

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: April 25, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 3

Parcel Map #02506/Variance #23-0008

PROJECT TYPE: Shine Investments, LLC SUPERVISORY DISTRICT #3

LOCATION: 631 Neckel Road APN: 063-031-004-000

Imperial, CA 92251 PARCEL SIZE: +/- 4.25 acres

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

ZONE (existing) A-1-U(Limited Agriculture)(Within Urban Boundaries Only) 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: 04/25/2024

INITIAL STUDY: #23-0036

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

Imperial Irrigation District

REQUESTED ACTION:

(See Attached)

Planning & Development Services EEC ORIGINAL PKG

801 MAIN ST., EL CENTRO, CA 92243 442-265-1736

(Jim Minnick, Director)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02506/Variance #23-0008/Initial Study #23-0036
Shine Investments LLC**



Prepared By:

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

April 2024

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02506 and Variance #23-0008 (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 the quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

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

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

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

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

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

County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

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

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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. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”.
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections. **EEC ORIGINAL PKG**

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- 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:** Parcel Map #02506/Variance #23-0008/Initial Study #23-0036 (Shine Investments LLC)
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Evelia Jimenez, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** ejimenez@co.imperial.ca.us
6. **Project location:** 631 Neckel Rd., Imperial, CA 92251 - Assessor's Parcel Number (APN) 063-031-004-000
7. **Project sponsor's name and address:** Shine Investments LLC
341 Crown Ct., Imperial, California 92251
8. **General Plan designation:** Urban
9. **Zoning:** A-1-U (Limited Agriculture within Urban Boundaries only)

10. **Description of project:** The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide a limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

The project site has an existing home, built in 1972 per Assessor's Building Record, with legal and physical access from Neckle Rd. The home receives water from the Newside Canal, discharge wastewater through an existing septic system and has been remodeled. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home will continue to use water from the Newside Canal, discharge from an existing septic system and access from Neckel Rd. The two new single-family homes will each have their own discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.

11. **Surrounding land uses and setting:** The parcel to the North is agriculture farmed land and zoned A-2-U (General Agriculture within Urban Boundaries). The parcels to the East, South and West are zoned A-1-U (Limited Agriculture within Urban Boundaries), with single family homes on site.

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

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

Assembly Bill 52 Notice of Opportunity to consult was mailed to the Quechan Indian Tribe and the Campo Band Tribe on November 15, 2023, for their review and comment. No comments were received from any of the above Tribes for this project.

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

EEC VOTES


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

YES

NO

ABSENT


Jim Minnick, Director of Planning/EEC Chairman


Date: **EEC ORIGINAL PKG**

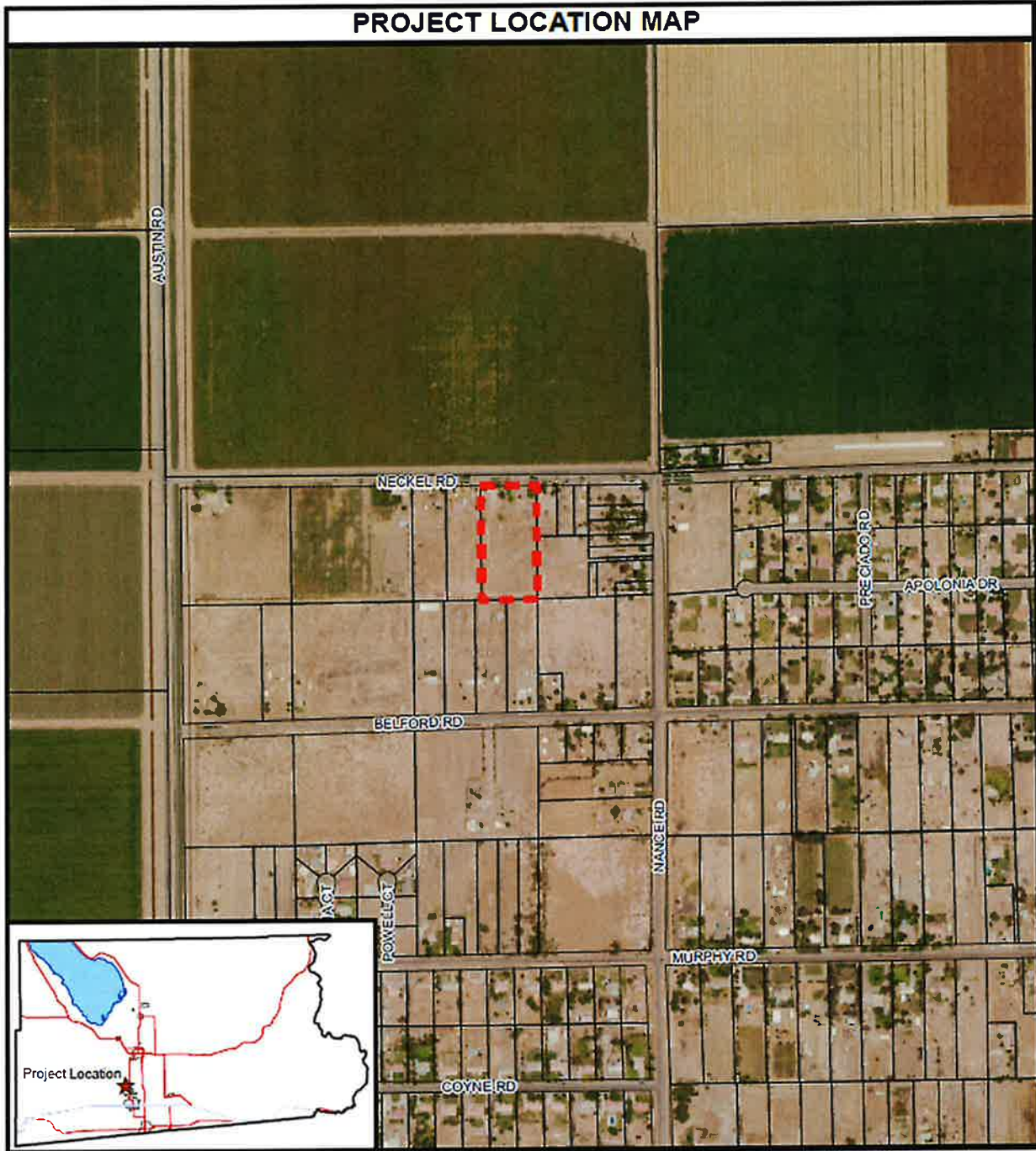
PROJECT SUMMARY

- A. **Project Location:** The project is located at 631 Neckel Rd., Imperial, CA 92251, and Assessor's Parcel Number (APN) 063-031-004-000. Legally described as the E 295.05 FT OF BLK 10 IMPERIAL SUB 1 T15S R13/14E 4.25 AC.
- B. **Project Summary:** Shine Investments LLC submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The project site has an existing home, built in 1972 per Assessor's Building Record, with legal and physical access from Neckle Rd. The home receives water from the Newside Canal, discharge wastewater through an existing septic system and has been remodeled. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home will continue to use water from the Newside Canal, discharge from an existing septic system and access from Neckel Rd. The two new single-family homes will each have their own discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.
- C. **Environmental Setting:** The project parcel is generally flat, and it is located within the non-urbanized unincorporated community of Imperial. The parcel is zoned A-1-U (Limited Agriculture within Urban Boundaries) with allowed residential use. The surrounding parcels are zoned A-2-U (General Agriculture within Urban Boundaries) to the North. The parcels to the East, South and West are zoned A-1-U (Limited Agriculture within Urban Boundaries).
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban". It is zoned as A-1-U (Limited Agriculture within Urban Boundaries) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section 90502.00 et al. The subject property consists of approximately 4.25 acres to be divided into three parcels of approximately 1.42 acres each. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance # 23-0008.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Urban", the site is currently zoned A-1-U (Limited Agriculture within Urban Boundaries). The proposed project is consistent with the General Plan and the County Land Use Ordinance Section 90502 since no change is being proposed to the existing "Urban" designation.




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Exhibit "A"
Vicinity Map

PROJECT LOCATION MAP



SHINE INVESTMENTS LLC
PM #02506 / V #23-0008 /
IS #23-0036 APN
063-031-004-000

 Project Location
 Centerline
 Parcels

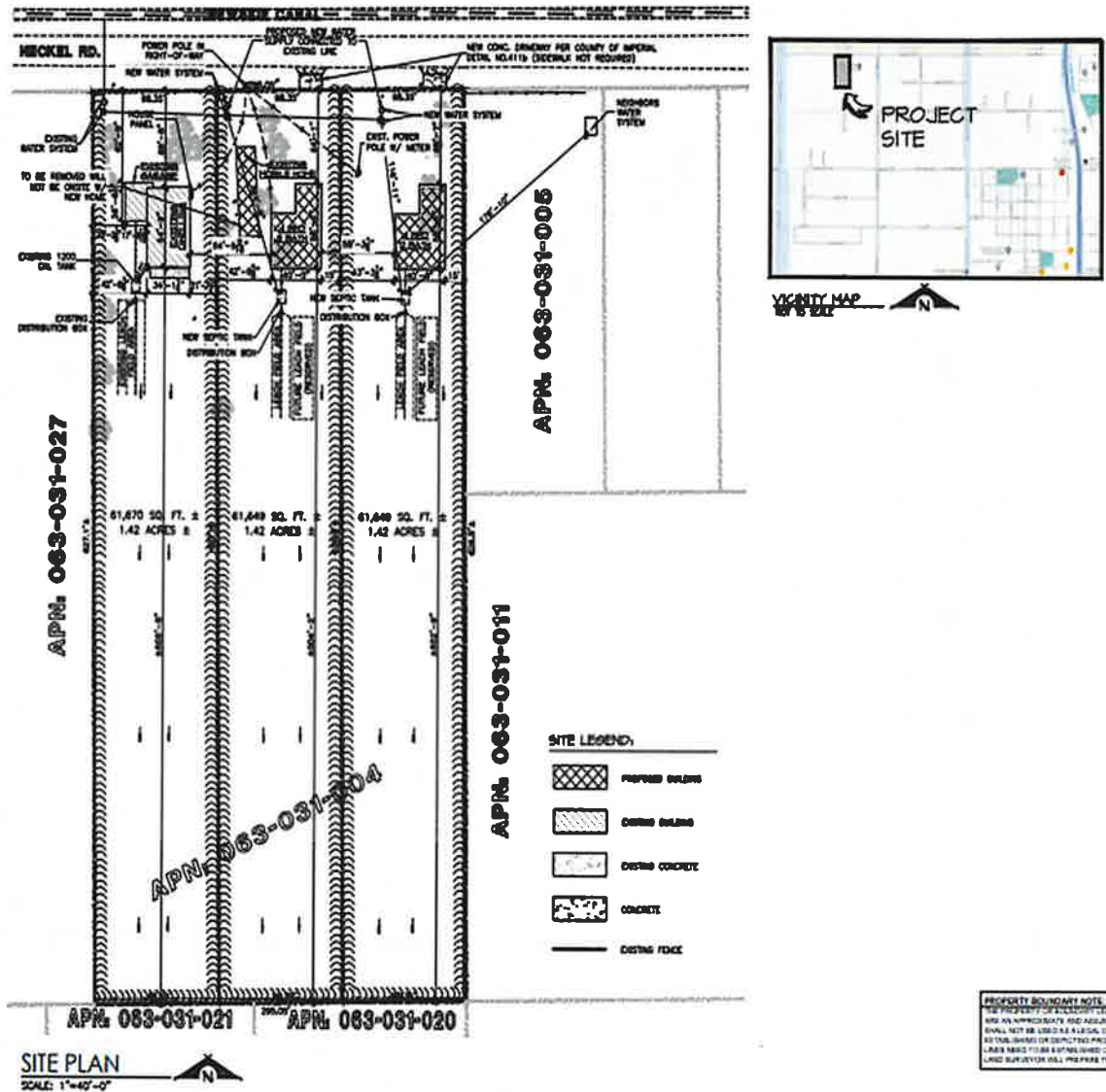


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Exhibit "B"
Tentative Parcel Map

631 NECKEL RD.

631 WEST NECKEL RD, IMPERIAL, CA, 92251



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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

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan¹ Circulation and Scenic Highway Element; therefore, no impact is anticipated. | | | | |
| b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project is in a non-urbanized area and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings since the existing home is proposed to remain. There are homes nearby; therefore, less than significant impact. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project is a minor subdivision to divide one parcel into three parcels. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. Therefore, any impacts are expected to be 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project site is listed as "Vacant or Disturbed Land" per the Imperial County Important Farmland 2022 Map³ and the proposed project is a minor subdivision to divide one parcel into three parcels. The limited agricultural zoned parcel with allowed residential use would continue to be used as residential and will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are anticipated. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Per the California Williamson Act and Enrollment Finder⁴ 2022, the County of Imperial is "Non-Participating or Withdrawn" from Williamson Act Contracts; in addition, it is not expected to conflict with existing zoning as no changes to the zone are proposed. The proposed project is a minor subdivision to divide one parcel into three parcels. Therefore, no impact is anticipated. | | | | |
| c) Conflict with existing zoning for, or cause rezoning of, forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

¹ Imperial County General Plan

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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 consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to 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)). No impacts are expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

d) The proposed project is not located in forest land; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

e) The project proposes a minor subdivision to divide the existing parcel into three parcels. Two new homes will be built to replace the removed manufactured home and one for the demolished shed; and the existing home is to remain. The project proposes two new homes to be built with the existing limited agricultural zoned parcel with allowed residential use to continue and is not located in forest land. Therefore, the impacts are expected to be less than significant.

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 consists of a minor subdivision to divide one parcel into three parcels. The proposed project exceeds the length to width ratio of more than four to one and the applicant has submitted a Variance for the disparity in ratio size. The construction of two new single-family dwellings is not expected to conflict with or obstruct implementation of the applicable air quality plan. The applicant must adhere to Imperial County Air District Rules and Regulations for any future development on any of the parcels. Therefore, any impacts are expected to be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

b) As previously stated under item (III)(a) above, planned future construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.

c) Expose sensitive receptors to substantial pollutants concentrations?

c) The project proposes a minor subdivision to divide one parcel into three parcels. If approved, the subdivision is not expected to expose sensitive receptors to substantial pollutants concentrations. It is expected that compliance with APCD requirements would bring impacts to less than significant levels.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

d) As per item (III)(c) above, if the parcel map is approved, it does not anticipate creating objectionable odors affecting a substantial number of people. As stated above under item (III)(b), compliance with APCD regulations would bring any impacts less than significant levels.

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,

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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?

a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element⁸, Figure 2, "Imperial County Sensitive Species," the project site may be within the Borrowing Owl Species Distribution Model. Consequently, it does not appear to have a substantially adverse effect, either directly or indirectly through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Prior to any future developments on site, the applicant shall contact ICPDS; therefore, any potential impacts are expected to be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) As mentioned above, the site is located within disturbed land and does not appear to have a substantial effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services; therefore, any potential impacts are expected to be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

c) The project is not located within a riparian habitat; therefore, it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; therefore, no impacts are anticipated.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

d) The project proposes to subdivide one parcel into three parcels. A new home is planned to replace the removed manufactured home and one for the demolished shed; and the existing home is to remain. The proposed project will not interfere substantially with the movement of any resident or migratory fish, wildlife species, with established resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The existing limited agricultural zoned parcel with allowed residential use will continue as no change in zone has been proposed. Therefore, there is no impact anticipated.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance; therefore, no impacts are anticipated.

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 a minor subdivision from one parcel into three parcels and is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element⁵, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any potential impacts are expected to be less than significant.

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

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

a) According to the Imperial County General Plan's Conservation and Open Space Element⁵, Figure 5, "Areas of Heightened Historic Period Sensitivity Map," the project site may be located within a Historic Period Mine and the Anza and Garces and Sitgreaves and Parke trails of the Exploration and Trail routes, 1770-1890. Per Figure 6, "Known Areas of Native American Cultural Sensitivity^{4d}," does not locate the proposed project within a designated area of possible impact. The limited

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agricultural zoned parcel with allowed residential use will continue as no zone change has been proposed. Any potential impacts are expected to be less than significant.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) The proposed project is located on disturbed land with an existing home on site with no documented nor known archeological resources. Therefore, it is not likely to cause a substantial change to an archaeological resource. Less than significant impacts are expected.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) As mentioned under Item (V)(b) above, the proposed project site is located on disturbed land with an existing home on site and no cemeteries are located on/or adjacent to the project site. Therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant.

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
a) The proposed project consists of a minor subdivision creating three parcels from an existing developed area. If approved, the subdivision 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. The project proposes new habitable construction, to replace a removed manufactured home and a demolished old shed. The construction and site improvements would require compliance with the latest edition of the California Building Code and a ministerial permit with Imperial County Planning and Development Services Department, which could result in the inclusion of solar panels for on-site use. Compliance with California Building Code would bring impacts to less than significant levels.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
b) As previously stated in item (VI) (a) above, the proposed project is a minor subdivision which does not propose any changes to the existing limited agricultural zoned parcel with allowed residential use on site. Any future developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are anticipated to be less than significant.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
a) The proposed subdivision does not appear to conflict with the geology and soils of adjacent parcels in the area. Should any planned or future developments are to occur on the parcels, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Any potential impacts are expected to be less than significant.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
1) The proposed project is a minor subdivision where the existing residential use will remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Should future developments occur on any parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.

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2) Strong Seismic ground shaking? 2) The proposed project is a minor subdivision where the existing residential use is proposed to remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone are required to incorporate the most stringent earthquake resistant measures. Should any planned or future developments are to occur on any parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) The project site is not located in a seiche/tsunami area per the California Tsunami Data Maps¹⁸. Any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) According to Imperial County General Plan's Seismic and Public Safety Element¹⁴, "Landslide Activity Map^{19a}," Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) According to Imperial County General Plan's Seismic and Public Safety Element¹⁹, "Erosion Activity Map^{19b}," Figure 3, the proposed project is not located within an area of high soil erosion activity. Any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Future construction will be subject to compliance with the latest edition of the California Building Code as well as through a ministerial building permit review. Per the letter dated November 21, 2023, the Imperial County Department of Public Works stated the applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. Adherence and compliance to the California Building Code and the Imperial County Department of Public Works standards and regulations would bring any potential impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) The proposed project is a minor subdivision on already disturbed land with one existing home on site. According to the U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Maps²⁰," the proposed project site is located on an area containing Imperial silty and Imperial-Glenbar wet, clays and loams. However, as previously stated on section (VII) (c), any construction will require adherence and compliance to the latest version of the California Building Code, local and local standards and state regulations as applicable as well as to go through a ministerial building permit review which would bring any potential impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) The proposed project does not anticipate any changes to the existing residential use. The existing home currently has a septic system and continues receiving potable water from the Newside Canal. Should future developments occur on any of the proposed parcels, septic tanks or alternative waste water disposal systems shall comply with applicable local standards and state regulations from the Imperial County Public Health Department, Division of Environmental Health. In addition, per the letter dated December 1, 2023 from ICPHD, Division of Environmental Health stated if any unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work; and, if any septic system components from an existing OWTS currently serving an existing house is determined to be encroaching onto any proposed parcels, the project applicant shall correct this by contacting EHD and obtain any necessary permits, prior to making any OWTS changes. Adherence and compliance with these standards would bring any potential impacts to less than	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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significant.

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

f) The project site is located on already disturbed land with an existing home on site. The proposed subdivision does not appear to destroy a unique paleontological resource or site of unique geologic feature directly or indirectly on site. Any potential impacts are expected to be less than significant.

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

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

a) The proposed project is a minor subdivision on already disturbed land on an existing limited agricultural zoned parcel with allowed residential use. The existing home is to remain, and the project proposes two new homes. Compliance with applicable Imperial County Air Pollution Control District's rules and regulations would bring any potential impacts to 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 minor subdivision would not conflict with any regulations under AB-32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. 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 project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials; therefore, no impacts are anticipated.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

c) The proposed project does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. The proposed project is located 1.11 miles from Frank Wright Middle School in Imperial; therefore, there is no impact expected.

- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor²¹; therefore, no impacts are expected.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the

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project area?

e) The proposed project is located within the B2 area of Imperial County Airport Land Use Plan. The nearest airport is the Imperial County Airport located approximately 2 miles southeast of the proposed project. Per the Imperial County Airport Land Use Compatibility Plan the maximum density for residential land use is one (1) dwelling unit per acre. The proposed minor subdivision is to divide a 4.25-acre existing limited agricultural zoned parcel with allowed residential use into three 1.42-acre parcels; therefore, it would not exceed the maximum density. In addition, it is not anticipated to result in a safety hazard for people residing or working in the project area due to the nature of the proposed work being temporary.; therefore, no impacts expected.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; The applicant will meet any requirements as requested by the Fire/OES Department. Therefore, less than significant impacts are expected.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

g) According to Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County²⁴" adopted November 7, 2007, the proposed project site is located within an unincorporated Local Responsibility Area. Any future construction may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance with ICFD standards would bring any potential impact to less than significant levels.

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?

a) The proposed minor subdivision proposes to divide one parcel into three parcels and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, any potential impacts are expected to be less than significant.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) The proposed project proposes to continue the existing use and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any potential impacts are expected to be less than significant.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

c) The proposed subdivision is not located near a body of water and does not anticipate physical alterations to the site that would 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. Additionally, the proposed project shall furnish a Grading and Drainage Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties per the November 21, 2023, letter by the Imperial County Public Works Department. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to less than significant.

- (i) result in substantial erosion or siltation on- or off-site;

(i) According to Imperial County General Plan's Seismic and Public Safety Element¹⁹, "Erosion Activity^{Map19b}," Figure 3, the proposed project is not located within an area of substantial soil erosion or siltation on- or off-site; therefore, any potential impacts are expected to be less than significant.

- (ii) substantially increase the rate or amount of surface

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runoff in a manner which would result in flooding on- or offsite;

(ii) As previously stated on item (X)(c)(i) above, 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. Compliance with Imperial County Public Works Department standards and regulations would bring any potential impacts to less than significant.

(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"/>
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(iii) As previously stated on item (X)(c) above, Imperial County Public Works Department regulations require a drainage and grading letter prior to the recordation of the proposed parcel map which shall clearly show all on-site grading and shall demonstrate how off-site drainage resulting from the subdivision will be managed or controlled to prevent any adverse impacts. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to be less than significant.

(iv) impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(iv) Per the Federal Emergency Management Agency (FEMA) Flood Map Service Center¹⁷, Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C1725C, effective September 26, 2008. The existing home is to remain and would not impede or redirect flood flows. In addition, should future developments occur a Grading and Drainage Plan shall be submitted to ICPWD for review and approval. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts 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"/>
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d) The project proposes two new homes, and the existing home is to remain; therefore, impacts related to risk release of pollutants due to project inundation are considered 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"/>
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e) As previously stated on item (X)(c) above, the proposed project shall require a Drainage and Grading Plan approved by the Imperial County Public Works Department. It is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Compliance with Public Works Department standards and regulations prior to recordation of the proposed parcel map should it be approved, would bring any potential impacts to be less than significant.

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

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) The minor subdivision application submitted proposes dividing one parcel into three parcels and would not physically divide an established community. No zone or land use change has been proposed; therefore, no impacts are expected.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan and County's Land Use Ordinance; therefore, no impacts are expected.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral

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Resources". The project proposes to divide an existing 4.25-acre into three 1.42-acre parcels. No changes to the zone or land use has been proposed; therefore, no impacts are expected.

- 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) The proposed minor subdivision will not 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; therefore, no impacts are expected.

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 project proposes two new homes, and the existing home is to remain. The construction of the two new homes, would be subject to the Imperial County General Plan's Noise Element which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday. Additionally, 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. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.

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

b) The proposed subdivision does not anticipate any changes to the existing zone or land use on the proposed parcels. Additionally, as previously stated on item (XIII)(a) above, any future construction would be subject to Imperial County General Plan's Noise Element. Any potential impacts are expected to be less than significant levels.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The proposed project is located within the B2 area of the Imperial County Airport per the Imperial County Airport Land Use Compatibility Plan. No changes to the existing zone or land use is proposed. The proposed project would be subject to Imperial County General Plan's Noise Element would, therefore, bring any impact to less than significant levels.

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 minor subdivision is to divide one parcel into three parcels and would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing use are proposed. Therefore, any potential impacts are expected to be less than significant.

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

b) The minor subdivision will not displace substantial numbers of people necessitating the construction or replacement of housing elsewhere as no changes to the existing zone and land use has been proposed. Therefore, any impacts are anticipated to be less than significant.

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

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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 does not anticipate any substantial adverse physical impacts associated with any future impacts foreseen on public services. The project proposes for the existing home to remain and two new homes to be constructed to replace the removed manufactured home and the demolished shed. Therefore, any potential impacts are expected to be less than significant.

1) Fire Protection?

1) The proposed minor subdivision would divide one parcel into three parcels. No changes to the existing zone or land use has been proposed. The Imperial County Fire Department commented on a December 5, 2023, letter, regarding fire protection, that the parcel(s) shall meet the Imperial County Fire Department Rural Water Requirement for Firefighting with the installation of water storage and draft hydrant connection on site. Additionally, it is not anticipated that the project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts to maintain acceptable service ratios. Therefore, any potential impacts are expected to be less than significant.

2) Police Protection?

2) The proposed project will increase the density from two to three dwellings; however, it is not expected to result in substantial impacts on police protection. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The project proposes no changes in zone or land use. Therefore, any potential impacts are expected to be less than significant.

3) Schools?

3) The proposed minor subdivision is not expected to have a substantial impact on schools as the project would increase the density from two to three dwellings. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The project consists of dividing one limited agricultural zoned parcel with allowed residential use into three parcels. The project proposes no changes in zone or land use. Therefore, any potential impacts are expected to be less than significant.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks as the project would increase the density from two to three dwellings. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. Therefore, any potential impacts are expected to be less than significant.

5) Other Public Facilities?

5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Per the letter dated November 29, 2023 from the Imperial Irrigation District states that if electrical service is planned for the resulting three lots, the applicant should be advised to contact Ignacio Romo, IID project development planner, to initiate the customer service application process and be in compliance with IID standards and regulations. Therefore, any potential impacts are expected to be less than significant.

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 minor subdivision is to divide one into three parcels where the existing use is to remain. No changes to the existing zone or land use have been proposed. Subsequently, the proposed subdivision would not increase the need for existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any potential impacts are expected 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 minor subdivision will not trigger nor require the construction or expansion of recreational facilities as it would create three parcels; therefore, less than significant impacts are expected.

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 is to divide one parcel into three parcels where the existing land use is to remain. The subdivision is not expected to create a substantial impact on surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element!. Therefore, any impacts are anticipated to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) The proposed subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 proposed minor subdivision does not appear to substantially increase hazards due to a geometric design feature or incompatible use. Additionally, the existing limited agricultural zoned parcel with allowed residential use is to remain. Therefore, any potential impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?
d) The proposed project would not result in inadequate emergency access. The proposed division of one parcel into three parcels will have legal and physical access to Neckel Road. Additionally, all three proposed parcels will have suitable access for emergency response vehicles; therefore, any potential impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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) According to the Imperial County General Plan's Conservation and Open Space^{5d}, Figure 6, the project site is not located within any known Native American cultural sensitivity area. Additionally, the County has consulted with the appropriate tribes with potential interest in the area and received no comment. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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) According to the California Historic Resources²⁸ in Imperial County, the proposed project site is not listed nor seems to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any potential impacts are anticipated to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EEC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any potential impacts are expected to be less than significant.

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 minor subdivision is to divide one parcel into three parcels. Two new homes will be built to replace the removed manufactured home and the demolished shed, the existing home on site is to remain. Per the Imperial County Environmental Health Division letter dated December 1, 2023, the parcels meet the minimum lot size, any unknown septic tanks encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work. If any septic system components from the existing OWTS serving the existing house are determined to encroaching onto any of the proposed parcels, the applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes. The two new homes will obtain water from the Newside Canal. Any potential impacts are expected to be less than significant.

- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) The site is already developed with existing water and sewer septic tank usage for the existing home. The parcel has an existing home, a manufactured home that was removed and a shed that has been demolished. A new dwelling will replace the removed manufactured home and one will replace the demolished shed. The two new homes will receive water from the Newside Canal; therefore, impacts are anticipated 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 minor subdivision will divide one parcel into three parcels. The existing home has water, and sewer septic tank system in place and the two new homes will each have a sewer septic tank system. Therefore, less than significant impacts are expected.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) Excess solid waste generation is not expected by the proposed minor subdivision is existing zone and land use is expected to remain. Less than significant impacts are expected.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) The County of Imperial Public Health Department, Environmental Health Division, sent a letter dated December 1, 2023, with the following comments: the proposed parcels, zoned A-1 and sized at 1.46 acres, meet the minimum lot size requirements for the placement of an on-site wastewater treatment system of one acre per dwelling unit. If unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work. If any septic system components from the existing OWTS are determined to be encroaching onto any of the proposed parcels, the applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes. The proposed project shall comply with federal, state, and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are expected.

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 minor subdivision is to divide one parcel into three parcels. Project will not impair an adopted emergency

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
response plan; therefore, the impact is 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 parcels are on leveled land and not on a slope and will not be exposed to wildfire; therefore, the impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 minor subdivision does not anticipate any changes to the current use. Therefore, the impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 site is generally flat and proposes to continue with the allowed residential use. Therefore, the impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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"/> |

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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
- Evelia Jimenez, Project Planner
- Department of Public Works
- Fire Department
- Environmental Health Division

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: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Important Farmland Finder: Imperial County 2020
<https://maps.conservation.ca.gov/DLRP/CIFF/>
4. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>
5. Imperial County General Plan Land Use Map
<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=078e1e32c6dc4223ba8c7d69d7c6c383>
6. Imperial County Air Pollution Control District comment letter dated June 14, 2023
7. Imperial County Division of Environmental Health comment letter dated May 30, 2023
8. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 8: Existing Mineral Resources Map
9. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
10. National Water Information System: Mapper
<https://maps.waterdata.usgs.gov/mapper/index.html>
11. California Sustainable Groundwater Management Act (SGMA) Data Viewer
<https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#currentconditions>
12. Quechan Indian Tribe no comment letter received.
13. Imperial Irrigation District comment letter dated November 29, 2023
14. California Building Code 2022
15. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
16. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
17. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
18. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/planning/land-use-documents/general-plan/seismic-and-public-safety>
 - a) Figure 1: Seismic Activity in Imperial County Map
 - b) Figure 2: Landslide Activity Map
 - c) Figure 3: Erosion Activity Map
 - d) Figure 5: Hazardous Materials Sites Map
 - e) Figure 7: Seismic Hazards Map
19. California Tsunami Data Maps
<https://www.conservation.ca.gov/cgs/tsunami/maps>
20. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
21. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>

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22. Imperial County Airport Land Use Compatibility Maps
<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=46f7796b2dfb4a6db5311d7892f0b411>
23. Imperial Valley Emergency Communications Authority (IVECA) comment letter dated June 8, 2023
24. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County
https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
25. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
26. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
27. California Department of Transportation (Caltrans) comment letter dated June 14, 2023
28. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
29. "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.

1. 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: Parcel Map #02506, Variance #23-0008 & Initial Study #23-0036

Project Applicant: Shine Investments LLC

Project Location: The project is located at 631 Neckel Rd., Imperial, CA 92251, and Assessor's Parcel Number (APN) 063-031-004-000. Legally described as E 295.05 FT OF BLK 10 IMPERIAL SUB 1 T15S R13/14E 4.25 AC, SBBM.

Project Summary: The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed minor subdivision would create three parcels exceeding the minimum lot size allowed in the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan. The proposed parcels exceed the length to width ratio of more than four to one and the applicant has submitted Variance #23-0008 in addition to the Minor Subdivision application.

The applicant, Shine Investments LLC, submitted a minor subdivision application proposing to divide an existing limited agricultural zoned parcel with allowed residential use of approximately 4.25 acres into three (3) 1.42-acre parcels. The parcel has an existing home, a manufactured home that has been removed and an older shed that has been demolished. The existing home receives water from the Newside Canal, discharge wastewater through an existing septic system and access through Neckel Rd. The existing home has been remodeled, the manufactured home was removed, and the old shed was demolished. Two new single-family homes will be constructed to replace the removed manufactured home and the demolished shed. The existing home and the two newly constructed homes are proposed to each have 1.42-acres. The existing home will continue to use its existing water system to the Newside Canal, discharge wastewater through an existing septic system and access Neckel Rd. The two new single-family homes will each have a discharge wastewater septic system, receive water from the Newside Canal and direct access to Neckel Rd. The existing power pole is connected to the Imperial Irrigation District.

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2. 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 environmental 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 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.

6/25/2024 
 Date of Determination Jim Minnick, Director of Planning & Development Services

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


 Applicant Signature _____ Date _____

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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COMMENT LETTERS

EEC ORIGINAL PKG



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

November 15, 2023
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

- | To: County Agencies | State Agencies/Other | Cities/Other |
|--|--|--|
| <input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/
Miguel Figueroa | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert
Benavidez/Fred Miramontes/Ryan
Kelley | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/
Sal Flores/Robert Malek/ David Lantzer |
| <input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay | <input checked="" type="checkbox"/> Board of Supervisors – Michael
Kelley District #3 | <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/
Alphonso Andrade/Jorge Perez/Vanessa
R Ramirez |
| <input checked="" type="checkbox"/> County of Imperial – Othon Mora | <input checked="" type="checkbox"/> Ag. Commissioner – Margo
Sanchez/Antonio Venegas/ Ashley
Jauregui/ Jolene Dessert | <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen
Leon/Jesus Ramirez |
| <input checked="" type="checkbox"/> County Counsel – Eric Havens | <input checked="" type="checkbox"/> Campo Band Of Mission Indians -
Marcus Cuero/Jonathan Mesa
<input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe –
Jordan D. Joaquin/ H. Jill McCormick | <input checked="" type="checkbox"/> IID – Donald Vargas |

From: Evelia Jimenez Planner II - (442) 265-1736 or ejimenez@co.imperial.ca.us

Project ID: Parcel Map#02506

Project Location: 631 Neckel Rd., Imperial, CA 92251 APN 063-031-004

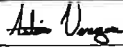
Project Description: Applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.

Applicants: Shine Investments LLC

Comments due by: **November 29th, 2023, at 5:00PM**

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No Comment

Name: Antonio Venegas Signature:  Title: Agricultural Biologist/Standards Specialist IV

Date: 11/16/2023 Telephone No.: 442-265-1500 E-mail: antoniovenegas@co.imperial.ca.us

EVAATS:\AIUsers\APN\063\031\004\PM02506\PM02506 Request for Comments 11.15.23 .docx



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

November 21, 2023

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

Attention: Evelia Jimenez, Planner II

SUBJECT: PM 2506 Shine Investments, LLC;
Located at 631 Neckel Road,
Imperial, CA 92251
APN 063-01-004

Dear Mr. Minnick:

This letter is in response to your submittal received on November 15, 2023 for the above-mentioned project. The applicant is proposing to convert a 4.25 acre parcel (063-031-004) into three (3) 1.42 acre parcels.

Department staff has reviewed the package information and the following comments:

1. The lot configurations as proposed appear to be non-conforming. Any new lot shall not exceed a length to width ratio of more than four to one, please see County Municipal Code 90303.02.
2. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of **Neckel Road**, being classified as Minor Collector – Local Collector two (2) lanes, requiring seventy (70) feet of right of way, being thirty five (35) feet from the existing centerline. It is required that sufficient right of way be provided to meet this road classification. **(As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).**
2. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading Plan shall be submitted to this department for review and approval. The developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.
3. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance: Install rural driveway per Imperial County Standard Dwg. No. 411B – Rural Concrete Driveway for Street With No Curb.

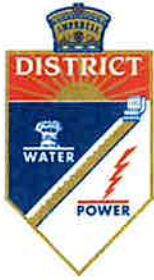
4. An encroachment permit shall be secured from this department for any construction and/or construction related activities within County Right-of-Way. Activities to be covered under an encroachment permit shall include the installation of, but not be limited to, stabilized construction entrances, driveways, road improvements, temporary traffic control devices, etc.
5. Provide a Parcel Map prepared by a California Licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
6. Provide tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map.
7. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the Parcel map.
8. All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred.
9. All water and sewage systems on site shall meet County, State and Federal Regulatory Requirements and Standards.
10. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road.
11. Water and sewer must be provided to all parcels and shall meet County, and/or state and Federal Standards.
12. Applicant must provide 30 feet of right of way along the south property line for County road purposes

Respectfully,



David Dale, PE, PLS
Assistant Public Works Director

CY/gv



IID

A century of service.

www.iid.com

Since 1911

November 29, 2023

Ms. Evelia Jimenez
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 1:14 pm, Nov 29, 2023

SUBJECT: Shine Investment, LLC Subdivision; PM02506

Dear Ms. Jimenez:

On November 15, 2023 the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Parcel Map #02506. The applicant, Shine Investment, LLC; proposes the subdivision of a 4.25 parcel located at 631 Neckel Road, Imperial, CA (APN 063-031-004) into three (3) lots.

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

1. If electrical service is planned for the resulting three lots, the applicant should be advised to contact Ignacio Romo, IID project development planner, at 760-482-3426 or e-mail Mr. Romo at IGRomo@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit site plan on AutoCAD, approved electrical plans, electrical panel size and 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 residential lots. The applicant shall be responsible for all costs and mitigation measures related to providing the electrical service.
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 a project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant may call and coordinate with IID's South End Division at (760) 482-9800.

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5. 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 the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.

6. 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 and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
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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COUNTY OF IMPERIAL

PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.
Director

STEPHEN MUNDAY, M.D., M.P.H., M.S.
Health Officer

December 1, 2023

Evelia Jimenez
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Environmental Health Comments for Proposed Parcel Map #02506

Dear Ms. Jimenez,

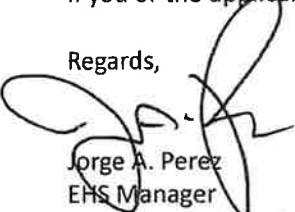
The Imperial County Environmental Health Division (EHD) received a request for comments package for Parcel Map #02506, submitted by Shine Investments, LLC. The applicant is proposing to subdivide a 4.25-acre parcel into three new parcels, each made up of approximately 1.46 acres, that is located at 631 Neckel Road, Imperial (APN #063-031-004). One parcel currently has an existing home that will remain, while the other two parcels are planned to have new homes built on each of them.

Based on our review of the documents submitted, our agency has the following comments:

- a. The proposed parcels, zoned A-1 and sized at 1.46 acres each, meet the minimum lot size requirements for the placement of an on-site wastewater treatment system (OWTS), as required by Imperial County Ordinance Section 8.80.150(C)(1), which requires a minimum of one acre per dwelling unit.
- b. If any unknown septic tanks are encountered during excavation activities on the two parcels where two new homes with an OWTS are being planned, the applicant shall obtain a tank abandonment permit through EHD, prior to any tank abandonment work.
- c. If any septic system components (i.e., leach lines, tanks, replacement area, sewer lines) from the existing OWTS currently serving the existing house are determined to be encroaching onto any of the proposed parcels, the project applicant shall correct this by contacting EHD and obtaining any necessary permits, prior to making any OWTS changes.

If you or the applicant have any questions, please do not hesitate to contact our office.

Regards,


Jorge A. Perez
EHS Manager
Environmental Health Division

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

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

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

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

Prevention

Phone: (442) 265-3020

December 5, 2023

RECEIVED

By Imperial County Planning & Development Services at 3:19 pm, Dec 05, 2023

To: County of Imperial Planning and Building Department


RE: Parcel Map #02506
Shine Investments LLC

Imperial County Fire Department would like to thank you for the opportunity to comment on Parcel Map #002506.

The parcel(s) shall meet the Imperial County Fire Department Rural Water Requirement for Firefighting with the installation of water storage and draft hydrant connection on site.

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

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

Sincerely
Andrew Loper 
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

David Lantzer
Fire Chief
Imperial County Fire Department

Robert Malek
Deputy Fire Marhsall
Imperial County Fire Department
Fire Prevention Bureau

APPLICATION

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MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Shine Investments LLC		EMAIL ADDRESS Ray@robenrealestate.com	
2. MAILING ADDRESS 341 Crown Ct Imperial, CA		ZIP CODE 92251	PHONE NUMBER (760-996-3469) <i>Ray Cell</i>
3. ENGINEER'S NAME BJ Engineering		CAL. LICENSE NO. LS5335	EMAIL ADDRESS
4. MAILING ADDRESS 341 Crown Ct Suite 100 Imperial, CA		ZIP CODE 92251	PHONE NUMBER 760-353-3552
5. PROPERTY (site) ADDRESS 631 Neckel Rd Imperial, Ca 92251		LOCATION	
6. ASSESSOR'S PARCEL NO. 063-031-004		SIZE OF PROPERTY (in acres or square foot) 4.25 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) see attached			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Converting current lot of 4.25 acres to (3) 1.42 acre parcels - via a Certificate of compliance.			

9. Proposed DIVISION of the above specified land is as follows:

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	1.24	A-1 Single Family	A-1 Single Family	A-1
2 or B	1.24	A-1 Single Family	A-1 Single Family	A-1
3 or C	1.24	A-1 Single Family	A-1 Single Family	A-1
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Septic systems (design attached)
11. DESCRIBE PROPOSED WATER SYSTEM	Point of Entry System
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Via current county road "Neckel Rd"
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I OWN CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE.

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT

Shine Investments LLC 10-19-23
Print Name (owner) Date

[Signature]
Signature (owner)

Print Name (Agent) Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE _____
- D. OTHER _____

Special Note:
An notarized owners affidavit is required if application is signed by Agent

APPLICATION RECEIVED BY:	<i>[Signature]</i>	DATE	10/19/23	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"/> _____

PM#
02506

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VARIANCE

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 Shine Investments, LLC	EMAIL ADDRESS Ray@robenrealestate.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 341 Crown Ct Imperial, CA	ZIP CODE 92251	PHONE NUMBER 760.355.5600
3. ENGINEERS NAME BJ Engineering & Surveying	CA. LICENSE NO.	EMAIL ADDRESS mabel@bjengandsurv.com
4. MAILING ADDRESS (Street / P O Box, City, State) 341 Crown Ct Suite 100 Imperial, CA	ZIP CODE 92251	PHONE NUMBER 760.353.3552
5. ASSESSOR'S PARCEL NO. 063-031-004	ZONING (existing) A1	
6. PROPERTY (site) ADDRESS 631 Neckel Rd Imperial, Ca 92251	SIZE OF PROPERTY (in acres or square foot) 3 lots / 1.42 acres each	
7. GENERAL LOCATION (i.e. city, town, cross street) Neckel Road, Imperial, CA - Imperial County		
8. LEGAL DESCRIPTION Please see attachment Exhibit "A"		
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) Width to length ratio		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : the lot size will be consistant with area		
10. DESCRIBE THE ADJACENT PROPERTY East Single family home on one acre West Single family home plus vacant land North Farm Ground South Single family homes: +/- 2 acre lots		

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

Ray D Roben Sr 11-29-23
Print Name Date
[Signature]
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>[Signature]</u>	DATE <u>11/29/23</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.
		<input type="checkbox"/> _____

V #
23-0008

EEC ORIGINAL PKG

October 15, 2023

Mr. Ray Roben – ROBEN LLC
341 Crown Court
Imperial, CA 92251

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT
PROJECT SITE: 631 WEST NECKEL ROAD • EAST SIDE • APN 064-020-020 • IMPERIAL COUNTY

Dear Mr. Roben:

This letter is to certify that during 10.12.23 and 10.13.23 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

SOILS CLASSIFICATION

Three soil samples from three borings were taken at a ± 42" depth and are visually/manually classified as Sandy Loams, per the Unified Soil Classification System (USCS): "Standard for Practice and Identification of Soils (ASTM D-2488)".

PERCOLATION TEST

- Performed (1) one 8" diameter - 9' deep boring and after 24 hours, the ground water table was measured at 8' deep.
- Performed (3) three 8" diameter borings, ± 42" deep, at the subject project site as shown on the Site Plat on **EXHIBIT A**.
- Placed 4" of ½" - ¾" diameter gravel on the bottom of each ± 42" soil boring.
- Filled the (3) three ± 42" borings with water to pre-soak the soil borings before the Percolations Test begun.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10" of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10" of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on **EXHIBIT B**.
- After the 4 hours measurements, the final "measured drop" on each boring was: 3-1/4", 3-3/4", and 3". We'll use 3".
- The Percolation Rate in minutes per inch (MPI) = 30 minutes ÷ 3" = 10 MPI. Yet, given an 8" Diameter Boring there is an adjustment factor of 0.75 calculated as shown on **EXHIBIT D**. Hence 10 MPI / 0.75 = 13.3 MPI Adjusted.
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Sandy Loams, these types of soils have a Percolation Rate of 11 - 20 MPI, with a Loading Rate of: 0.70 Gallons per Square Foot per Day (Galls/SF/Day).

CALCULATIONS

- TANK SIZE CALCULATION:** New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day
Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.
- LEACH LINES CALCULATION:** 500 Gal/Day ÷ 0.70 Gal/SF/Day = 715 SF ÷ 3 FT wide trench = 239 LF trench (< 500 FT maximum allowed)
- 239 ÷ 3 trenches = 80 FT per Leach Line. The minimum Leach Line length allowed is 65' long (< 100 Feet maximum allowed)
- Depth Trench: 36" maximum, must keep a 5' min between the trench bottom and the ground water table found at 8' deep.
- The Leach Field on **EXHIBIT A** is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on **EXHIBIT C**, the site is adequate to support a "Standard Gravity Distribution System" with (3) three 80 FT long Leach Lines with the following dimensions: 3 FT wide x 36" deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra
A proactive approach for your project's success



J. Carlos Romero • RCE 50,429



ROBERT THAFT METHOD PERCOLATION TESTS RESULTS

EXHIBIT B

ROBEN LLC • 691 West Kneckel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c)
								GAL / SF / DAY
Boring 1								0.75
1	9:00:00 AM	10 "	9:30:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
5	11:00:00 AM	10 "	11:30:00 AM	6 "	4 "	8	10.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
7	12:00:00 PM	10 "	12:30:00 PM	6 1/2 "	3 1/2 "	9	11.4	0.7
8	12:30:00 PM	10 "	13:00:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 2								0.75
1	9:05:00 AM	10 "	9:35:00 AM	4 3/4 "	5 1/4 "	6	7.6	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 "	5 "	6	8.0	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/4 "	4 3/4 "	6	8.4	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
6	11:35:00 AM	10 "	12:05:00 PM	5 3/4 "	4 1/4 "	7	9.4	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	8	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 3								0.75
1	9:10:00 AM	10 "	9:40:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	6 "	4 "	8	10.0	0.8
4	10:40:00 AM	10 "	11:10:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
5	11:10:00 AM	10 "	11:40:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
6	11:40:00 AM	10 "	12:10:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
7	12:10:00 PM	10 "	12:40:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
8	12:40:00 PM	10 "	13:10:00 PM	7 "	3 "	10	13.3	0.7
Soil Type by Visual & Hand Texture: Sandy Loams								
(a)	Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches							
(b)	Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring							
(c)	Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWTS Ordinance No. 1516							
(d)	Percolation Tests done during 10.12.23 & 10.13.23							
**	Water Table on EXHIBIT C							



EEC ORIGINAL PKG

October 15, 2023

Mr. Ray Roben – ROBEN LLC
341 Crown Court
Imperial, CA 92251

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT
PROJECT SITE: 631 WEST NECKEL ROAD • EAST SIDE • APN 064-020-020 • IMPERIAL COUNTY

Dear Mr. Roben:

This letter is to certify that during 10.12.23 and 10.13.23 a Soils Percolation Test was conducted in the subject project site according to the "Robert A. Taft Method" and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

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- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10" of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10" of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on EXHIBIT B.
- After the 4 hours measurements, the final "measured drop" on each boring was: 3-1/4", 3-3/4", and 3". We'll use 3".
- The Percolation Rate in minutes per inch (MPI)= 30 minutes ÷ 3" = 10 MPI. Yet, given an 8" Diameter Boring there is an adjustment factor of 0.75 calculated as shown on EXHIBIT D. Hence 10 MPI / 0.75 = 13.3 MPI Adjusted.
- Per Table III "Maximum Hydraulic Loading Rate for Residential Sewage" Section 8.80.170 "OWTS Design and Installation Criteria", Soils Classification of Sandy Loams, these types of soils have a Percolation Rate of 11 - 20 MPI, with a Loading Rate of: 0.70 Gallons per Square Foot per Day (Galls/SF/Day).

CALCULATIONS

- TANK SIZE CALCULATION: New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day
Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.
- LEACH LINES CALCULATION: 500 Gal/Day ÷ 0.70 Gal/SF/Day = 715 SF ÷ 3 FT wide trench = 239 LF trench (< 500 FT maximum allowed)
- 239 ÷ 3 trenches = 80 FT per Leach Line. The minimum Leach Line length allowed is 65' long (< 100 Feet maximum allowed)
- Depth Trench: 36" maximum, must keep a 5' min between the trench bottom and the ground water table found at 8' deep.
- The Leach Field on EXHIBIT A is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on EXHIBIT C, the site is adequate to support a "Standard Gravity Distribution System" with (3) three 80 FT long Leach Lines with the following dimensions: 3 FT wide x 36" deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra
A proactive approach for your project's success



J. Carlos Romero • RCE 50,429



ROBERT THAFT METHOD PERCOLATION TESTS RESULTS

EXHIBIT B

ROBEN LLC • 631 West Kneckel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c)
								GAL / SF / DAY
Boring 1							0.75	
1	9:00:00 AM	10 "	9:30:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
5	11:00:00 AM	10 "	11:30:00 AM	6 "	4 "	8	10.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
7	12:00:00 PM	10 "	12:30:00 PM	6 1/2 "	3 1/2 "	9	11.4	0.7
8	12:30:00 PM	10 "	13:00:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 2							0.75	
1	9:05:00 AM	10 "	9:35:00 AM	4 3/4 "	5 1/4 "	6	7.6	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 "	5 "	6	8.0	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/4 "	4 3/4 "	6	8.4	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
6	11:35:00 AM	10 "	12:05:00 PM	5 3/4 "	4 1/4 "	7	9.4	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	8	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 1/4 "	3 3/4 "	8	10.7	0.8
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 3							0.75	
1	9:10:00 AM	10 "	9:40:00 AM	5 1/2 "	4 1/2 "	7	8.9	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 3/4 "	4 1/4 "	7	9.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	6 "	4 "	8	10.0	0.8
4	10:40:00 AM	10 "	11:10:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
5	11:10:00 AM	10 "	11:40:00 AM	6 1/2 "	3 1/2 "	9	11.4	0.7
6	11:40:00 AM	10 "	12:10:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
7	12:10:00 PM	10 "	12:40:00 PM	6 3/4 "	3 1/4 "	9	12.3	0.7
8	12:40:00 PM	10 "	13:10:00 PM	7 "	3 "	10	13.3	0.7
Soil Type by Visual & Hand Texture: Sandy Loams								

- (a) Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches
- (b) Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring
- (c) Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWTS Ordinance No. 1516
- (d) Percolation Tests done during 10.12.23 & 10.13.23
- ** Water Table on EXHIBIT C



EEC ORIGINAL PK Gerra
jcr • 10.15.23

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EEC ORIGINAL PKG

SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Kneckel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.12.23 & 10.13.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

STEEL BAR + SHOVELS + FLOATER ROD

FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1			Sandy Loams
4			Sandy Loams
			Sandy Loams
8			Sandy Loams
12			<p>NOTES</p> <p>1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface</p> <p>2. Soil Samples were observed at every 2 feet along the length of Boring No. 4</p> <p>3. Boring No. 4 Soils Samples were visually-manually identified as Sandy Loams</p>
16			
20			
24			
28			



ProTerra
jcr • 10.15.23

EEC ORIGINAL PKG

SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Kneckel Road • EAST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.12.23 & 10.13.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

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FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1			Sandy Loams
4			Sandy Loams
			Sandy Loams
8			Sandy Loams
12			<p>NOTES</p> <ol style="list-style-type: none"> 1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface 2. Soil Samples were observed at every 2 feet along the length of Boring No. 4 3. Boring No. 4 Soils Samples were visually-manually identified as Sandy Loams
16			
20			
24			
28			



EEC ORIGINAL **ProTerra**
jcr • 10.15.23

October 16, 2023

Mr. Ray Roben – ROBEN LLC
341 Crown Court
Imperial, CA 92251

SUBJECT: SOILS PERCOLATION TEST RESULTS CERTIFICATION LETTER • ONE NEW FOUR (4) BEDROOM RESIDENTIAL UNIT
PROJECT SITE: 631 WEST NECKEL ROAD • WEST SIDE • APN 064-020-020 • IMPERIAL COUNTY

Dear Mr. Roben:

This letter is to certify that during 10.14.23 and 10.15.23 a Soils Percolation Test was conducted in the subject project site according to the “Robert A. Taft Method” and according to the Imperial County Uniform Policy for Soils Evaluation Testing & Reporting. The Test Procedures, its results and calculations are as follows:

SOILS CLASSIFICATION

Three soil samples from three borings were taken at a ± 42” depth and are visually/manually classified as Loamy Sands, per the Unified Soil Classification System (USCS): “Standard for Practice and Identification of Soils (ASTM D-2488)”.

PERCOLATION TEST

- Performed (1) one 8” diameter - 9’ deep boring and after 24 hours, the ground water table was measured at 8’ deep.
- Performed (3) three 8” diameter borings, ± 42” deep, at the subject project site as shown on the Site Plat on EXHIBIT A.
- Placed 4” of ½” - ¾” diameter gravel on the bottom of each ± 42” soil boring.
- Filled the (3) three ± 42” borings with water to pre-soak the soil borings before the Percolations Test begun.
- After a 24-hour pre-soaking period, we visited the site the next day, and proceeded with the percolation tests.
- 10” of water - measured from the top of the gravel to the top of the natural surface - was again poured into each boring.
- The water surface at each boring was measured at 30 minutes intervals for a period of 4 hours.
- Each of the (3) three boring were replenished with 10” of water before each of the measurements taken.
- The results of the drop of the water surface measurements at each bore are shown on EXHIBIT B.
- After the 4 hours measurements, the final “measured drop” on each boring was: 4-1/2”, 4”, and 4”. We’ll use 4”.
- The Percolation Rate in minutes per inch (MPI)= 30 minutes ÷ 4” = 7.5 MPI. Yet, given an 8” Diameter Boring there is an adjustment factor of 0.75 calculated as shown on EXHIBIT D. Hence 7.5 MPI / 0.75 = 10 MPI Adjusted.
- Per Table III “Maximum Hydraulic Loading Rate for Residential Sewage” Section 8.80.170 “OWTS Design and Installation Criteria”, Soils Classification of Loamy Sands, these types of soils have a Percolation Rate of 5 - 10 MPI, with a Loading Rate of: 0.80 Gallons per Square Foot per Day (Galls/SF/Day).

CALCULATIONS

- TANK SIZE CALCULATION: New Residential Unit with 4 Bedrooms x 125 Gal/Day/BDR = 500 Gal/Day
Total daily discharge of 500 Gal/Day x 2.5 Factor = 1,250 Gallons. A Tank with a Minimum Capacity of 1,250 Gallons is required.
- LEACH LINES CALCULATION: 500 Gal/Day ÷ 0.80 Gal/SF/Day = 625 SF ÷ 3 FT wide trench = 209 LF trench (< 500 FT maximum allowed)
- 209 ÷ 3 trenches = 70 FT per Leach Line. The minimum Leach Line length allowed is 65’ long (< 100 Feet maximum allowed)
- Depth Trench: 36” maximum, must keep a 5’ min between the trench bottom and the ground water table found at 8’ deep.
- The Leach Field on EXHIBIT A is to be built such that the slope of the sewer line from the new house meets Plumbing Code.

SUMMARY

Given the Site Evaluation and the Calculations above mentioned and given that the water table was found at a depth of 8 FT as shown on the Water Table Boring Log on EXHIBIT C, the site is adequate to support a “Standard Gravity Distribution System” with (3) three 70 FT long Leach Lines with the following dimensions: 3 FT wide x 36” deep maximum.

Should you have any questions, or should you need additional information, please let us know.

Sincerely, Pro Terra
A proactive approach for your project’s success

J. Carlos Romero • RCE 50,429



ROBERT THAFT METHOD PERCOLATION TESTS RESULTS

EXHIBIT B

ROBEN LLC • 631 West Kneckel Road • WEST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

Item	Time (d)	Original Measure	Time	Water Measured	Water Difference	PRK Rate MPI (a)	PRK Rate MPI (b)	Loading Rate (c)
								GAL / SF / DAY
Boring 1							0.75	
1	9:00:00 AM	10 "	9:30:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:30:00 AM	10 "	10:00:00 AM	5 "	5 "	6.0	8.0	0.8
3	10:00:00 AM	10 "	10:30:00 AM	5 "	5 "	6.0	8.0	0.8
4	10:30:00 AM	10 "	11:00:00 AM	5 "	5 "	6.0	8.0	0.8
5	11:00:00 AM	10 "	11:30:00 AM	5 "	5 "	6.0	8.0	0.8
6	11:30:00 AM	10 "	12:00:00 PM	5 "	5 "	6.0	8.0	0.8
7	12:00:00 PM	10 "	12:30:00 PM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
8	12:30:00 PM	10 "	13:00:00 PM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 2							0.75	
1	9:05:00 AM	10 "	9:35:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:35:00 AM	10 "	10:05:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
3	10:05:00 AM	10 "	10:35:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
4	10:35:00 AM	10 "	11:05:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
5	11:05:00 AM	10 "	11:35:00 AM	5 3/4 "	4 1/4 "	7.1	9.4	0.8
6	11:35:00 AM	10 "	12:05:00 PM	6 "	4 "	7.5	10.0	0.8
7	12:05:00 PM	10 "	12:35:00 PM	6 "	4 "	7.5	10.0	0.8
8	12:35:00 PM	10 "	13:05:00 PM	6 "	4 "	7.5	10.0	0.7
Soil Type by Visual & Hand Texture: Loamy Sands Loams								
Boring 3							0.75	
1	9:10:00 AM	10 "	9:40:00 AM	5 "	5 "	6.0	8.0	0.8
2	9:40:00 AM	10 "	10:10:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
3	10:10:00 AM	10 "	10:40:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
4	10:40:00 AM	10 "	11:10:00 AM	5 1/4 "	4 3/4 "	6.3	8.4	0.8
5	11:10:00 AM	10 "	11:40:00 AM	5 1/2 "	4 1/2 "	6.7	8.9	0.8
6	11:40:00 AM	10 "	12:10:00 PM	5 3/4 "	4 1/4 "	7.1	9.4	0.8
7	12:10:00 PM	10 "	12:40:00 PM	6 "	4 "	7.5	10.0	0.8
8	12:40:00 PM	10 "	13:10:00 PM	6 "	4 "	7.5	10.0	0.8
Soil Type by Visual & Hand Texture: Sandy Loams								

(a) Percolation Rate = 30 Minutes ÷ Measured Water Difference in Inches

(b) Adjusted Percolation Rate based on Adjustment Factor = 0.75 Calculated on EXHIBIT D for an 8" DIAM Boring

(c) Loading Rate (gal/ft/day) are according to Table III (PDF page 29/46) County OWTS Ordinance No. 1516

(d) Percolation Tests done during 10.14.23 & 10.15.23

** Water Table on EXHIBIT C



PRK Terra
jcr • 10.16.23

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EEC ORIGINAL PKG

SOILS BORING SHEET

EXHIBIT C

ROBEN LLC • 631 West Knechel Road • WEST SIDE • Imperial County • 4 BDRMS • APN 064-020-020

BORING 4 GROUND WATER TABLE EXPLORATION LOG

BORING DATE: 10.14.23 & 10.15.23

BY: JCR

TOOL: 8" HAND HELD AUGER + EXTENTIONS

BORING DEPTH: 9' FEET

STEEL BAR + SHOVELS + FLOATER ROD

FOUND WATER TABLE DEPTH: 8'

DEPTH FEET	FIELD		SOILS MATERIALS TYPES
	WATER TABLE	USCS CLASSIFICATION	
1			Loamy Sands
4			Loamy Sands
			Loamy Sands
8			Loamy Sands
12			<p>NOTES</p> <p>1. Groundwater was encountered at a depth of 8' measured from top of existing natural surface</p> <p>2. Soil Samples were observed at every 2 feet along the length of Boring No. 4</p> <p>3. Boring No. 4 Soils Samples were visually-manually identified as Loamy Sands</p>
16			
20			
24			
28			



EEG ORIGINAL PKG
 ProTerra
 jcr • 10.16.23

CALCULATIONS FOR HOLE DIAMETER CONVERSIONS

The standard percolation method is based on an excavated round or square hole of one (1) square foot cross section with vertical sides. If the percolation test is conducted with a smaller diameter test hole, a conversion calculation must be applied to determine the long-term acceptance rate applicable to a twelve (12") inch excavation area based on the ratio of wetted surface area to the non-standard diameter test hole. No percolation test holes may be smaller than six (6") inches in diameter.

$$\text{Conversion Factor} = (W.S.A._{12''}/W.S.A._{th}) / (V_{12''}/V_{th})$$

Where:

W.S.A._{12"} = the wetted surface area for a 12" diameter test hole (in square inches)

W.S.A._{th} = the wetted surface area for the non-standard diameter test hole (in square inches)

V_{12"} = the volume of the 12" diameter test hole (in cubic inches)

V_{th} = the volume of the non-standard diameter test hole (in cubic inches)

NOTE: These calculations assume a height of 6" in all of the holes.

The W.S.A.s and volumes are calculated as follows:

$$W.S.A. = \pi Dh + \frac{\pi D^2}{4} \quad \text{and} \quad V = \frac{\pi D^2}{4} h$$

Where:

D = hole diameter (in inches) and h = hole height (in inches)

A conversion of the test rates for an 8" diameter test was calculated with the following results:

$$W.S.A._{12''} = 339 \text{ in}^2 \quad W.S.A._{8''} = 201 \text{ in}^2 \quad V_{12''} = 679 \text{ in}^3 \quad V_{8''} = 302 \text{ in}^3$$

Therefore:

$$\text{Conversion Factor} = (339/201) / (679/302) = 0.75$$

The converted percolation rate is therefore:

$$\text{Corrected Percolation Rate (MPI)} = \frac{\text{Percolation Rate (MPI)}}{\text{Conversion Factor}}$$

See Column 8 on Exhibit B where the measured MPI's are being adjusted with the 0.75 Conversion Factor.



EEC ORIGINAL PKG



ROBEN, LLC			
341 Crown Court		Invoice Date	10.17.23
Imperial, CA 92251		Invoice No.	23011.2
Attn: Ray Roben • Principal		Project No.	23011

Project Site: Two (2) PRK TST SE COR 631 West Neckel Rd • City of Imperial • Ray Roben Authorized 10.09.23
 APN 064-020-020 • Address To be Determined

CONCEPT		% FEE	FIXED FEE	TOTAL
Services Percolation Test				
2 PRK TST consisting of: 3 Test Borings + 1 Water Table Boring + 2 Exhibits Test Results + 1 Exhibit Site Plat + Certification Letter				
A	PERCOLATION TESTS - New Western Lot	100%	\$ 2,600	\$ 2,600
B	PERCOLATION TESTS - New Middle Lot	100%	\$ 2,600	\$ 2,600
Total Service Fees				\$ 5,200
50% Deposit			PAID	\$ 2,600
Total Due this Invoice No. 23011.2		10.17.23		\$ 2,600

PROJECT BILLING STATUS

2 PRK TST 631 West Neckel Road Payments Status		Date	Invoice	Amount
Past Invoice(s)		10.10.23	23011.1	\$ 2,600
Payments Received		-	-	\$ 2,600
Sub-Total Balance Due to Date		-	-	\$ -
Sub-Total Due this Invoice		10.17.23	23011.2	\$ 2,600
Payments Total Balance Due to Date				\$ 2,600
2 PRK TST 631 West Neckel Road Project Fees Status				
Total Project Fixed Fee Amount				\$ 5,200
Total Project Fees Billed to Date				\$ 5,200
Remaining Project Fees				\$ -

63-03

Tax Area Code
69-001

POR. IMPERIAL SUB. 1 & IMPERIAL NORTHWEST ACRES TRACT 883 &
IMPERIAL NORTHWEST ACRES NO.2 TRACT 895 & TRACT 895 PHASE 2

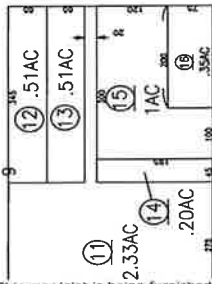
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OM 1-9

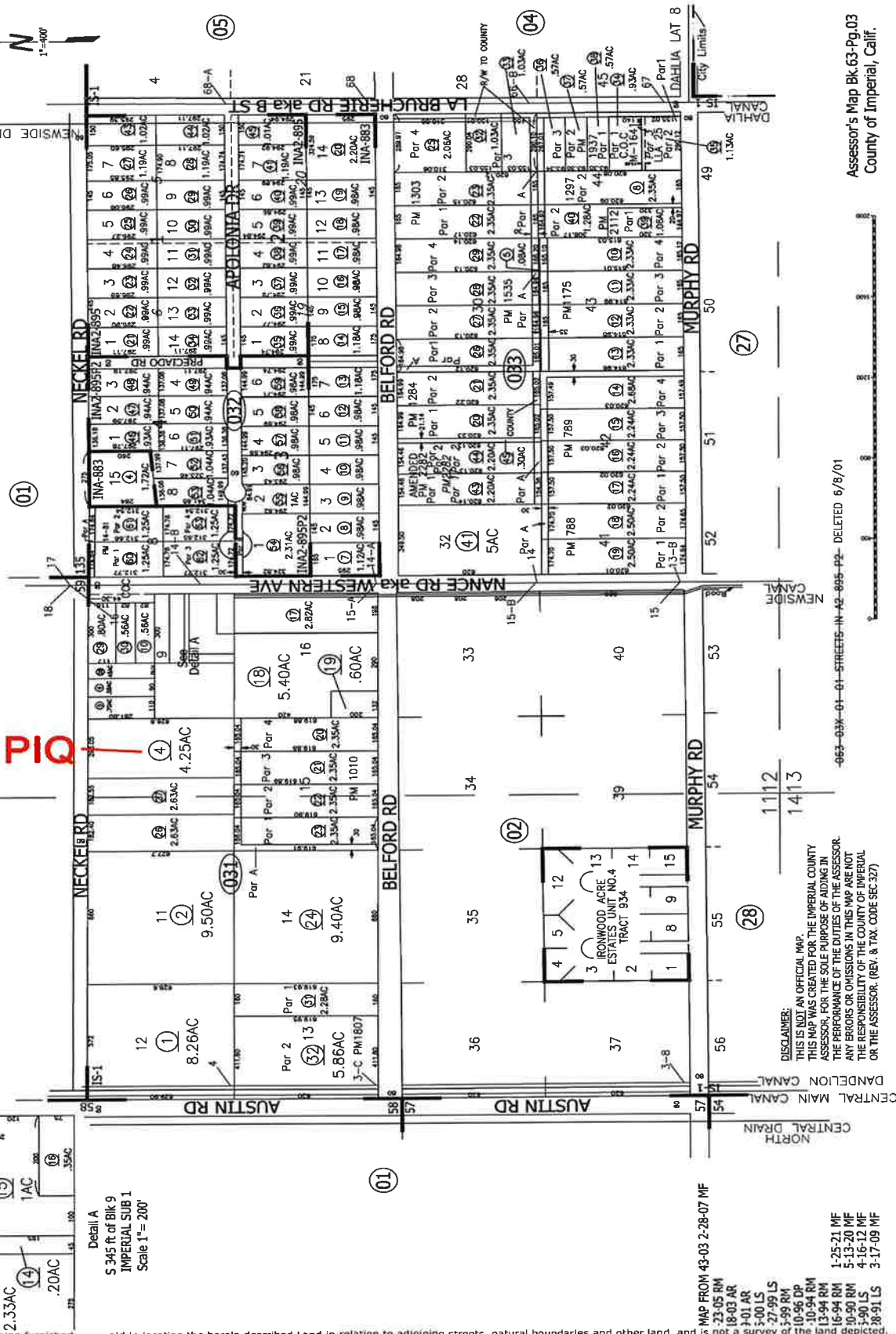
IMPERIAL NORTHWEST ACRES NO.2 TRACT 895 & TRACT 895 PHASE 2

FM 17-74

FM 15-76



Detail A
S 345 ft of Blk 9
IMPERIAL SUB 1
Scale 1"= 200'



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX CODE SEC.327)

MAP FROM 43-03 2-28-07 MF
23-05 RM
18-03 AR
1-01 AR
1-00 LS
27-99 LS
1-99 RM
10-96 DP
10-94 RM
13-04 RM
16-94 RM
20-90 RM
1-90 LS
28-91 LS

1-25-21 MF
5-13-20 MF
4-16-12 MF
3-17-09 MF

063-03X-01-01 STREETS IN 42-895-P2 DELETED 6/8/01

Assessor's Map Bk 63-Pg.03
County of Imperial, Calif.

EEC ORIGINAL PKG

EXHIBIT "A"

PARCEL MAP WAIVER

LEGAL DESCRIPTION

PARCEL 1

THE WEST 98.35 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PRELIMINARY

SHEET 1 OF 1

EEC ORIGINAL PKG

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

ASSESSOR'S PARCEL NUMBER: 063-031-004

EXHIBIT "B"

PARCEL MAP WAIVER

LEGAL DESCRIPTION

PARCEL 2

THE EAST 98.35 FEET OF THE WEST 196.70 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PRELIMINARY

SHEET 1 OF 1

EEC ORIGINAL PKG

EXHIBIT "C"

PARCEL MAP WAIVER

LEGAL DESCRIPTION

PARCEL 3

THE EAST 98.35 FEET OF THE EAST 295.05 FEET OF BLOCK 10, IMPERIAL SUBDIVISION NO. 1, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 899 (OM 1-9) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.42 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

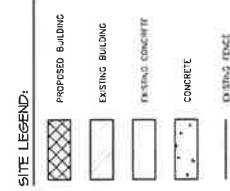
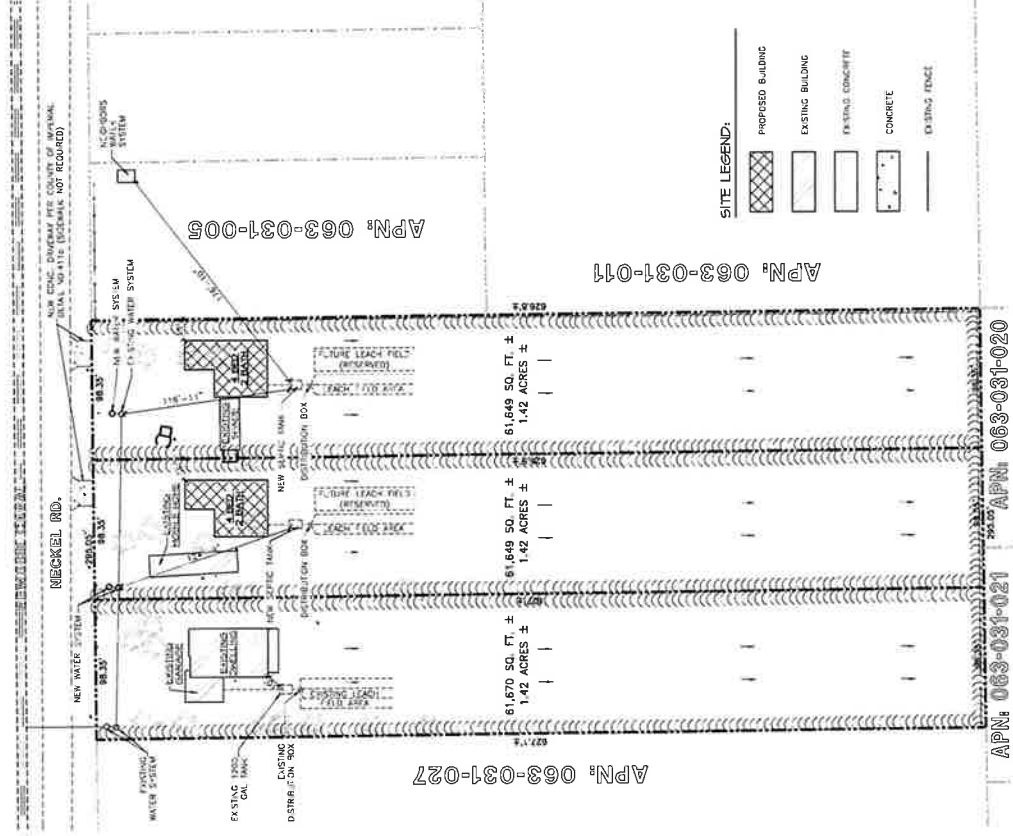
P R E L I M I N A R Y

SHEET 1 OF 1

EEC ORIGINAL PKG

631 NECKEL RD.

631 WEST NECKEL RD, IMPERIAL, CA, 92251



PROPERTY BOUNDARY NOTE:
 THIS PROPERTY BOUNDARY AND ASSUMED LOCATION OF ADJACENT PROPERTIES ARE APPROXIMATE AND ASSUMED. THIS PLAN DOES NOT REPRESENT THE PROPERTY BOUNDARIES OR PROPERTY LINES. PROPERTY LINES NEED TO BE ESTABLISHED OR REBUILT. A REGISTERED LAND SURVEYOR MUST VERIFY THE PROPERTY BOUNDARY.

PROJECT: 631 NECKEL RD, IMPERIAL, CA 92251		DATE: 10/04/2023	
JOB NO: 2023-054		SCALE: AS SHOWN	
DRAWN BY: M.G.		TITLE SHEET	
CHECKED BY: 1		DATE: 10/04/2023	

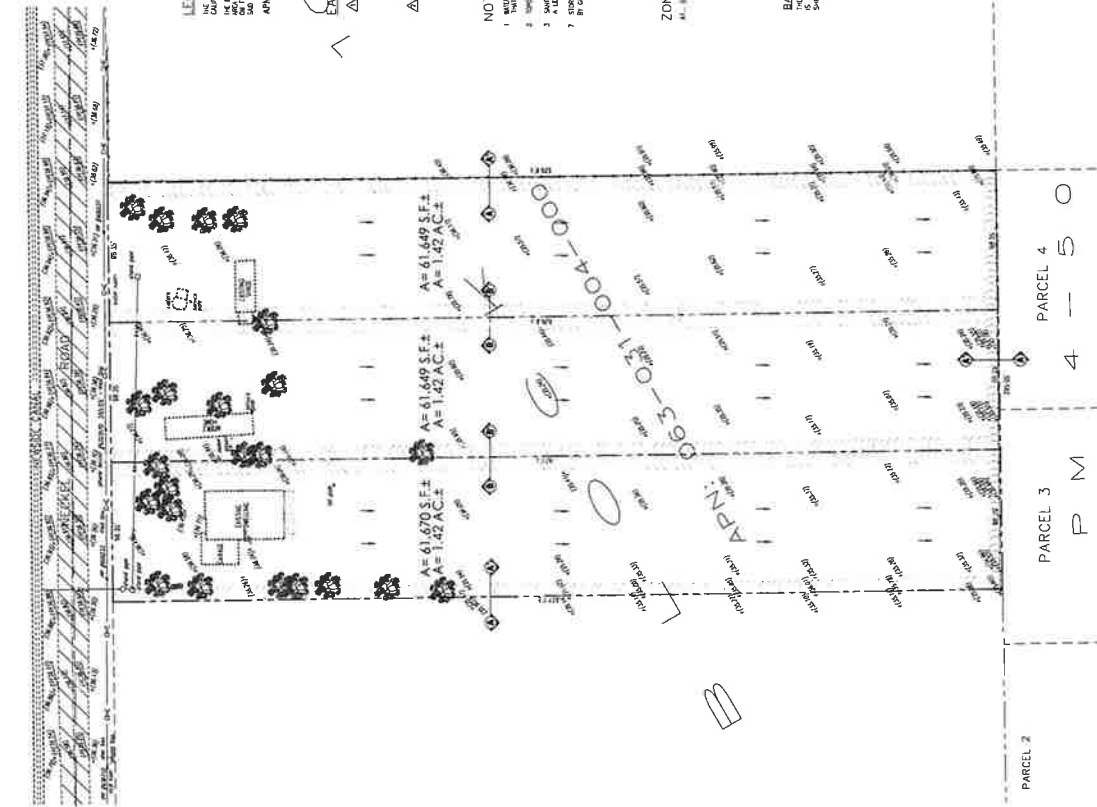
DC DUGGINS CONSTRUCTION
 100 WEST NECKEL RD, IMPERIAL, CA 92251
 PHONE: 760-338-0000 • FAX: 760-338-0001
 www.dugginsconstruction.com

DISCLAIMER:
 THIS PLAN IS A PRELIMINARY DESIGN AND DOES NOT REPRESENT THE FINAL DESIGN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

EEC ORIGINAL PKG

SITE PLAN
 SCALE: 1"=40'-0"

NECKEL ROAD TENTATIVE PARCEL MAP

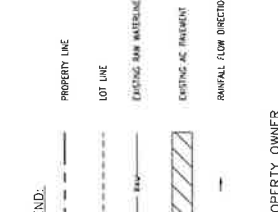
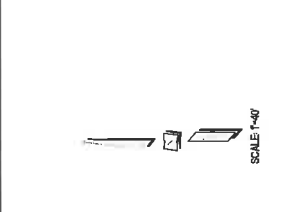


LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 A CERTAIN TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS 100 AC. SUBDIVISION OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 093-021-004-000, AS SHOWN THEREON, AND THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, APN: 063-021-004.

EASEMENT:
 A 10' WIDE EASEMENT FOR RECREATION TRAILS OR BICYCLE TRAILS, OR OTHER PURPOSES, IS SHOWN ON THE SOUTH SIDE OF THE TRACT, AS SHOWN ON THE ATTACHED MAPS AND PLANS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE EASEMENT SHALL BE USED ONLY FOR THE PURPOSES SET FORTH IN THIS INSTRUMENT.
 2. THE EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES.
 3. THE EASEMENT SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN CONFLICT WITH THE INTERESTS OF THE ADJACENT PROPERTY OWNERS.
 4. THE EASEMENT SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE A HAZARD TO THE PUBLIC SAFETY OR TO THE ENVIRONMENT.
 5. THE EASEMENT SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TRAIL.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PARCEL.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RANGE.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE.

BASE OF RECORDS:
 THE BASE OF RECORDS FOR THIS PARCEL MAP IS THE COUNTY RECORDER OF IMPERIAL COUNTY, APN: 063-021-004-000, AS SHOWN THEREON.



PROPERTY OWNER:
 MRS. J. M. BROWN
 1234 MAIN ST.
 IMPERIAL, CA 92541

SITE ADDRESS:
 1234 MAIN ST.
 IMPERIAL, CA 92541

APPLICANT:
 MRS. J. M. BROWN
 1234 MAIN ST.
 IMPERIAL, CA 92541

AVERAGE LOT SIZE:
 1.42 AC.

BUILDING SETBACK:
 10 FT.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TRAIL.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PARCEL.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RANGE.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE.

BEING:
 A TENTATIVE PARCEL MAP FOR THE COUNTY OF IMPERIAL, CALIFORNIA, SHOWING THE DIVISION OF A CERTAIN TRACT OF LAND INTO 100 LOTS, AS SHOWN ON THE ATTACHED MAPS AND PLANS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PARCEL MAP SHALL BE USED ONLY FOR THE PURPOSES SET FORTH IN THIS INSTRUMENT.
 2. THE PARCEL MAP SHALL NOT BE USED FOR ANY OTHER PURPOSES.
 3. THE PARCEL MAP SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN CONFLICT WITH THE INTERESTS OF THE ADJACENT PROPERTY OWNERS.
 4. THE PARCEL MAP SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE A HAZARD TO THE PUBLIC SAFETY OR TO THE ENVIRONMENT.
 5. THE PARCEL MAP SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

LEGEND:
 PROPERTY LINE
 LOT LINE
 EXISTING SANITARIUM
 EXISTING AIR TREATMENT
 RAINFALL FLOW DIRECTION

GRAPHIC SCALE:
 0 40 80 120 160 200 240 FEET

BJ ENGINEERING & SURVEYING, INC.
 Phone: (760) 333-3333 FAX: (760) 333-3333
 1400 S. MAIN ST., SUITE 100, IMPERIAL, CA 92541

NO.	REVISION	DATE	BY
1			

APN: 063-031-004, NECKEL ROAD
TENTATIVE PARCEL MAP
 SHEET: 1 OF 1
 DATE: 09/05/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 JOB NO.: 231-101

REC ORIGINAL PKG

EXHIBIT A

PROJECT NO.: 23011
 DRAWN BY: VV 10.16.23
 SHEET: 1/1

PROJECT

SITE PLAN

NEW EAST LOT
 PERCOLATION TEST
 631 WEST NECKEL RD.
 IMPERIAL, CA 92251
 APN 064-020-020

CLIENT

RAV ROSEN - ROSEN LLC
 3410 CROWN COURT
 IMPERIAL, CA 92251
 (760) 996-3469
 3r1builders@gmail.com

REVISIONS



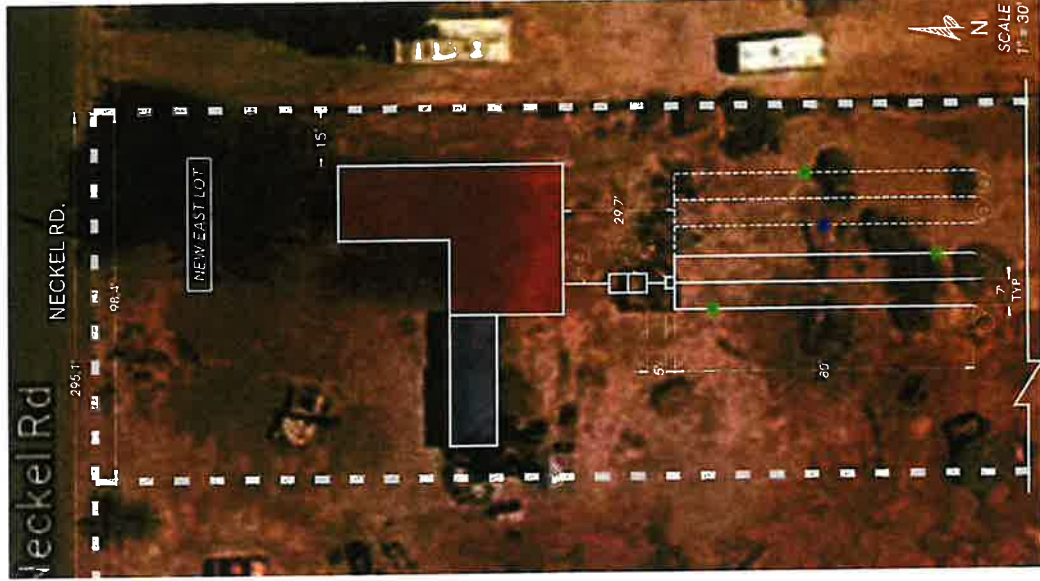
PREPARED UNDER DIRECTION OF

Jose Carlos Romero

JOSE CARLOS ROMERO
 PE 50,429 / LS 7,671

DATE: 10/19/23

Proterra
 444 SOUTH FIGHT STREET, SUITE B4,
 EL CENTRO CA 92243



NEW SEPTIC SYSTEM

- ① NEW LEACH LINES 80' LONG
- ② FUTURE LEACH LINES AREA
- ③ PROPOSED 1250 GAL SEPTIC TANK
- ④ DISTRIBUTION BOX
- ⑤ 3" ABC SEWER LINE

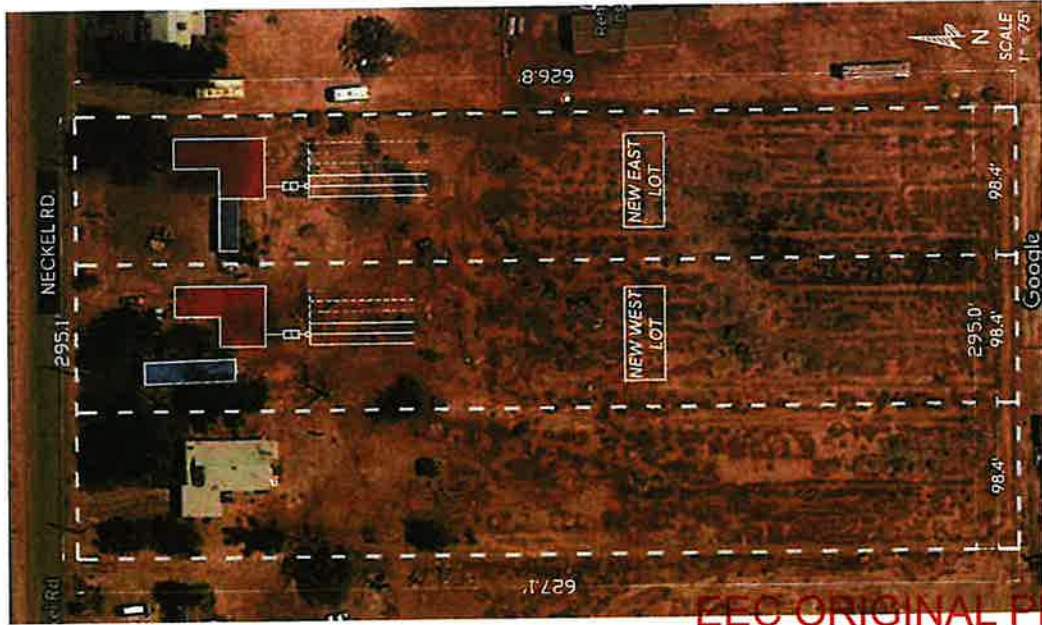
LEGEND INFORMATION

PROJECT SITE LIMITS
 PARCEL DIMENSIONS PER THE IMPERIAL COUNTY
 ASSESSORS PLAN

- EXISTING BUILDING TO BE DEMOLISHED
- NEW 4 BEDROOM RESIDENTIAL UNIT

BORINGS

- PERCOLATION TEST BORINGS
- BORING WATER TABLE



LEG ORIGINAL PKG