

Determination to be continued...

# PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE      AGENDA DATE: November 14, 2024

FROM: PLANNING & DEVELOPMENT SERVICES      AGENDA TIME 1:30 PM / No.1

PROJECT TYPE: The Lara Family Trust / CUP#24-0017      SUPERVISOR DIST #3

LOCATION: 781 West Worthington Rd.      APN: 062-040-016-000

Imperial, CA 92251      PARCEL SIZE: +/-2.66 AC

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

ZONE (existing) A-2 (General Agriculture)      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

ENVIRONMENTAL EVALUATION COMMITTEE DECISION:      HEARING DATE: 11/14/2024

INITIAL STUDY: #24-0026

NEGATIVE DECLARATION       MITIGATED NEG. DECLARATION       EIR

## DEPARTMENTAL REPORTS / APPROVALS:

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

## REQUESTED ACTION:

(See Attached)

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

RYAT\S:\AllUsers\APN\062\040\016\CUP24-0017 IS24-0026\EEC\CUP24-0017\_IS24-0026 PROJECT REPORT.doc

**EEC ORIGINAL PKG**

- NEGATIVE DECLARATION**
- MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis  
For:*

**Conditional Use Permit #24-0017  
Initial Study #24-0026  
The Lara Family Trust**



*Prepared By:*

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

**(November 2024)**

**EEC ORIGINAL PKG**

---

# TABLE OF CONTENTS

	<u>PAGE</u>
<b><u>SECTION 1</u></b>	
I. INTRODUCTION	3
<b><u>SECTION 2</u></b>	
II. ENVIRONMENTAL CHECKLIST	8
PROJECT SUMMARY	10
ENVIRONMENTAL ANALYSIS	13
I. AESTHETICS.....	15
II. AGRICULTURE AND FOREST RESOURCES.....	15
III. AIR QUALITY.....	16
IV. BIOLOGICAL RESOURCES.....	17
V. CULTURAL RESOURCES.....	18
VI. ENERGY.....	18
VII. GEOLOGY AND SOILS.....	19
VIII. GREENHOUSE GAS EMISSION.....	20
IX. HAZARDS AND HAZARDOUS MATERIALS.....	20
X. HYDROLOGY AND WATER QUALITY.....	21
XI. LAND USE AND PLANNING.....	22
XII. MINERAL RESOURCES.....	22
XIII. NOISE.....	23
XIV. POPULATION AND HOUSING.....	23
XV. PUBLIC SERVICES.....	24
XVI. RECREATION.....	24
XVII. TRANSPORTATION.....	25
XVIII. TRIBAL CULTURAL RESOURCES.....	27
<b><u>SECTION 3</u></b>	
III. MANDATORY FINDINGS OF SIGNIFICANCE	28
IV. PERSONS AND ORGANIZATIONS CONSULTED	29
V. REFERENCES	30
VI. NEGATIVE DECLARATION - COUNTY OF IMPERIAL	31
27 FINDINGS	32
<b><u>SECTION 4</u></b>	
VIII. RESPONSE TO COMMENTS (IF ANY)	33
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)	34

---

## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a  policy-level,  project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #24-0017 for a Special Event Center (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency,

---

in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

### **C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION**

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

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

### **D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION**

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

#### **SECTION 1**

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

#### **SECTION 2**

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

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

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

#### **SECTION 3**

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

---

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

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

**VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL**

**VII. FINDINGS**

**SECTION 4**

**VIII. RESPONSE TO COMMENTS (IF ANY)**

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

**E. SCOPE OF ENVIRONMENTAL ANALYSIS**

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

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

**F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS**

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

**G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE**

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

**1. Tiered Documents**

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

---

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

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

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

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

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

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

## **2. Incorporation By Reference**

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

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

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



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

---

## II. *Environmental Checklist*

---

1. **Project Title:** The Lara Family Trust – Special Event Venue – CUP #24-0017
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Rocio Yee, Planner II, (442)265-1736, ext. 1750
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** rociyee@co.imperial.ca.us
6. **Project location:** 781 W Worthington Rd. Imperial CA 92251  
APN #062-040-016-000
7. **Project sponsor's name and address:** Tirso Lara  
781 W Worthington Rd. Imperial CA 92251
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)

10. **Description of project:** The applicant proposes to develop an outdoor special event venue facility on an approximately 1-acre portion of a 2.87-acre site, which currently includes a 2,710 sq ft home, an 850 sq ft garage, and a 750 sq ft mobile home, along with existing parking and circulation areas. The venue will feature a vehicle gravel parking area for 120 parking stalls of about ½ acre, along with circulation routes. An additional parking area for 73 vehicles will be available to the north of the event yard. Site improvements will include security white vinyl fencing, landscaping, and all parking and storage areas will be graveled. Access to the venue will be via the existing driveway and a new encroachment to Worthington Road. The perimeter will be enhanced with landscaping, fencing, and lighting to ensure a secure environment.

The venue will typically operate from Friday to Sunday, 8:00 AM to 12:00 AM, with some events potentially occurring on weekdays. It is designed to accommodate approximately 250 to 300 guests per event, featuring 4 to 8 portable restrooms. The proposed project includes the installation of synthetic grass in the event area, along with 2-3 pop-up shade structures. A building permit will be submitted to the Planning and Building Department for the removal of the existing manufactured home and its replacement with a 1,200 sq ft Additional Dwelling Unit (ADU).

Additionally, the existing home and ADU on-site are intended for future leasing to event organizers, providing extra amenities for guests and enhancing the overall experience. These residential spaces will offer convenient accommodations, making the venue appealing to both local and out-of-town visitors attending events. The overall design ensures that the venue layout is screened from public view, aligning with the aesthetic standards set by Imperial County

11. **Surrounding land uses and setting:** The project is located approximately 2,000 feet west of the City of Imperial and is bounded by agricultural fields on all sides of the proposed event center. There is a house approximately 400 feet west of the project parcel and approximately 600 feet east of the proposed 2.87 acres special event center area.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Imperial County Air Pollution Control District, Imperial County Public Works, Imperial County Fire Department, Imperial County Division of Environmental Health, Caltrans, 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.?** AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on July 22, 2024, and no comments have been received to date from either

---

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

<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.

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
Jim Minnick, Director of Planning/EEC Chairman

\_\_\_\_\_  
Date:

---

## **PROJECT SUMMARY**

---

**A. Project Location:** The project is located at 781 West Worthington Rd. Imperial CA 92251. The parcel is identified as Assessor's Parcel Number 062-040-016-000 and is legally described as POR PAR C COC LLA 00174 OF TR 51 15-13, in the unincorporated area of the County of Imperial.

**B. Project Summary:** The applicant proposes to develop an outdoor special event venue facility on an approximately 1-acre portion of a 2.87-acre site, which currently includes a 2,710 sq ft home, an 850 sq ft garage, and a 750 sq ft mobile home, along with existing parking and circulation areas. The venue will feature a vehicle gravel parking area for 120 parking stalls of about ½ acre, along with circulation routes. An additional parking area for 73 vehicles will be available to the north of the event yard. Site improvements will include security white vinyl fencing, landscaping, and all parking and storage areas will be graveled. Access to the venue will be via the existing driveway and a new encroachment to Worthington Road. The perimeter will be enhanced with landscaping, fencing, and lighting to ensure a secure environment.

The venue will typically operate from Friday to Sunday, 8:00 AM to 12:00 AM, with some events potentially occurring on weekdays. It is designed to accommodate approximately 250 to 300 guests per event, featuring 4 to 8 portable restrooms. The proposed project includes the installation of synthetic grass in the event area, along with 2-3 pop-up shade structures. A building permit will be submitted to the Planning and Building Department for the removal of the existing manufactured home and its replacement with a 1,200 sq ft Additional Dwelling Unit (ADU).

Additionally, the existing home and ADU on-site are intended for future leasing to event organizers, providing extra amenities for guests and enhancing the overall experience. These residential spaces will offer convenient accommodations, making the venue appealing to both local and out-of-town visitors attending events. The overall design ensures that the venue layout is screened from public view, aligning with the aesthetic standards set by Imperial County.

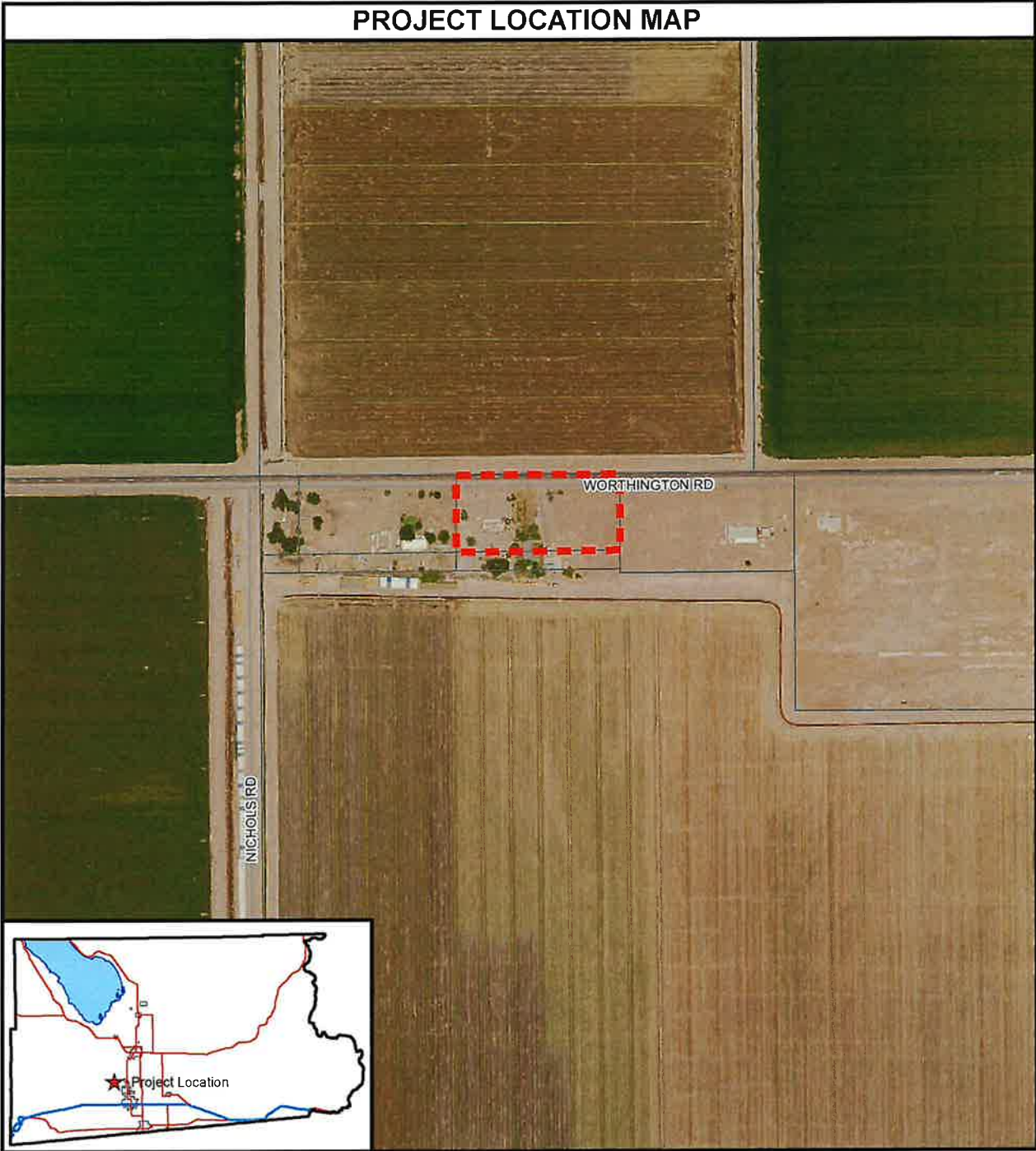
**C. Environmental Setting:** The project parcel is approximately 2.87 acres and is situated about 2,000 feet west of the City of Imperial. It is bordered by A-2 (General Agricultural) Zones on all sides, with agricultural fields to the north and south, and residences to the east and west.

**D. Analysis:** The proposed project area is located within the County's General Plan designation of "Agriculture." The project site is currently zoned A-2 under the County Land Use Ordinance, Section 90508.00. The proposed project could be found consistent with the County Land Use Ordinance, specifically, Section 90508.02 "Uses Permitted Only with a Conditional Use Permit" for a "Special Occasion Facility".




**E. General Plan Consistency:** The project is designated as "Agriculture" within the General Plan and would be an allowed use within this designation with an approved Conditional Use Permit.

Exhibit "A"  
Vicinity Map

**PROJECT LOCATION MAP**



**THE LARA FAMILY TRUST**  
**CUP#24-0017 / IS#24-0026**  
**APN 062-040-016-000**

	Project Location
	Centerline
	Parcels





---

## 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 (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--------------------------------------	--	-------------------------------------	----------------

**I. AESTHETICS**

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

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

**a) The proposed special event center is located on Worthington Road, which is not designated as a scenic highway per the Imperial County General Plan Circulation and Scenic Highway Element<sup>1</sup> and California State Scenic Highway System Map<sup>2</sup>. Therefore, the proposed project is not anticipated to have a substantial adverse effect on a scenic vista or scenic highway. No impacts are expected.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?    

**b) As stated in I (a), the project is not located on or near a designated or eligible to be designated scenic highway and therefore, is not expected to substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts are expected.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?    

**c) The proposed project is a special event center that would consist of an outdoor venue facility with associated parking facilities on approximately 1 acre portion of the 2.87-acre portion site. The project location is along Worthington Road, West side of City of Imperial, CA and contains an existing house on the south end of the property. The project is surrounded by agriculture fields on North and South sides of the property and Residence on the East and West of the proposed project. As the project consists of temporary pop-up shade structures which would not be out of place in the agricultural area, the project is not expected to substantially degrade the existing visual character or quality of public views of the site and its surroundings and the project would not conflict with any applicable zoning or other regulations governing scenic quality as a special event center is an allowed use in the A-2 (General Agriculture) with an approved Conditional Use Permit. Any impacts would be considered less than significant.**
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?    

**d) The proposed special event center proposes having events at day and night with ending times varying but no later than 12 am. Lighting for these events would be required but would only be during event times and would be required and conditioned within the CUP, to be directed away or shielded from shining towards Worthington Road, as not to create a hazard to traffic as well as directed away and shielded from adjacent properties. It is expected that lighting and glare condition within the CUP would bring any impacts from light or glare affecting day or nighttime views in the area to less than significant levels.**

**II. AGRICULTURE AND FOREST RESOURCES**

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

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

**a) The proposed special event center will be located on property that also contains an existing residence on the southern portion of the property and is zoned A-2 (General Agriculture). The property is not and is not expected to be farmed in the**

<sup>1</sup> Imperial County General Plan Circulation and Scenic Highway Element  
<sup>2</sup> California State Scenic Highway System Map

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>future. Additionally, per the California Department of Conservation: Farmland Mapping &amp; Monitoring Program online application<sup>3</sup> the property is designated as "Other Land". Therefore, the project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts are expected.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?  <b>b) There are no current Williamson Act Contracts in Imperial County. The proposed special event center would not conflict with existing zoning as a special event center is allowed within the A-2 zone with an approved Conditional Use Permit (CUP). No impacts are expected.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?  <b>c) The proposed project site is zoned for general agriculture use and therefore, the proposed special event center would not 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)) as the proposed project would be an allowed use in the current A-2 zone with an approved CUP. No impacts are expected.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?  <b>d) As stated in II (a, b, &amp; c) the project is zoned A-2 (General Agriculture) and is not farmed nor does it contain forest land. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?  <b>e) The proposed special event center does not anticipate any 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. Any impacts are expected to be less than significant.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### III. AIR QUALITY

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Conflict with or obstruct implementation of the applicable air quality plan?<br/> <b>a) The proposed special event site will be required to comply with Imperial County Air Pollution Control District's rules and regulations with emphasis on Regulation VIII – Fugitive Dust Rules which is a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity per APCD's comment letter dated September 9, 2024<sup>4</sup>. If the project operates any combustion equipment such as a generator a permit may be required by APCD. It is expected that compliance with APCD's rules and regulations would bring any impacts to a less than significant.</b></p>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?<br/> <b>b) The proposed special event is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. As stated in III(a) the project will be required to comply with all of APCD's rules and regulations and it is expected that compliance with these rules and regulations as well as any required permits would bring any impacts to less than significant levels.</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

<sup>3</sup> California Department of Conservation: Farmland Mapping & Monitoring Program online application

<sup>4</sup> Imperial County Air Pollution Control District comment letter dated: September 9, 2024

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Expose sensitive receptors to substantial pollutant concentrations? <b>c) The proposed special event center does not expect to expose sensitive receptors to substantial pollutant concentrations. The potential source of air pollutants would be dust and potential power/light generators and, as stated previously in this section, the project will be expected to comply with APCD's rules and regulations, compliance of which is expected to bring any impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? <b>d) The proposed special event center is not anticipated to result in other emissions (such as those leading to odors adversely affecting a substantial number of people. Again, as stated previously it is expected that compliance with APCD's rules and regulations will bring any potential impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?<br><b>a) Per the Imperial County General Plan: Conservation and Open Space Element<sup>5</sup> Figure 2, the proposed special event center is located within the Burrowing Owl Species Distribution Model. No building permits are being proposed to this project. Ground disturbance would come from the grading permit on the land. Driveways and parking areas would be in designated areas with gravel covering. It is not expected that the proposed special event center would have a substantial adverse effect on the burrowing owl or any other special status species. Therefore, impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><b>b) The proposed special event center is not located near a 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. The project is bounded by agriculture fields to the North and South and Residence to the East and West. The project does not propose any development near the canal that would have a substantial adverse effect on the canal. Impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><b>c) The proposed special event center is not located on or near a state or federally protected wetlands and is therefore, not expected to 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. Any impacts would be considered less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><b>d) The proposed special event center is located on a 2.87 acres parcel with the proposed event area encompassing approximately 1 acre for parking facilities, which is presently developed with a 2710 sq ft home with a 850 sq ft garage, 750 sq ft mobile home, additionally the venue yard would include approximately ¼ acre of landscape area, onsite 200 sq ft are for portable bathrooms, and ½ acre vehicle gravel parking area. The property is bounded by agriculture field to their surroundings. The project itself does not propose substantial development and is not expected to permanently operate daily or nightly. Therefore, the proposed project is not expected to substantially interfere with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Any impacts are expected to be less than significant.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

<sup>5</sup> Imperial County General Plan: Conservation and Open Space Element

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? e) The proposed special event center would be an allowed use within the current A-2 (General Agriculture) zone with an approved Conditional Use Permit per the Imperial County General Plan, Land Use Ordinance (Title 9) Division 5 and is not expected to conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance. Therefore, any impacts would be considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) As stated in IV(e), the proposed special event center would be an allowed use per the Imperial County General Plan with the approval of a Conditional Use Permit. The project does not anticipate conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts would be considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?<br>a) The proposed special event center is not anticipated to cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 as the proposed project consists of the development of an outdoor venue facility for approximately 250 to 300 guests in a 2.87 acres of the project site including driveways and parking lots, and portable restrooms. The project does not propose extensive new land disturbance such as digging or grading of the property. Additionally, AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on July 22, 2024, and no comments have been received to date from either. Therefore, any impacts would be considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?<br>b) As stated in V(a) the project is located on historically disturbed land and the project does not propose extensive land disturbance. Therefore, the project does not anticipate causing a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. Therefore, any impacts would be considered less than significant.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?<br>c) The project is not located in or near a known cemetery or known human remains interred outside of a dedicated cemetery, and it is not anticipated that the project would disturb any unknown human remains as the project does not propose any significant land disturbance or removal. In case of the discovery of human remains, the project would be required to comply with all Federal, State, and Local laws concerning the discovery and treatment of human remains. Therefore, impacts are expected to be less than significant.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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?<br>a) The proposed project is a special event center located in 781 W Worthington Rd. currently has electrical, however when a project needs additional or augmented electrical service, the applicant shall advise the Imperial Irrigation District with the proper documentation and requirements. Electrical use onsite not generated from onsite electrical generators would come from the IID and would predominately be used for powering lights on the property and during events. Additionally Electrical capacity is limited in the project area. A circuit study may be required, as mentioned in the IID comment letter dated July 25, 2024 <sup>6</sup> , compliance would be necessary to bring the impacts Less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?<br>b) The proposed special event center is not anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. However, compliance with the Imperial Irrigation District comment letter dated July 25, 2024 <sup>6</sup> would bring any impacts to be considered less than significant.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>a) The proposed special event center does not appear to conflict with the geology and soils of adjacent parcels in the area as no proposed developments are anticipated at the time. Additionally, the existing buildings are proposed to remain. Should any new, future developments occur on the parcels, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding impacts to geology and soils. Any impacts are expected to be less than significant.</b> |                          |                          |                                     |                                     |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>1) As mentioned above in (VII) (a), the project site is not located within a known earthquake fault as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map. per the California Department of Conservation "CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones" online map. The nearest known fault is the Wiener Fault, approximately 2.5 southwest of the project. Therefore, any impacts are expected to be less than significant.</b>  |                          |                          |                                     |                                     |
| 2) Strong Seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>2) Imperial County is subject to potential seismic ground shaking due to the numerous faults in the area. The project site could experience strong seismic ground shaking but no more than the surrounding properties. The proposed project consists of 1-acre event venue with synthetic grass, 2 to 3 pop-up shade structures and graveled parking areas, no additional construction is being proposed for the event center project, therefore, is not expected to cause substantial adverse effects, including risk of loss, injury, or death. Any impacts would be considered less than significant.</b>   |                          |                          |                                     |                                     |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>3) The proposed project is not located in a Tsunami inundation area according to the California Tsunami Data Map<sup>6</sup>, therefore, impacts are expected to be less than significant.</b>   |                          |                          |                                     |                                     |
| 4) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>4) The proposed special event center is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity)<sup>7</sup>. The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.</b>   |                          |                          |                                     |                                     |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>b) The proposed special event center is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Less than significant impacts are expected.</b>  |                          |                          |                                     |                                     |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>c) The project parcel has existing structures on the South portion of the property, acting as residence, that are not part of the special event center project at the time, but are only a few yards away. The project is not known to be located on a geologic unit or soil that is unstable or would become unstable and as stated above the project is not located in an area prone to landslides. Therefore, impacts are expected to be less than significant.</b>   |                          |                          |                                     |                                     |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>d) The proposed property does have existing structures on it with no know difference in soil between these structures and the project location. The proposed special event center would not require building permits. Therefore, impacts would be considered less than significant.</b>  |                          |                          |                                     |                                     |

<sup>6</sup> California Tsunami Data Maps

<sup>7</sup> Imperial County General Plan: Seismic and Public Safety Element

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

- 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 special event center proposes using portable lavatory facilities with the possibility of installing bathrooms and a septic system in the future. As part of the permitting process for installing a septic system, a percolation test will be conducted on the site. If the soil does not pass the percolation test, then the septic system would not be permitted and an adequate number of portable lavatories as determined by Imperial County Division of Environmental Health, would remain in use. However, there is currently a house on the northern portion of the property which does have a septic system installed, so it is anticipated that the soils on the project site will be capable of supporting a septic system. Any impacts are expected to be less than significant.**
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f) The project is located on disturbed land that is currently being use as a Single-Family Residence, and ground disturbance would come from the Grading of the area for the parking, entrance/exit and installation of the synthetic grass. Therefore, it is not anticipated that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Any impacts are expected to be less than significant.**

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

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- a) Temporary greenhouse gas emissions are expected to be generated as a result of traffic from invitees and event organizers. As previously mentioned under Section III, Air Quality, the applicant shall contact the APCD for compliance with their regulations, it is expected that such compliance would bring impacts to less than significant levels.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
- b) The proposed special event center is not expected to conflict with an applicable plan, policy and/or regulation adopted for the purpose of reducing the emissions of greenhouse gases; as mentioned above under item b), applicant shall contact and comply with APCD regulations. Impacts are expected to be less than significant.**

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 special event center does not intend to transport, use or dispose hazardous materials. If any, all storage and handling of flammable and combustible liquids shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances, as mentioned in the Imperial County Fire Department comment letter dated on August 07, 2024<sup>11</sup>, Therefore, no impacts are expected.**
- 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) As mentioned above under item a), the proposed project does not include the use of hazardous materials. No impacts are expected.**
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- c) No schools are known to be proposed, the Imperial Valley Union High School is located approximately 2 miles away of the proposed project; thus, it will not present a risk to school facilities. Therefore, any impacts would be considered Less than significant.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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? <b>d) The proposed special event center is not located on a site included on a list of hazardous material sites<sup>8</sup>; therefore, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? <b>e) The nearest airport is the Imperial County Airport which is approximately 2.5 miles away to the southeast of the project site. Therefore, any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <b>f) The proposed special event center is not expected to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The applicant shall be required to comply with Imperial County Fire Department (ICFD) requirements as stated in the ICFD comment letter dated: August 7, 2024<sup>9</sup>, that requires an approved fire safety and evacuation plan shall be developed and approved by Imperial County Fire Department. The evacuation plan shall be in accordance with California Fire Code Chapter 4. Such compliance is expected to bring impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? <b>g) As stated in IX(f) it is expected that compliance with ICFD's comment letter as well as all Federal, State, local regulations, ordinances and compliance with all required sections of the fire code will bring any impacts to less than significant levels.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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? <b>a) The proposed special event center is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The applicant shall comply with any regulations set forth by the Division of Environmental Health Services, should the proposed project require a Domestic Water Supply Permit (DWSP) in the future. Consequently, the project is anticipated to have a less than significant impact.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? <b>b) The proposed special event center proposes to use water supplied by the Imperial Irrigation District that is also used by the home located on the southern portion of the property and would not decrease groundwater supplies or interfere substantially with groundwater recharge as the project does not propose affecting the 2.87-acre parcel site with impervious surfaces. Therefore, impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <b>c) The proposed special event center is not located within a river, or a stream and the project site propose the installation of synthetic grass on the event area and graveled parking, that would not require building permits, therefore, it is not expected that the project would substantially alter the existing drainage pattern of the site or area. Therefore, Impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>8</sup> EnviroStor Database

<sup>9</sup> Imperial County Fire Department comment letter dated: August 7, 2024

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(i) The proposed special event center project site proposes the installation of synthetic grass with no ground alteration proposed aside from the grading. Onsite driveways and parking areas will be covered with gravel. Therefore, impacts are expected to be less than significant.</b>				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(ii) The proposed special event center is not expected to substantially alter the existing drainage pattern on site and substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite, as no substantial change in the existing grading is proposed. Therefore, any impacts are expected to be less than significant.</b>				
(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"/>
<b>(iii) The proposed special event center does not propose to change the existing grading and therefore, it is not expected to substantially alter the existing drainage pattern on site and 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. Any impacts are considered less than significant.</b>				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(iv) The proposed special event center is not located in a flood zone X per FEMA 06025C1725C and is not expected to impede or redirect flood flows. Impacts are expected to be less than significant.</b>				
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"/>
<b>d) The proposed special event center is not located within a Tsunami inundation area, and according to the FEMA Flood Map Service Center<sup>10</sup>, the proposed project is not located within a flood hazard zone. Therefore, impacts related to a risk of release of pollutants due to project inundation if located within a flood hazard or tsunami zones are considered less than significant.</b>				
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"/>
<b>e) The project is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project will be subject to all of the Division of Environmental Health Services' rules and regulations, and it is expected that compliance would lessen any impacts to a less than significant level.</b>				
<b>XI. LAND USE AND PLANNING Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) The proposed special event center is surrounded by agricultural land with the City of Imperial less than 2,000 feet away to the East. The project will not physically divide an established community. No impacts are expected.</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) The proposed special event center is not expected to conflict with the County's General Plan or Land Use Ordinance as a Conditional Use Permit was submitted for the proposed project. The A-2 zone requires the approval of a Conditional Use Permit per Imperial County Land Use Ordinance Title 9 § 90508.02 (aaa) Special Occasion Facility. Impacts are expected to be less than significant.</b>				
<b>XII. MINERAL RESOURCES Would the project:</b>				
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"/>
<b>a) The proposed special event center site is not located in an area classified to be a regionally important mineral resource per the California Department of Conservation- Mineral Land Classification<sup>11</sup>, additionally, there are no substantial proposed</b>				

<sup>10</sup> FEMA Flood Map Service Center

<sup>11</sup> California Department of Conservation - <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>



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

physical changes to the existing site other than site improvements. Therefore, no impacts are anticipated.

- 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) Per the Imperial County General Plan, Conservation and Open Space Element- Figure 8- Existing Mineral Resources, the proposed special event center site is not located within an area known to be classified as regionally important mineral resources. Therefore, it is not expected that the proposed project would 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 site is located within a Noise Impact Zone, which is an area that could be exposed to significant agricultural related noise. The events hours would be limited to end 12 a.m.; however, the project will be subject to compliance with Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control. The conditional acceptable decimal level is 75 decibels from the property line in the A-2 zone. It is expected that compliance with the Noise Ordinance would lessen the noise impacts to less than significant levels.**

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

**b) Ground-borne vibration or ground-borne noise levels may be expected from music and traffic during events and temporarily during the improvements to the southern entrance/exit onto Worthington Road, however adherence to the Imperial County General Plan Noise Element and with Imperial County Land Use Ordinance Division 7: Noise Abatement and Control would ensure that such ground-borne vibration or ground-borne noise levels is not excessive; such compliance would bring impacts to 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 special event center is not located within the vicinity of a private airstrip or within the Compatibility Map of the Imperial Valley Airport per the Imperial County Airport Land Use Compatibility Plan; therefore, it is not expected to expose people in the project area to excessive noise levels. Impacts are considered less than significant.**

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 special event center does not propose any housing or public infrastructure that may induce substantial unplanned population growth in an area either directly or indirectly. The project proposes having up to 108 events a year with a maximum of 300 guests per event. The only proposed development involves replacing the manufactured home with a 1,200 sq ft built-up house for rental purposes. This change is not expected to generate additional housing needs. Impacts are expected to less than significant.**

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

**b) The proposed special event center does not anticipate displacing a substantial number of existing people or housing necessitating the construction of housing. The replacement of the existing manufactured home with a 1,200 sq ft built-up home, designated as an Additional Dwelling Unit (ADU), will be proposed through the appropriate building permit application to the Imperial County Planning and Development Department. The proposed project will consist of pop-up tents and site improvements and host up to a proposed 108 events a year. Impacts are expected 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 cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed special event center is not expected to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. It is expected that compliance with Imperial County Fire Department requirements per letter dated August 7, 2024, would lessen any public service impacts to less than significant levels.**
- 1) Fire Protection?
- 1) The proposed special event center is not expected to create a substantial adverse impact to fire protection. Impacts are expected to be less than significant. Applicant shall comply with Imperial County Fire Department requirements per letter dated August 7-2024, to lessen any impact to less than significant levels.**
- 2) Police Protection?
- 2) The proposed special event center is not expected to create a substantial adverse impact to police protection. Impacts are expected to be less than significant.**
- 3) Schools?
- 3) The proposed special event center does not expect an increment in population that would require the construction of new educational facilities; therefore, no impacts are anticipated.**
- 4) Parks?
- 4) The proposed special event center would not result in a substantial adverse physical impact to existing parks. No impacts are anticipated.**
- 5) Other Public Facilities?
- 5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. Less than significant impacts are anticipated.**

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?
- |                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
- a) The proposed special event center does not propose new residential housing or an activity that would generate the increased use of public recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts are expected.**
- 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?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- b) The special event center proposes is not expected to require the construction or expansion of recreational facilities which might have an adverse effect on the environment as the project would be used for special occasion events such as weddings, birthdays, mixers etc. up to 108 days a year. Any impacts would be considered less than significant.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>XVII. TRANSPORTATION      Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? <b>a) The proposed special event center is not expected to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts expect to be less than significant.</b>	<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>b) The proposed special event center will increase the number of vehicles during the event; however, it is not expected that it would exceed a significant threshold. Therefore, impacts are expected to be less than significant.</b>	<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)? <b>c) The proposed special event center is located along a Worthington Road with the entrance/exit for the event center being approximately 30 feet away. The project proposes up to 300 guests per event up to 108 days a year and does not trigger further improvements to Worthington Rd. It is not expected that the temporary increase in traffic up to 108 days a year will substantially increase hazards, Therefore, less than significant impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? <b>d) Compliance with Imperial County Fire Department's comment letter dated August 7, 2024, stating Fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus, as well as the secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.; would bring impacts to less than significant levels for the proposed special event center.</b>	<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:  <b>a) The proposed project consists of pop-up shades, a synthetic grass lawn encompassing the event area of the project site, driveways and parking lots will be graveled, and the existing residences and garage are on historically disturbed land. The project does not propose extensive new land disturbance such as digging the property. Additionally, AB 52 Opportunity to Consult letters were sent to the Quechan and Campo Band of Mission Indians tribes on July 22, 2024, and no comments have been received to date from either. Therefore, any impacts would be considered less than significant.</b>	<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 <b>(i) The proposed project site is not listed under the California Historical Resources in County of Imperial<sup>12</sup> and does not appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k). Therefore, impacts are considered less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>12</sup> Office of Historic Preservation

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

5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

**(ii) No substantial evidence on the proposed project site has been found to be significant to a California Native American Tribe pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, impacts are considered less than significant.**

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> <p><b>a) The proposed special event center proposes up to 108 events per year and will not be subject to public water system requirements. Therefore, there will no need for new or expanded water, wastewater treatment or storm water drainage. Any impacts should be less than significant.</b></p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?</p> <p><b>b) The proposed special event center is expected to have sufficient water supplies and not be subject to public water system requirement given the proposed 108 events per year. Impacts are considered less than significant.</b></p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p><b>c) The project proposes to use portable lavatories which will be required to be serviced by a locally licensed septage hauler. If a septic system is installed in the future, it will be required to be permitted through the Division of Public Health and be designed to meet capacity per the Division of Environmental Health (EHS) requirements. Impacts are expected to be less than significant.</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> <p><b>d) The proposed special event center will be required to comply with EHS requirements, for Solid Waste Requirements; the applicant shall contract with a licensed commercial waste hauler for all of their solid waste disposal needs. Compliance with EHS requirements would bring impacts to less than significant levels.</b></p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p> <p><b>e) The proposed special event center is expected to comply with federal, state, and local management and reduction statutes and regulations related to solid waste with compliance with the EHS requirements. Impacts are expected to be less than significant.</b></p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**XX. WILDFIRE**

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</p> <p><b>a) The proposed special event facility is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and it is designated as a Local Responsibility Area (LRA) zone per the California Department of Forestry and Fire Projection Map for Imperial County Draft Fire Hazard Draft Severity Zones in LRA. Additionally, fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department; as well as an approved fire safety and evacuation plan shall be developed and approved by the Fire Department. The evacuation plan shall be in accordance with California Fire Code Chapter 4. As mentioned in the Imperial County Fire Department comment letter dated August 7, 2024<sup>11</sup> Compliance with the</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<b>IC Fire Department would bring any impacts to be considered less than significant.</b>				
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>b) The proposed special event facility is in a generally flat terrain, additionally All tents, canopies, and special event structures shall comply with the California Fire Code Chapter 31 and be approved by the State of California Fire Marshall Office flame rating, as mentioned in the Imperial County Fire Department comment letter dated August 7, 2024<sup>11</sup>, the applicant would be subject to I.C. Fire Department requirements to ensure that any impacts related to wildfire risks exposing project occupants to pollutant concentrations from a wildfire would be less than significant.</b>	<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? <b>c) The route of access will be required to support safety and emergency response vehicles in all-weather situations; additionally as mention in the Imperial County Fire Department comment letter dated August 07, 2024; An approved water supply connected to a Draft Hydrant(s) connection as required by "Imperial County Fire Department Fire Fighting Water Supply Specification and requirement for Rural Applications" Water capacity amount will be determined by Imperial County Fire Department base on final design and project review. Water supply and draft hydrant connections shall be accessible, and supply of water shall be maintained at all times. Compliance with I.C. Fire Department requirements would bring impacts to less than significant levels.</b>	<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? <b>d) The proposed special event facility site is in a generally flat terrain, and it is not located in a flooding zone, therefore it is not expected that it would 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. Compliance with all required sections of the fire code, and the IC Fire Department comment letter dated August 07, 2024<sup>11</sup> would bring any Impacts less than significant.</b>	<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 2011- ICPDS  
 Revised 2016 – 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 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 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 type="checkbox"/> | <input type="checkbox"/> |

#### **IV. PERSONS AND ORGANIZATIONS CONSULTED**

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

##### **A. COUNTY OF IMPERIAL**

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

##### **B. OTHER AGENCIES/ORGANIZATIONS**

- Imperial Irrigation District

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

## 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 Department of Conservation: Farmland Mapping & Monitoring Program online application  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
4. Imperial County Air Pollution Control District comment letter dated: September 9, 2024
5. Imperial County General Plan: Conservation and Open Space Element  
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
6. Imperial Irrigation District letter dated July 25, 2024
7. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones  
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C110.920388%2C6.00>
8. California Tsunami Data Map  
<https://www.conservation.ca.gov/cgs/tsunami/maps>
9. Imperial County General Plan: Seismic and Public Safety Element  
<https://www.icpds.com/planning/land-use-documents/general-plan/seismic-and-public-safety>
10. EnviroStor Database  
<http://www.envirostor.dtsc.ca.gov/public/>
11. Imperial County Fire Department comment letter dated: August 7, 2024
12. FEMA Flood Service Center  
<https://msc.fema.gov/portal/search>
13. California Department of Conservation  
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>
14. Office of Historic Preservation  
<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
15. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.



## VI. NEGATIVE DECLARATION – County of Imperial

---

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

---

**Project Name:** The Lara Family Trust – Special Event Venue – CUP #24-0017

**Project Applicant:** Tirso Lara

**Project Location:** 78 West Worthington Rd. Imperial CA 92251, Assessor's Parcel Number 062-040-016-000

### **Description of Project:**

The applicant proposes to develop an outdoor special event venue facility on an approximately 1-acre portion of a 2.87-acre site, which currently includes a 2,710 sq ft home, an 850 sq ft garage, and a 750 sq ft mobile home, along with existing parking and circulation areas. The venue will feature a vehicle gravel parking area for 120 parking stalls of about ½ acre, along with circulation routes. An additional parking area for 73 vehicles will be available to the north of the event yard. Site improvements will include security white vinyl fencing, landscaping, and all parking and storage areas will be graveled. Access to the venue will be via the existing driveway and a new encroachment to Worthington Road. The perimeter will be enhanced with landscaping, fencing, and lighting to ensure a secure environment.

The venue will typically operate from Friday to Sunday, 8:00 AM to 12:00 AM, with some events potentially occurring on weekdays. It is designed to accommodate approximately 250 to 300 guests per event, featuring 4 to 8 portable restrooms. The proposed project includes the installation of synthetic grass in the event area, along with 2-3 pop-up shade structures. A building permit will be submitted to the Planning and Building Department for the removal of the existing manufactured home and its replacement with a 1,200 sq ft Additional Dwelling Unit (ADU).

Additionally, the existing home and ADU on-site are intended for future leasing to event organizers, providing extra amenities for guests and enhancing the overall experience. These residential spaces will offer convenient accommodations, making the venue appealing to both local and out-of-town visitors attending events. The overall design ensures that the venue layout is screened from public view, aligning with the aesthetic standards set by Imperial County

**VII. FINDINGS**

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

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

The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

**NOTICE**

---

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

---

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

---

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

---

Applicant Signature

---

Date

## SECTION 4

### VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

**IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)**

(ATTACH DOCUMENTS, IF ANY, HERE)

# **COMMENT LETTERS**

EEC ORIGINAL PKG



# IID

*A century of service.*

www.iid.com

*Since 1911*

July 25, 2024

**RECEIVED**

*By Imperial County Planning & Development Services at 9:24 am, Jul 25, 2024*

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

SUBJECT: El Sagrado Outdoor Event Venue Project; CUP 24-0017, IS 24-0026

Dear Ms. Yee:

On July 22, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the El Sagrado outdoor event venue project; Conditional Use Permit No. 24-0017, Initial Study No. 24-0026. The applicant, Lara Family Trust, proposes to develop an outdoor venue with parking, landscaping and security fencing on an approximately 1-acre portion of a partially occupied 2.66-acre site located at 751 West Worthington Road, Imperial, California (APN 062-040-016) with lighting to be installed along the perimeter of the site.

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

1. The 781 W. Worthington Road address currently has electrical. However, if and when the project needs additional or augmented electrical service, 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](mailto: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 an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.

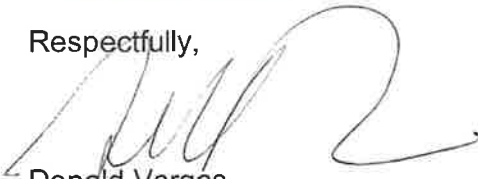
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.
4. IID water facilities that could be impacted include the Ebony Canal's residential water service pipes and the North Central Drain.
5. This project would be considered a non-agricultural use and subject to IID's Interim Water Supply Policy. The water service would need to be metered. Should the applicant require a future water supply from IID, Justina Gamboa-Arce, IID senior water resources planner, should be contacted at (760) 339-9085 or at [jgamboaarce@iid.com](mailto:jgamboaarce@iid.com) for additional information.
6. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the municipality or County.
7. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the

installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

10. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

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



**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

August 7, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 3:59 pm, Aug 07, 2024

RE: Conditional Use Permit #24-0017/IS#24-0026  
The Lara Family Trust  
El Sagrado Venue  
781 W. Worthington Road, Imperial CA 92251

Imperial County Fire Department would like to thank you for the opportunity to review and comment on CUP #24-0017 for El Sagrado Venue, located at 781 W. Worthington Road, Imperial CA92251 APN: 062-040-016.

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

- An approved water supply connected to a Draft Hydrant(s) connection as required by “Imperial County Fire Department Fire Fighting Water Supply Specification and requirement for Rural Applications”. Water capacity amount will be determined by Imperial County Fire Department base on final design and project review. Water supply and draft hydrant connections shall be accessible, and supply of water shall be maintained at all times.
- Fire department access and access roads shall be in accordance with the California Fire Code Chapter 5, with a width of at least 20 feet and all-weather surface capable of supporting fire apparatus. Fire department access roads will be provided with approved turn around approved by Imperial County Fire Department.
- Gates will be in accordance with the current adapted fire code and the facility will maintain a Knox Box/lock for access on site.
- Secondary access shall be required and shall be kept clear of vehicle congestion and other factors that could limit access.
- An approved fire safety and evacuation plan shall be developed and approved by Imperial County Fire Department. The evacuation plan shall be in accordance with California Fire Code Chapter 4.
- Fireworks and pyrotechnics shall be conducted by a California license Professional Public Display Pyrotechnics. Approval for use of fireworks and/or pyrotechnics from Imperial County Fire Department shall be obtained before any event. Professional Public Display Pyrotechnics shall contact Imperial County Fire Department for approval before any event. Fireworks and pyrotechnics shall be in accordance with California Fire Code Chapter 56. This includes but not limited to:

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

**EEC ORIGINAL PKG**

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

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

**Training**

Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

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

**Prevention**

Phone: (442) 265-3020

- Fireworks (including California Safe and Sane)
- Sky Lanterns
- Open flame devices
- All tents, canopies, and special event structures shall comply with the California Fire Code Chapter 31 and be approved by the State of California Fire Marshall Office flame rating.
- All storage and handling of flammable and combustible liquids shall be in accordance with the California Fire Code and all federal, state, and local regulations, codes, and ordinances.
- Compliance with all required sections of the fire code.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.

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

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

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

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

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

Sincerely  
Andrew Loper  
Lieutenant/Fire Prevention Specialist

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

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

**Training**  
Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

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

**Prevention**  
Phone: (442) 265-3020

Imperial County Fire Department  
Fire Prevention Bureau

CC  
David Lantzer  
Fire Chief  
Imperial County Fire Department.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

**Valerie Grijalva**

---

**From:** Ismael Garcia  
**Sent:** Monday, September 9, 2024 4:58 PM  
**To:** ICPDSCCommentLetters; Rocio Yee  
**Cc:** Monica Soucier  
**Subject:** CUP 24-0017 Outdoor Event Venue Lara APCD Comments  
**Attachments:** CUP 24 0017 Outdoor Event Venue Lara APCD Comments.pdf

Hello,

Attached are the Air Pollution Control District's comments for Conditional Use Permit 24-0017 for an Outdoor Event Venue for the Lara Family Trust. Due to circumstances outside of the Air District's control we were unable to submit comments during the CUP application process but would like to submit comments as part of the EEC process. The Air District understands the project has not been scheduled for EEC yet but is requesting the attached comments be included in the project's EEC packet. If that is not possible the Air District will submit the comments during the EEC review period.

Thank you,

**Ismael Garcia**  
**Environmental Coordinator II**  
Imperial County Air Pollution Control District  
150 S. 9th Street  
El Centro, CA 92243-2839  
(442) 265-1800



**RECEIVED**

SEP 09 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

AIR POLLUTION CONTROL DISTRICT



September 9, 2024

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

**RECEIVED**

SEP 09 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Conditional Use Permit 24-0017 – Lara Family Trust

Dear Mr. Minnick:


The Imperial County Air Pollution Control District (Air District) would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 24-0017. The Project proposes an outdoor event venue with an expected occupancy of approximately 250-300 guests. The venue will include approximately ¼ acre of landscape area, 200 sqft area for portable restrooms, and approximately ½ acre gravel parking area. The project is located at 751 W Worthington Rd., Imperial also identified with Assessor's Parcel Number 062-040-016.

The Air District reminds the applicant that the project and all developments must comply with all Air District Rules & Regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20 % visual opacity. The Air District also reminds the applicant that if the venue will be operating combustion equipment, such as generators, an Air District permit may be required and an application for engineering review of the project should be submitted to the Air District to determine the permitting requirements of the project.

Finally, the Air District requests a copy of the finalized map for its records.

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations> and permitting documents can be found at <https://apcd.imperialcounty.org/engineering>. Should you have any questions or concerns please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

  
Ismael Garcia  
Environmental Coordinator

  
Reviewed by,  
Monica Soucier  
APC Division Manager

CUP 24-0017 – Lara Family Trust

Page 1 of 1

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

**EEC ORIGINAL PKG**



COUNTY OF  
IMPERIAL

DEPARTMENT OF  
PUBLIC WORKS

155 S. 11th Street  
El Centro, CA  
92243

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

Follow Us:



[www.facebook.com/  
ImperialCountyDPW/](http://www.facebook.com/ImperialCountyDPW/)



[https://twitter.com/  
CountyDpw/](https://twitter.com/CountyDpw/)



*Public Works works for the Public*

October 16, 2024

**RECEIVED**

*By Imperial County Planning & Development Services at 4:12 pm, Oct 16, 2024*

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

Attention: Rocio Yee, Planner I

**SUBJECT: CUP 24-0017 The Lara Family Trust**  
Located on 751 W Worthington Rd., Imperial, CA  
APN 062-040-016

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on July 22, 2024, for the above-mentioned project. The applicant is proposing an outdoor event venue in an A-2 Zone (general agricultural zone). The venue yard would include approximately 1/4 acre of landscape area, onsite 200 sq. ft. area for portable restrooms, approximately 1/2 acre vehicle gravel parking area with 73 parking stalls and the hours of operation would generally be from Friday thru Sunday 8:00 am – 12:00 pm. The venue occupancy will be approximately 250-300 guests.

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

1. The applicant shall provide an Irrevocable Offer of Dedication (IOD) or dedicate the required portion for sufficient right of way for future development of W Worthington Rd, being classified as Major Collector - Collector with four (4) lanes, requiring eighty-four (84) feet of right of way, being forty-two (42) 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. The proposed parcel is part of a Lot Line Adjustment, please see attached COC LLA 174. It is recommended that a record of survey be filed with the County Surveyor that monuments the parcel's property corners.
3. Project mentions IS 24-0026. Please provide initial study for review in order to provide comments.
4. Applicant shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. The Drainage and Grading

Plan shall be submitted to this department for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included.

5. Per Section 12.10.020 – Street Improvement Requirements of Imperial County Ordinance the following street improvements are required and must be shown on site plan:
  - a. Driveway to the project shall be improved per Imperial County Detail No. 410B.
6. 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.
7. Prior to the issuance grading and building permits, a stabilized construction entrance shall be installed under an encroachment permit from this department.
8. The Developer shall repair any damage caused to County Roads during construction and maintain such roads in safe conditions as determined by the Imperial County Road commissioner. Said road repairs shall be completed under an encroachment permit from this department.
9. All off-site improvements within Imperial County right-of-way shall be financially secured by either a road improvement bond or letter of credit as approved by this department. No encroachment, building or grading permits shall be issued until such time said financial security has been provided.
10. All permanent structures abutting public roads shall be located outside County right-of-way., public utility easements, and drainage easements.
11. All on-site traffic areas shall be hard surfaced to provide all weather access for emergency vehicles. The surfacing shall meet the Department of Public Works and Fire/Office of Emergency Services (EOS) Standards as well as those of the Air Pollution Control District (APCD).

#### INFORMATIVE

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan (40 CFR 122.28).
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads and/or dimensions on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).

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

Respectfully,

John A. Gay, PE  
Director of Public Works

By:

A handwritten signature in blue ink that reads "Atondo V." with a stylized flourish at the end.

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



**CUP#24-0017 / IS#24-0026**

**APPLICATION**

**EEC ORIGINAL PKG**

# CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME <u>The Lara Family Trust</u>	EMAIL ADDRESS <u>Teazteccconstructionservices.us</u>	
2. MAILING ADDRESS (Street / R O Box, City, State) <u>781 W. Worthington Rd.</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>(760) 427-8050</u>
3. APPLICANT'S NAME <u>Tirso Lara</u>	EMAIL ADDRESS	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>781 W. Worthington Rd. Imperial, CA.</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>(760) 427-8050</u>
4. ENGINEER'S NAME CA. LICENSE NO.	EMAIL ADDRESS	
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO. <u>062-040-016</u>	SIZE OF PROPERTY (in acres or square foot) <u>2.87 acres</u>	ZONING (existing) <u>A2</u>
7. PROPERTY (site) ADDRESS <u>781 W. Worthington Rd. Imperial, CA. 92251</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>Imperial on Worthington Rd. between Austin Rd &amp; Forrester</u>		
9. LEGAL DESCRIPTION		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) <u>Proposed use for an outdoor event venue (weddings, parties, etc).</u>	
11. DESCRIBE CURRENT USE OF PROPERTY	
12. DESCRIBE PROPOSED SEWER SYSTEM	
13. DESCRIBE PROPOSED WATER SYSTEM	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

Tirso Lara Trustee 6/17/24  
Print Name Date  
[Signature]  
Signature  
Linda R Lara, Trustee 6/17/24  
Print Name Date  
[Signature]  
Signature

**REQUIRED SUPPORT DOCUMENTS**

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

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

**CUP #**  
24-0017

IS 24-0026

 *S*   
**EL SAGRADO**



June 17,2024

Project Description: El Sagrado Venue 781 W. Worthington Road Imperial, CA.92251

The project proposes to develop an outdoor venue facility with associated parking facilities on approximately 1 acre portion of the 2.66 acre project site, which is presently developed with a 2,710 square-foot home with a 850 square foot garage, 750 square foot mobile home, parking and circulation areas. The venue yard would include approximately ¼ acre of landscape area, onsite 200 square foot area for portable bathrooms, approximately ½ acre vehicle gravel parking area and vehicle circulation areas. A new parking area for 73 vehicles would be developed to the north of the venue event yard. Site improvements would also include an existing security fencing around the facility and landscaping. All parking, circulation and storage yard areas are proposed to be graveled. The existing driveway and a new proposed encroachment to Worthington Rd. will be the access. Landscaping, fencing and lighting will be installed along the perimeter of the site. A future parking area and storage is proposed on the southwest area of the project site. The newly developed exterior venue layout areas will be screened from public view using fencing and landscaping consistent with the Imperial County

**Operations and Maintenance Hours** of operation would generally be from Friday thru Sunday 8:00am-12:00pm, although some events may be held on weekdays. The venue occupancy will be approximately 250-300 and will consist of 4-8 portable bathrooms.

**Project Justification - Consistency with the General Plan, Community Plan and the County Code** The project site is located within Zone Map 5 of planning area and zoned A2. Worthington Road ,Imperial, CA. roadway will provide vehicular access to this portion of the plan area. The A2 zone planning area is permitted for development of such project only with a conditional use permit **90508.02**

Thank you,

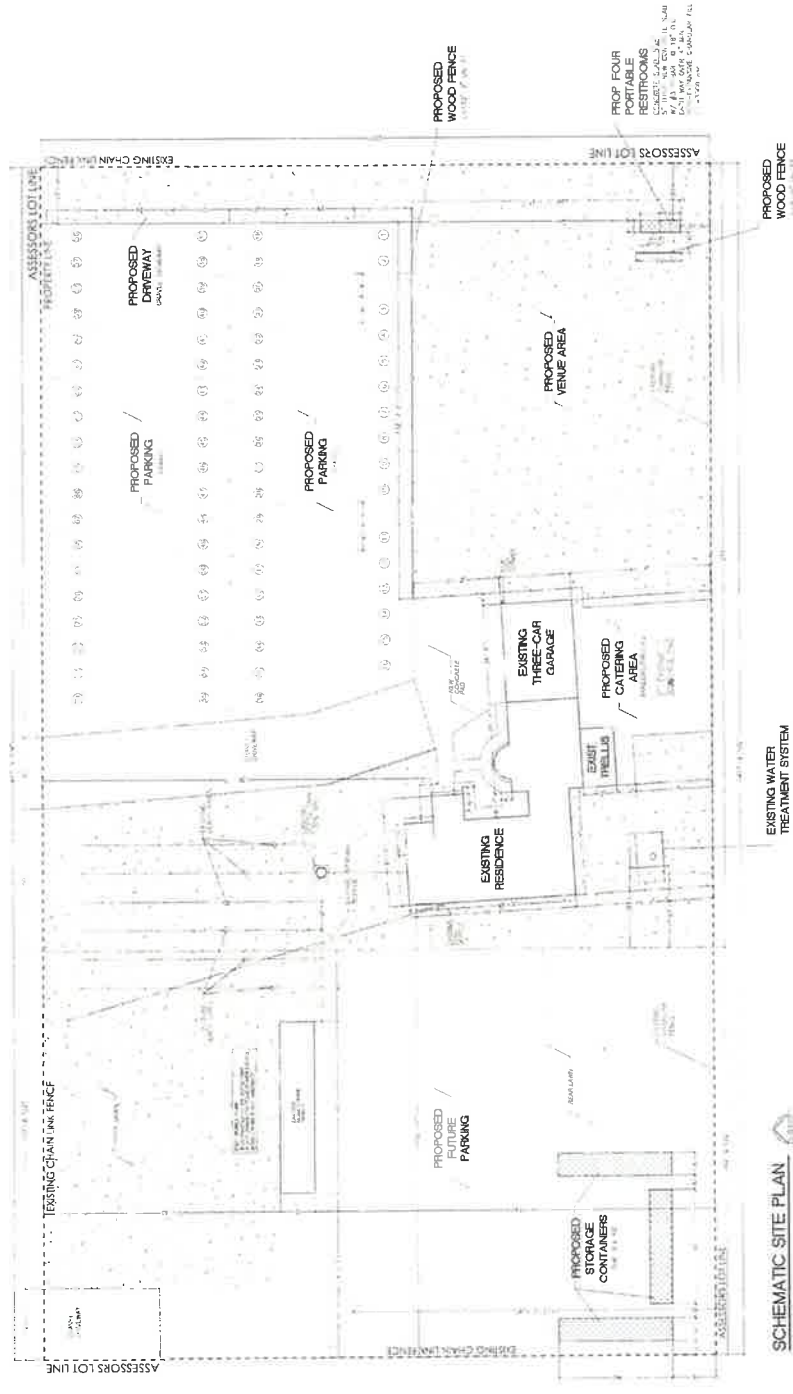
Tirso Lara

EEC ORIGINAL PKG

# PROPOSED VENUE

## 781 W. WORTHINGTON RD., IMPERIAL CA 92251

### WORTHINGTON RD



**SCHEMATIC SITE PLAN**  
SCALE 1" = 20'

**PROPOSED NEW VENUE**

**S1**

**PROPOSED NEW VENUE**

781 W WORTHINGTON RD, IMPERIAL, CA 92251

03/18/2024

**SCHEMATIC SITE PLAN**

**CADD**

MOORE CADD

1010 18th Street  
Imperial, CA 92251  
Tel: 619-425-1111  
Fax: 619-425-1112

**A.P.N. DATA**

082-046-096

STORIES: ONE

**PROPERTY OWNER:** TRUSS LARA

**PROPERTY ADDRESS:** 781 W WORTHINGTON RD, IMPERIAL, CA 92251

**ZONING:** A-2

**BUILDING USE:** RESIDENCE

**TYPE OF CONSTRUCTION:** NEW

**PROPOSED VENUE AREA:** ONE

**LEGEND**

- EXISTING LOT LINE
- EXISTING CONCRETE USE
- PROPOSED DRIVEWAY
- PROPOSED PARKING
- PROPOSED MULCH

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**VICINITY MAP**

**PROPOSED VENUE AREA**

781 W WORTHINGTON RD, IMPERIAL, CA 92251

**Rocio Yee**

---

**From:** Tirso Lara <t@azteconstructionservices.us>  
**Sent:** Monday, October 7, 2024 11:20 PM  
**To:** Rocio Yee  
**Subject:** 781 W Worthington Rd El Sagrado Venue  
**Attachments:** East Side Rendering 1.jpg; East Side Rendering 2.jpg; 2-Private-Toilet-Portable-Restroom-dimension.jpg; 2-Private-Toilet-Stalls-Portable-Restroom Pic.jpg; 2-Private-Toilet-Stalls-Portable-Restroom-Details\_1000x.jpg

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

Good morning, Rocio,

I attached the pictures and information on the portable bathrooms. The brand is SIEU . I have also attached additional renderings of the east side of the outdoor venue .



**AZTEC**  
CONSTRUCTION SERVICES, INC.

**Tirso Lara Sr.**  
**Aztec Construction Services**  
**P.O. Box #458 Imperial, CA 92251**  
**Contact: 760- 427-8050**



EEC ORIGINAL PKG



EEC ORIGINAL PKG





EEC ORIGINAL PKG



## 2 Private Portable Restroo

- ✓ Fireproof insulated walls and
- ✓ Insulated door with lock
- ✓ Complete internal facilities
- ✓ Fast on-site assembly
- ✓ Save Waiting Time



**Ceramic Sink**



**Ceramic Toilet**



**Extractor Shutter**



**ial Ceiling Light**



**Security Door Lock**



**Tissue Box Hold**

**EEC ORIGINAL PKG**



## Imperial County Planning & Development Services Planning / Building / Parks & Recreation

**Jim Minnick**  
DIRECTOR

### NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director  
Planning & Development Services

RECEIVED BY:  DATE: 6/20/24

# IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES GENERAL INDEMNIFICATION AGREEMENT

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

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

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

Executed at \_\_\_\_\_ California on \_\_\_\_\_, 20\_\_\_\_

**APPLICANT**

**REAL PARTY IN INTEREST**  
(If different from Applicant)

Name: Tirso Lara  
 By [Signature]  
 Title Trustee

Name \_\_\_\_\_  
 By \_\_\_\_\_  
 Title \_\_\_\_\_

Mailing Address:  
781 W Worthington Rd  
Imperial, CA 92251

Mailing Address:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ACCEPTED/RECEIVED BY \_\_\_\_\_ Date \_\_\_\_\_

PROJECT ID NO \_\_\_\_\_ APN \_\_\_\_\_

S:\FORMS\_LISTS\General Indemnification FORM 041516.doc

EEC ORIGINAL PKG