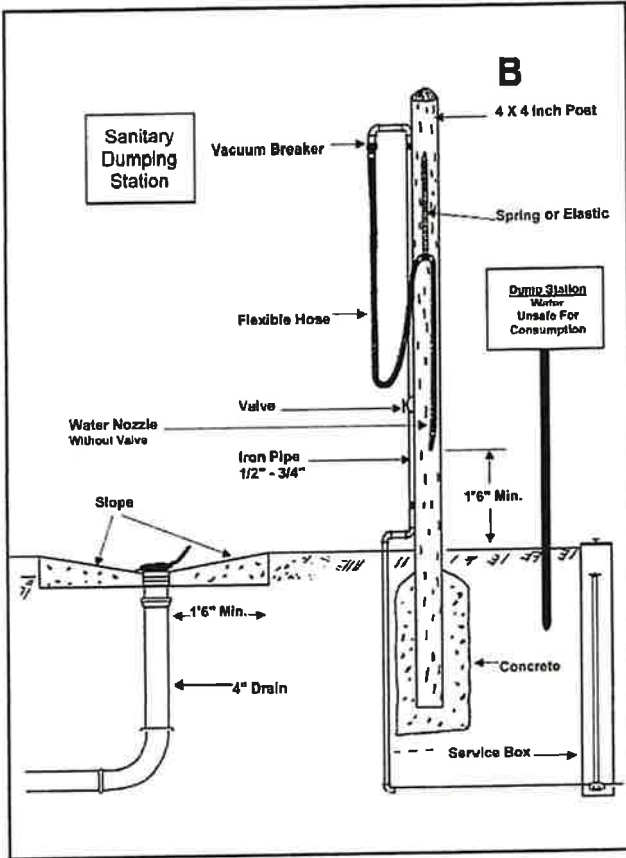


Detail 1
No Scale





Sani dump with rinse water - not drinkable water



APPLICATION

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME Brian Welsh	EMAIL ADDRESS jwelsh007@aol.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 1950 N Logan St. 1202, Denver, CO	ZIP CODE 80203	PHONE NUMBER 773-450-6540
3. APPLICANT'S NAME Cecilia Griffiths Vogel	EMAIL ADDRESS cg4557600@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 652 Lee Road, Imperial, CA	ZIP CODE 92251	PHONE NUMBER 760-455-7600
4. ENGINEER'S NAME Kesri S. Sekhon	CA. LICENSE NO. 72573	EMAIL ADDRESS kesri.sekhon@apsi6d.com
5. MAILING ADDRESS (Street / P O Box, City, State) 7072 Cordgrass Ct., Carlsbad, CA	ZIP CODE 92011	PHONE NUMBER 858-395-1143
6. ASSESSOR'S PARCEL NO. 049-310-002-000	SIZE OF PROPERTY (in acres or square foot) 25.35 AC	ZONING (existing) M1 & A2
7. PROPERTY (site) ADDRESS 760 Hwy 78, Brawley, CA 92227		
8. GENERAL LOCATION (i.e. city, town, cross street) Brawley		
9. LEGAL DESCRIPTION TR#37 POR TR 37 13-14/15 25.35AC N OF HWY & E OF ALAMO RIVER		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	RV Storage, With Shades, and Waste Dump (per RWQCB requirements)
11. DESCRIBE CURRENT USE OF PROPERTY	Repair Shop, to remain
12. DESCRIBE PROPOSED SEWER SYSTEM	Septic w/Leach lines, Outdoor ADA restrooms(E) to remain
13. DESCRIBE PROPOSED WATER SYSTEM	(E)Water Cistern 15,000 gallons capacity w/Hydrant Connection
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Hydrant Connection per IC Fire Requirements
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 3

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

Brian Welsh 5-09-2023
 Print Name Date
 Signature

 Print Name Date
 Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	\$11,000.00
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY:	<u>[Signature]</u>	DATE	<u>2/24/23</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P. W
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A P C D
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O E S
		DATE	_____	<input type="checkbox"/> _____

CUP #

EEC ORIGINAL PKG

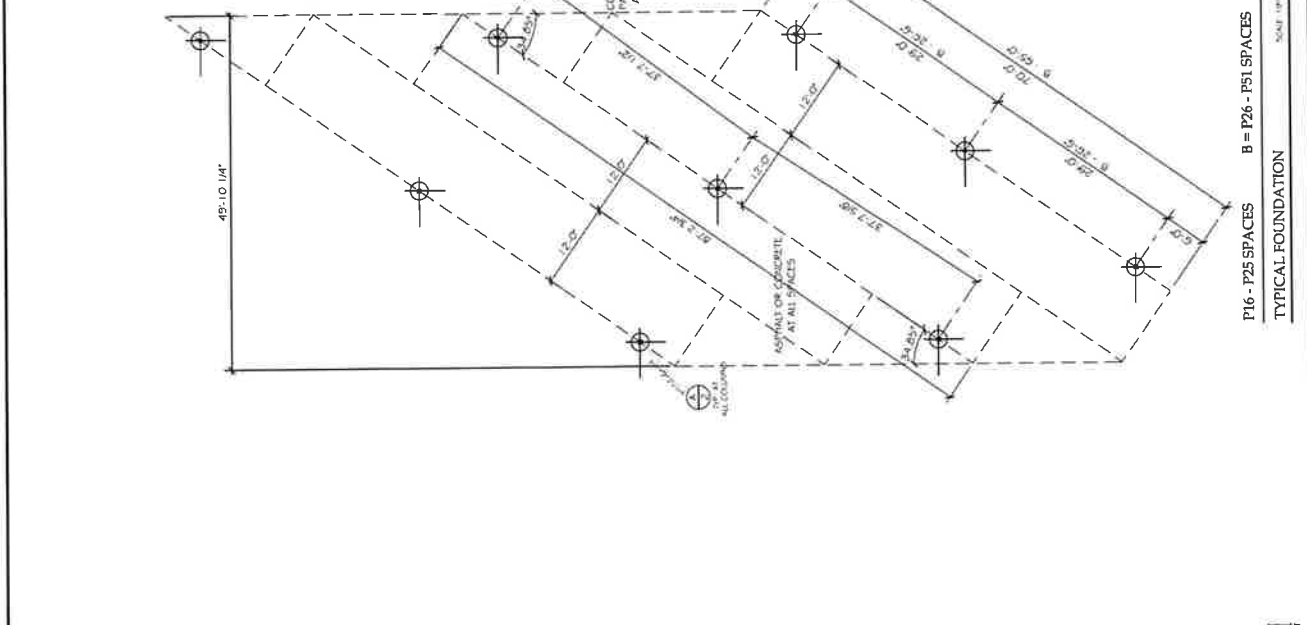
PROJECT SUMMARY:

**IMPERIAL RV STORAGE
RV TRAILER AND OFF-ROAD VEHICLES STORAGE**

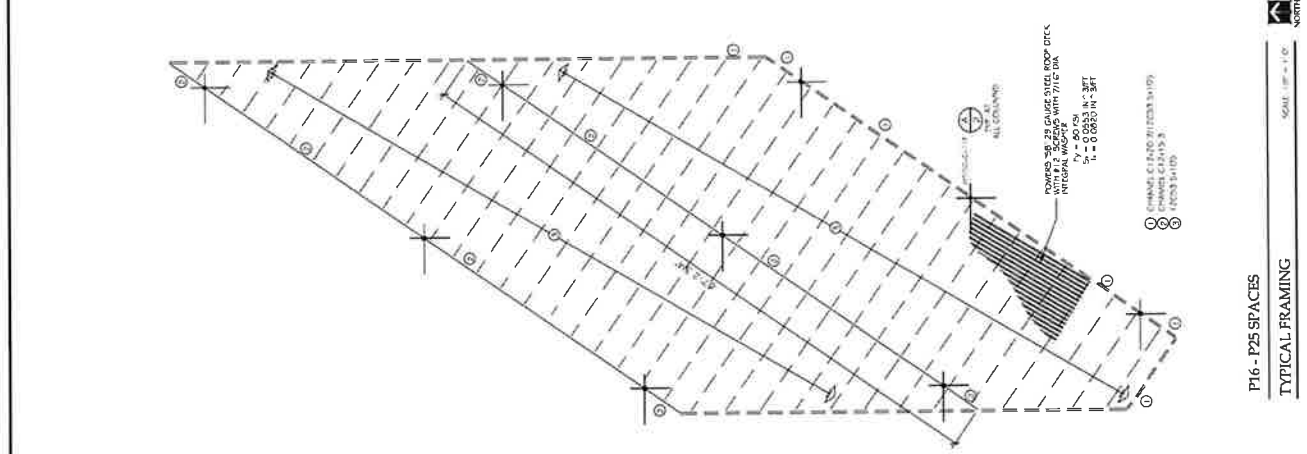
**760 HIGHWAY 78, BRAWLEY, CA 92227
APN: 049-310-002-000**

SERVICES:

1. QUALITY LOCATION TO KEEP YOUR VEHICLES SAFE
2. THE PROPERTY IS KEPT EXTREMELY CLEAN
3. RECYCLED CONCRETE BASE AT ALL PARKING AREAS
4. OUTDOOR COVERED SPACES FOR RV STORAGE, WITH SPACES THAT ARE WIDE AND EASY TO ACCESS.
5. ON-SITE FACILITY FOR RV & OFF-ROAD VEHICLE MAINTENANCE AND REPAIR
6. HIGH LEVEL OF SECURITY AND PERIMETER FENCING WITH AN ON-SITE MANAGER WHO LIVES ON THE PROPERTY
7. THERE WILL BE 6 DUMP STATIONS ON-SITE
8. ACCESS HOURS: 24/7
9. OFFICE HOURS: 8/5
10. SEASON: OCTOBER 1 TO MAY 31ST
11. 3 TO 5 EMPLOYEES DEPENDING ON SEASON
12. PROPERTY HAS 4 DIFFERENT RV STORAGE SPACE SIZES
13. EXISTING BUILDING(S) WILL BE USED FOR VEHICLE MAINTENANCE AND REPAIR
14. DETACHED EXISTING BUILDING HAS ADA RESTROOM(S)



P16 - P25 SPACES B = P26 - P51 SPACES
 TYPICAL FOUNDATION



P16 - P25 SPACES
 TYPICAL FRAMING