

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: October 9, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM/ No. 3

CUP #24-0004

PROJECT TYPE: GLAMIS PROPERTIES, LP SUPERVISORY DISTRICT #5

LOCATION: 5392 E HWY 78 APN: 039-310-017-000

BRAWLEY, CA 92227 PARCEL SIZE: N/A

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

ZONE (existing) S-1 (Open Space/ Recreation) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/08/2024

INITIAL STUDY: #24-0007

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

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

- ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE HEARING HELD ON AUGUST 8, 2024; AND,
- APPROVE THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT #24-0004, SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

Planning & Development Services

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

(Jim Minnick, Director)

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STAFF REPORT
Planning Commission
October 9, 2024

Project Name: GLAMIS PROPERTIES LP
Conditional Use Permit #24-0004/ IS24-0007

Applicant/Owner: ROC Construction Inc.
318 E Barioni Blvd
Imperial, CA, 92251

Project Location:

The proposed project is located at 5392 E Hwy 78, Brawley CA 92227 also known as Assessor Parcel Number (APN:039-310-017-000) and legally described as E1/2, OF SE1/4, OF SE1/4, OF SE1/4, TR 37, T13S, R18E, 1.25 AC in the unincorporated area of the County of Imperial, State of California (Supervisory District #5).

Project Summary:

The applicant proposes Conditional Use Permit #24-0004 to construct and operate a new residential water well for an existing manufactured home and new shop. The existing manufactured home is going to be replaced due to its state of disrepair. The existing home was previously served through potable water delivery and the proposed water well has a projected annual water usage of one (1) acre-foot per year, which will be more than sufficient to serve the project as the home will be occupied on a seasonal basis. A separate permit has been submitted for the installation of a new manufactured home and a new shop as an accessory to the primary residential use.

Land Use Analysis:

Per Imperial County's General Plan, the land use designation for this project is Specific per Zoning Map #70 of the Imperial County Title 9 Land Use Ordinance and its zone as S-1 (Open Space/ Recreation). Per County's Land Use Ordinance (Title 9), Division 21- "Water Well Regulations", water wells are allowed with an approved Conditional Use Permit (CUP) under Division 2, Chapter 3.- Land Use Permit (Conditional Use Permit). The proposed project is consistent with the County's General Plan, County's Land Use Ordinances (Title 9).

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	S-1 (Open Space/ Recreation)	Specific
North	Vacant	S-2 (Open Space/ Preservation)	Specific
South	Vacant	BLM (Bureau of Land Management)	Recreation (Open Space)
East	Vacant	BLM (Bureau of Land Management)	Recreation (Open Space)
West	Polaris Experience LLC	S-2 (Open Space/ Preservation)	Specific

Environmental Determination:

On August 8, 2024, the Environmental Evaluation Committee (EEC) determined that Conditional Use Permit (CUP) #24-0004 for the construction of a new residential water well would not have a significant effect on the environment and made a determination for a Negative Declaration (ND). The EEC Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

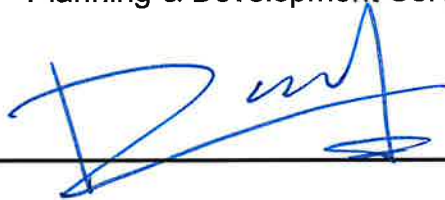
On August 13, 2024, the Notice of Intent for the Negative Declaration was filed with the Imperial County Clerk-Recorder, posted and circulated for a 25-day comment period from August 13, 2024, to September 9, 2024. Comments received were made part of this package.

Staff Recommendation:

It is recommended that you conduct a public hearing and hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following action:

1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing on August 8, 2024; and,
2. Adopt the attached Resolution(s) and supporting finding, approving Conditional Use Permit (CUP) #24-0004 subjected to all the conditions, and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant.

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



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



APPROVED BY: Jim Minnick, Director
Planning & Development Services

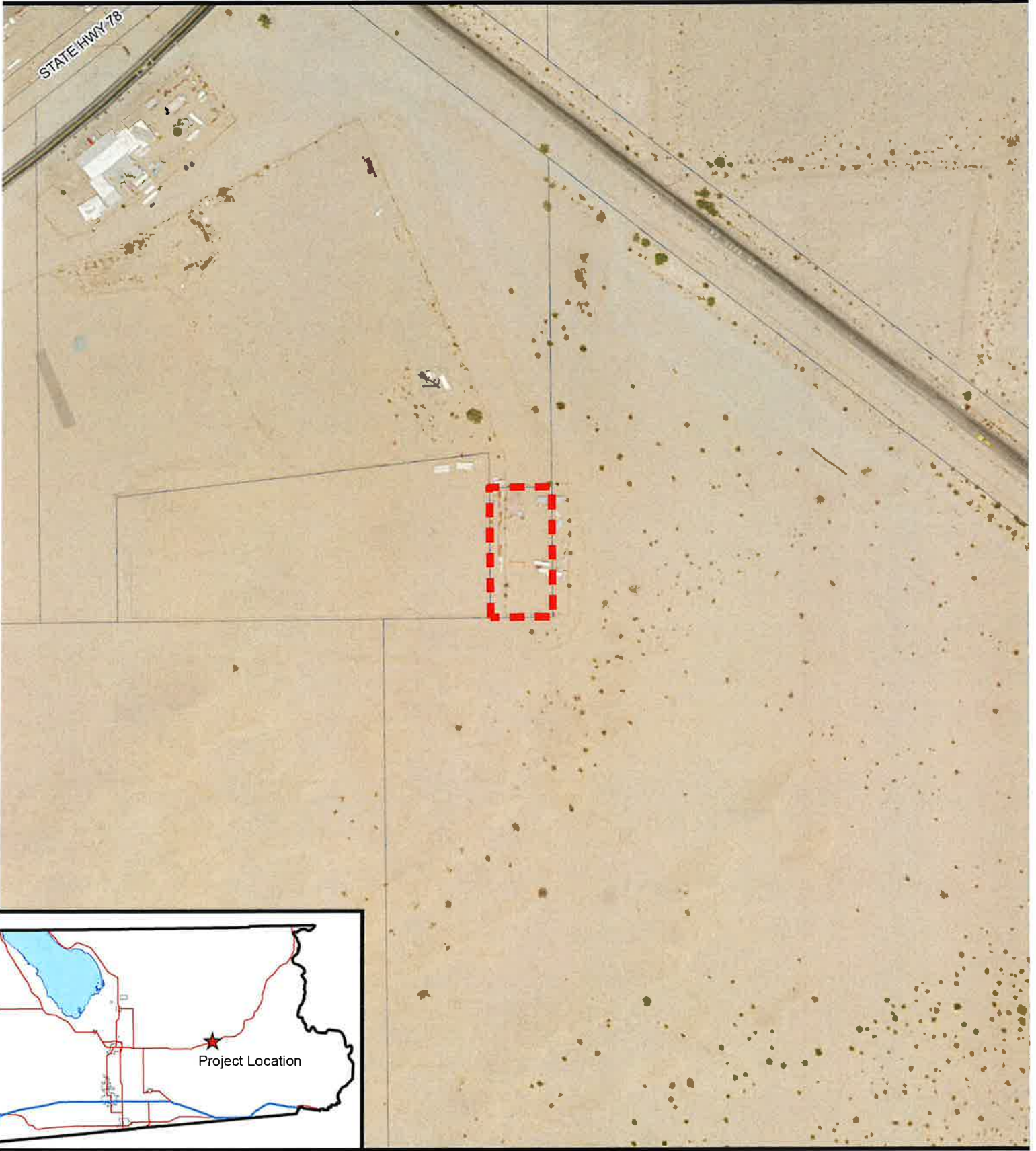


ATTACHMENTS:



- A. Vicinity Map
- B. Site Plan
- C. CEQA Resolutions
- D. Planning Commission Resolutions
- E. CUP #24-0004- Conditions of Approval
- F. Submittal APP
- G. EEC Original Package

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



GLAMIS PROPERTIES, LP.
CUP #24-0004 / IS #24-0007
APN 039-310-017-000

-  Project Location
-  Centerline
-  Parcels

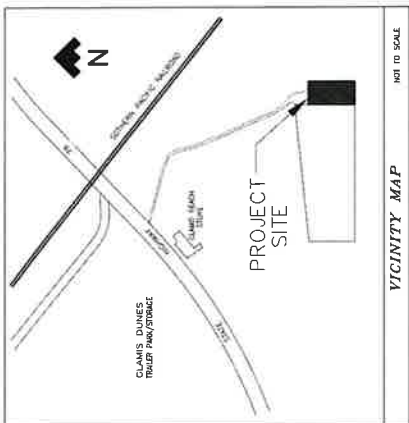
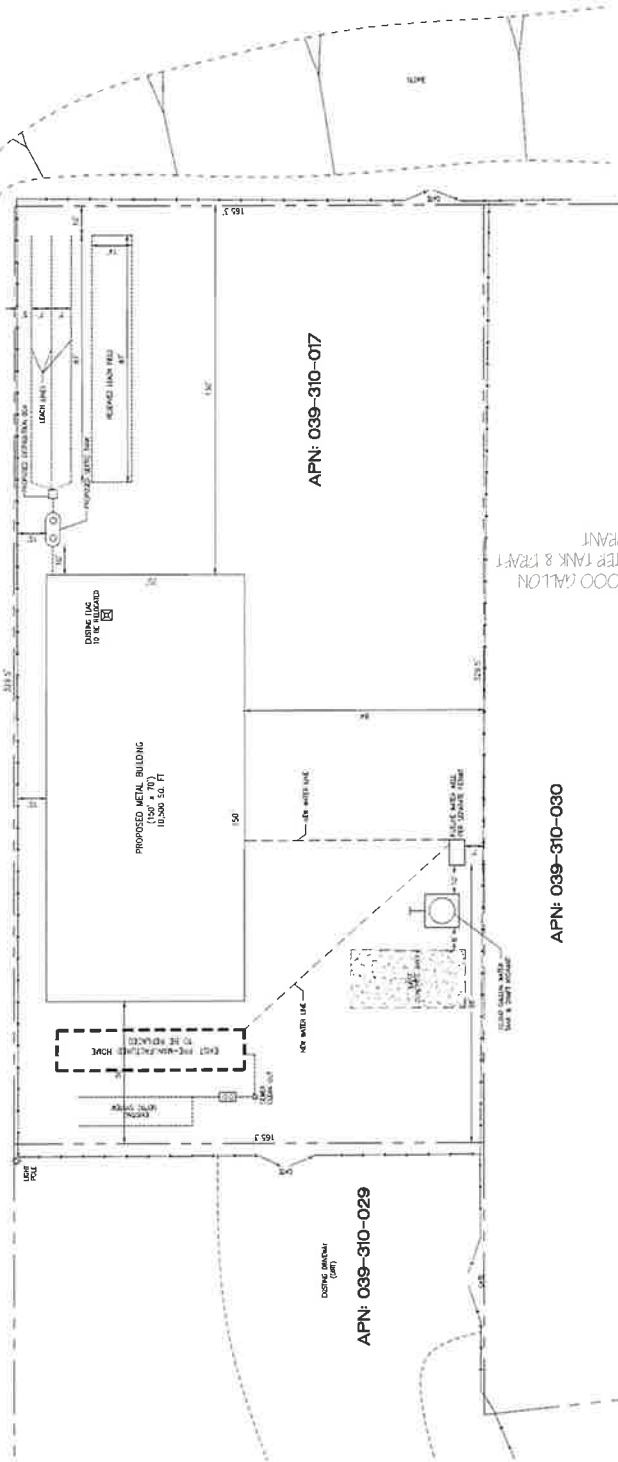


ATTACHMENT "B"
SITE PLAN

NEW METAL BUILDING FOR: 5781 HIGHWAY 78, GLAMIS, IMPERIAL COUNTY, CALIFORNIA



SCALE 1" = 20'



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

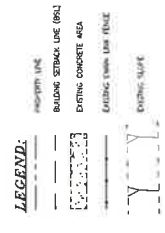
1. THE PROJECT OWNER AND PROJECT ARCHITECT ARE RESPONSIBLE FOR THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES. THE PROJECT ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERRORS AND OMISSIONS WHICH MAY RESULT FROM THE PROJECT'S DESIGN AND CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL LOCAL ORDINANCES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY BE AFFECTED BY THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY BE AFFECTED BY THE PROJECT.
4. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL NECESSARY AGENCIES AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY BE AFFECTED BY THE PROJECT.
5. ALL SURFACE WORK SHALL BE DONE WITHIN THE BUILDING FOOTPRINT.

OWNER:
GLAMIS DUNES TRAFFIC PARK, LLC
5781 HIGHWAY 78
BRAWLEY, CA 92227

SITE ADDRESS:
5781 HIGHWAY 78
BRAWLEY, CA 92227

CONTRACTOR: APC
RDC CONSTRUCTION, INC.
1000 W. HIGHWAY 78
IMPERIAL, CA 92227
PH: (760) 355-8893

APN: 039-310-017
ZONING: S-2 (OPEN SPACE/PRESERVATION ZONE)



NEW METAL BUILDING
5781 EAST HIGHWAY 78
BRAWLEY, CA 92227

SITE PLAN

ATTACHMENT "C"
CEQA RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING THE “NEGATIVE DECLARATION” (INITIAL STUDY #24-0007) FOR CONDITIONAL USE PERMIT #24-0004 FOR GLAMIS PROPERTIES LP.

WHEREAS, on July 26, 2024, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for August 8, 2024; and,

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

WHEREAS, on August 8, 2024, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit (CUP) #24-0004; and

WHEREAS, the Negative Declaration was circulated for 25 days from August 13, 2024, to September 9, 2024; and,

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

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

The Planning Commission has reviewed the Negative Declaration (ND) prior to approval of Conditional Use Permit (CUP) #24-0004. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the Negative Declaration (ND) for Conditional Use Permit (CUP) #24-0004, and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit (CUP) #24-0004; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit (CUP) #24-0004.

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

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **October 9, 2024**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D”
PC RESOLUTIONS & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #24-0004 (GLAMIS PROPERTIES LP) FOR A RESIDENTIAL WATER WELL PROJECT

WHEREAS, ROC Construction Inc. has submitted an application for Conditional Use Permit #24-0004 for the construction and operations of a residential water well; and,

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and,

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

WHEREAS, on August 8, 2024, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on October 9, 2024; and,

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

SECTION 1. The Planning Commission has considered Conditional Use Permit #24-0004 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Conditional Use Permit #24-0004 have been made:

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

The subject property is designated as "Open Space/Preservation" according to per Imperial County's General Plan Land Use Element, by the Imperial County Land Use Ordinance. The proposed project is therefore, consistent with the County General Plan and Land Use Ordinance, Division 2, Section 90203.01 "Conditional Use Permit" which authorizes Conditional Use Permit when

approved by the County. The proposed project is for the construction and operation of a residential water well and is a conditionally permitted use pursuant to County's Land Use Ordinance (Section 92102.00).

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

The Project could be found consistent with the purpose of the zone it is located within. The proposed water well will be used for residential operations as identified in the project application. Division 21 of the Imperial County Land Use Ordinance regulates water wells. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to the Water Well Regulation (Land Use Ordinance, Section 92102.00).

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.10.

The proposed residential water well use is consistent with the definition of Land Use Ordinance, Section 92102.00 with an approved Conditional Use Permit.

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

The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

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

The proposed use of the residential water well may utilize up to one (1) acre-feet of water per year as set out in the project application. This use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

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

The proposed project is conditioned to be consistent with Title 9, Codified Land Use Ordinance of the County of Imperial and CEQA. The proposed project will be subject to Conditional Use Permit #24-0004 and current Federal, State, and Local regulations.

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

The proposed use of the proposed residential water well is a permitted use subject to the conditions of approval of CUP #24-0004 (Land Use Ordinance, Section 92102.00) and will not grant any special privileges.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #24-0004 subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **October 9, 2024**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

ATTACHMENT "E"

CONDITIONAL USE PERMIT #24-0004

1 Recorded Requested by and
When Recorded Return To:

2 _____
Imperial County Planning & Development
3 Services Department
801 Main Street
4 El Centro, California 92243

5
6 **AGREEMENT FOR CONDITIONAL USE PERMIT #24-0004**
7 **GLAMIS PROPERTIES LP**
8 **Planning Commission Approved Conditions (/ /2024)**
9 **Effective Date (/ /2024)**

10 Conditional Use Permit #24-0004 was approved by the Imperial County Planning
11 Commission Board of Supervisors and has the Effective Date of _____, 2024. This
12 Conditional Use Permit is by and between GLAMIS PROPERTIES LP. – (hereinafter
13 referred to as “Permittee”), and the COUNTY OF IMPERIAL, a political subdivision of the
14 State of California, (hereinafter referred to as “COUNTY”).

15 **RECITALS**

16 **WHEREAS**, Permittee is the owner, lessee or successor in interest in certain land in
17 Imperial County located at 5392 E. Highway 78, Brawley, CA 92227 that is legally know as
18 described as E1/2 OF SE1/4 OF SE1/4 OF SE1/4 TR 37 T13S R18E 1.25 AC with
19 Assessor’s Parcel Number (APN:039-310-017); and,

20 **WHEREAS**, Permittee has applied to the County for the construction of a residential
21 water well as stated in the project application; and,

22 **WHEREAS**, Permittee and/or subsequent owner(s) would be required to and intend
23 to fully comply with all of the terms and conditions of the project as specified in this
24 Conditional Use Permit; and,

25 **WHEREAS**, the County, after a noticed public hearing, agreed to issue Conditional
26 Use Permit #24-0004 to Permittee, and/or his or her successor-in-interest subject to the
27 following conditions.

28 **GENERAL CONDITIONS:**

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

G-1: GENERAL LAWS:

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

G-2 EFFECTIVE DATE:

The approved Conditional Use Permit shall not become effective until ten (10) calendar days after the decision of the Planning Director or Commission. Further the Conditional Use Permit shall not be effective until applicable conditions have been met, and the Conditional Use Permit is recorded with the County Recorder, with payment of recording fees being paid by applicant. In the case of a decision by the Board of Supervisors there is no 10-day appeal.

G-3: RECORDATION:

CUP #24-0004 **shall not be effective** until it is recorded at the Imperial County Clerk-Recorder Office and if no appeal has been made after approval from the hearing body. Payment of the recordation fee shall be the responsibility of the Permittee. If this CUP is not recorded within one hundred eighty (180) days from the date of approval the CUP shall be deemed null and void, without notice having to be provided to Permittee. Permittee may submit a written request for a recordation extension for this CUP by filing such a request with the Planning Director at least sixty (60) days prior to the one hundred eighty 180-day expiration. The Director may approve one (1) extension for a period not to exceed one hundred eighty (180) days. An extension may not be granted if the request for an extension is filed after the expiration date. Failure to record this CUP within one (1) year including the granted extension period shall deem this CUP null and void.

G-4: COMMENCEMENT OF WORK:

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

G-5: TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three (3) years by the Planning Director upon

1 a finding by the Planning & Development Services Department that the project is in
2 full and complete compliance with all conditions of the CUP and any applicable land
3 use regulation(s) of the County of Imperial. Unless specified otherwise herein, no
4 conditional use permit shall be extended for more than four (4) consecutive periods.
5 If an extension is necessary or requested beyond fifteen (15) years, the Permittee
6 shall file a written request with the Planning Director for a hearing before the
7 Planning Commission. Such request shall include the appropriate extension fee. An
8 extension shall not be granted if the project is in violation of any one or all of the
9 conditions or if there is a history of non-compliance with the project conditions.

10 **G-6 ABANDONMENT:**

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

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

15 Permittee shall obtain and comply with any and all required permits, licenses,
16 and/or approvals, for the construction and/or operation of this project. This shall
17 include, but shall NOT be limited to, permits from the County Division of
18 Environmental Health Services (EHS), Planning & Development Services
19 Department, Office of Emergency Services (OES), Imperial County Air Pollution
20 Control District (ICAPCD) and Public Works Department. Permittee shall likewise
21 comply with all such permit requirements for the life of the project. **Additionally,**
22 **Permittee shall submit a copy of such additional permit(s) and/or license(s) to**
23 **the Planning & Development Services Department within 60-days of receipt,**
24 **including amendments or alternatives thereto.**

25 **G-8 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:**

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

G-9 CONDITION PRIORITY:

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

G-10 INDEMNIFICATION:

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

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

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.

2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. 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.

G-11 SEVERABILITY:

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

G-12 COMPLIANCE/REVOICATION:

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

G-13 NON-COMPLIANCE (ENFORCEMENT & TERMINATION):

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

G-14 COSTS:

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

G-15 REPORT(S):

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

G-16 RESPONSIBLE AGENT

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

1 information (as applicable) required from the Permittee shall also be made available
2 to the County from such other users.

3 **G-17 WATER AND SEWER:**

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

8 **G-18 DEFINITIONS:**

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

14 **G-19 SPECIFICITY:**

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

21 **G-20 HEALTH HAZARD:**

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

G-21 CHANGE OF OWNER/OPERATOR:

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

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G-22 PERMITS OF OTHER AGENCIES INCORPORATED:

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

G-23 MINOR AMENDMENTS:

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

(TOTAL "G" CONDITIONS are 23)

SITE SPECIFIC CONDITIONS**S-1: WATER WELL AND USAGE:**

This permit allows the Permittee to replace and operate a water well to extract a maximum of one (1) acre-feet of groundwater annually for recreational use. Exceeding the amount of water specified herein will result in the Planning and Development Services Department taking action to rescind the Conditional Use Permit for non-compliance.

S-2: OFF-SITE WATER SALES:

Water from the well shall not be used, sold, nor given to any individuals or entities and used for purposes other than identified in the project description.

S-3: WATER WELL MONITORING:

A flow meter shall be installed and sealed by a California-Licensed Water Well Drilling Contractor. Permittee shall submit a drilling and logging report to the Department of Public Works and the Planning and Development Services Department indicating the monthly amount of water extracted from the well. A photograph (dated and signed) of the flow meter readings shall be included in the report. The report shall be received within thirty (30) days following the date of the issuance of the Conditional Use Permit and the well is spudded. In the event of a flow meter failure, the Permittee shall be required to cease the water well operation and notify the Planning and Development Services Department. The Permittee may be allowed to temporarily substitute the flow meter for an alternative measuring device with the approval of the Planning and Development Services Department.

S-4: WELL REPLACEMENT:

Any replacement water well shall be constructed by a California Licensed Driller in accordance with California Department of Water Resources Bulletin 74-81 and 74-90 (including any subsequent revisions), and with the Imperial County Water Well Ordinance, Section 92101.00, et seq.

Permittee shall submit copies of the "Report of Completion" (as required by California Water Code, Section 13751), by a California Licensed Water Well Driller on the construction of any water well replaced. Copies of this report shall be submitted to Environmental Health Services, Planning and Development Services Department, and Public Works Department within thirty (30) days of the construction or destruction of the well. This report shall include:

1. A description of the exact location of the well; and,
2. A detailed log of the well; and,
3. A description of the type and depth of casings; and,

4. Details of perforation; and,
5. The methods used for sealing off surface or contaminated water; and,
6. Methods for preventing contaminated waters from one aquifer to mix with another aquifer; and,
7. Name of person who constructed the well.

S-5: NO SLANT DRILLING:

This permit does not authorize Permittee to "slant drill" under adjoining property.

S-6: WELL ABANDONMENT:

Should the water well be "abandoned" at any time for more than twenty-four (24) consecutive months, Permittee shall seal/cap the well according to standards set by the State and in a manner acceptable to the County Building Official.

(Abandonment shall mean as follow)

ABANDONMENT: A well is deemed "abandoned" when it has not been used for one (1) year. An owner may have the well deemed "inactive" by filling a written notice with the Department stating his/her intentions to use the well under specific conditions and/or time frames. As evidence of his/her intentions, the conditions contained in Bulletin 74-81 (Sec. 21) shall be met. Any well that is open or whose services/operating equipment (e.g. pumps/motors/pipes, etc.) has been removed shall be deemed abandoned.

S-7: WELL REMOVAL:

Permittee shall properly destroy any well on the property if replaced or abandoned. The well shall be destroyed according to State standards and in a manner acceptable to the County Building Official. A copy of the well driller's report by a California State Licensed Water Well Drilling Contractor shall be sent to the Department of Public Works and the Planning and Development Services Department within thirty (30) days following the destruction of the water well.

S-8: WELL REGISTRATION:

The water well shall be registered with the Planning and Development Services Department to comply with the existing Groundwater Ordinance. This Ordinance was enacted by the Board of Supervisors on for the purpose of preserving and managing groundwater resources in Imperial County.

S-9: PERMITTING:

The Permittee shall obtain all required permits from the Department of Public Works, Department of Environmental Health Services (EHS), Air Pollution Control District (APCD), Imperial Irrigation District (IID) and other applicable federal and state agency(s).

S-10: ARCHEOLOGICAL RESOURCES/HUMAN REMAINS (HSC 7051 & PRC 5097.98)

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the Imperial County has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code that the remains are not subject to the provision of Section 27491 of the Government Code. If the Coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remain to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24, the Native American Heritage Commission.

Upon discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendation, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

S-11: AIR POLLUTION CONTROL DISTRICT:

All construction activities must adhere to the Air District's Regulation VIII which is designed to limit emissions of fugitive dust (PM10) to 20% capacity. The drilling equipment used for the well must meet the California Portable Equipment Registration Program (PERP) certification or apply for a permit from the Air District. Should the project operate combustion equipment the applicant should submit an application for engineering review.¹

(TOTAL "S" CONDITIONS are 11)

1 I. C. Air Pollution Control District's letter dated April 16, 2024

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NOW THEREFORE, County hereby issues Conditional Use Permit #24-0004 and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

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

PERMITTEE

By: _____
Glamis Properties LP

Date

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

By: _____
James A. Minnick, Director
Planning & Development Services Department

Date

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FOR PERMITTEE NOTARIZATION

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

STATE OF CALIFORNIA COUNTY OF _____ S.S.

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

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

WITNESS my hand and official seal

Signature _____

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

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

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FOR COUNTY NOTARIZATION

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

STATE OF CALIFORNIA COUNTY OF _____ S.S.

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

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

WITNESS my hand and official seal

Signature _____

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

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

**ATTACHMENT “F”
SUBMITTAL APPLICATION**

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 Glamis Properties LP	EMAIL ADDRESS jjs@madrona11c.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 2135 E. Spring St., Long Beach, CA 90806	ZIP CODE 90806	PHONE NUMBER 714-403-8002
3. APPLICANT'S NAME Roc Construction Inc	EMAIL ADDRESS roc@rocconstruction.net / jcs08@msn.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 318 E Barioni Blvd Imperial, Ca	ZIP CODE 92251	PHONE NUMBER 760-355-8993
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. 039-310-017	SIZE OF PROPERTY (in acres or square foot) 1.28 ACRES	ZONING (existing) S-2
7. PROPERTY (site) ADDRESS N/A		
8. GENERAL LOCATION (i.e. city, town, cross street) Glamis		
9. LEGAL DESCRIPTION		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) New Residential well	
11. DESCRIBE CURRENT USE OF PROPERTY Residential lot with Manufactured Home	
12. DESCRIBE PROPOSED SEWER SYSTEM See site plan for	
13. DESCRIBE PROPOSED WATER SYSTEM Resi Well & Pump	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM See site plan	
15. IS PROPOSED USE A BUSINESS? <input 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.

Steven Greinke 02/15/2024
Print Name Date
Cindy Greinke-Juliano 02/15/2024
Signature Date
Print Name Date
Cindy Greinke-Juliano
Signature

REQUIRED SUPPORT DOCUMENTS

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

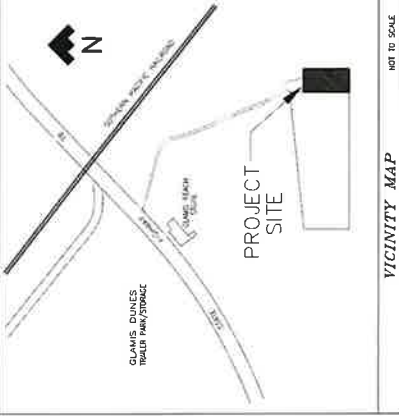
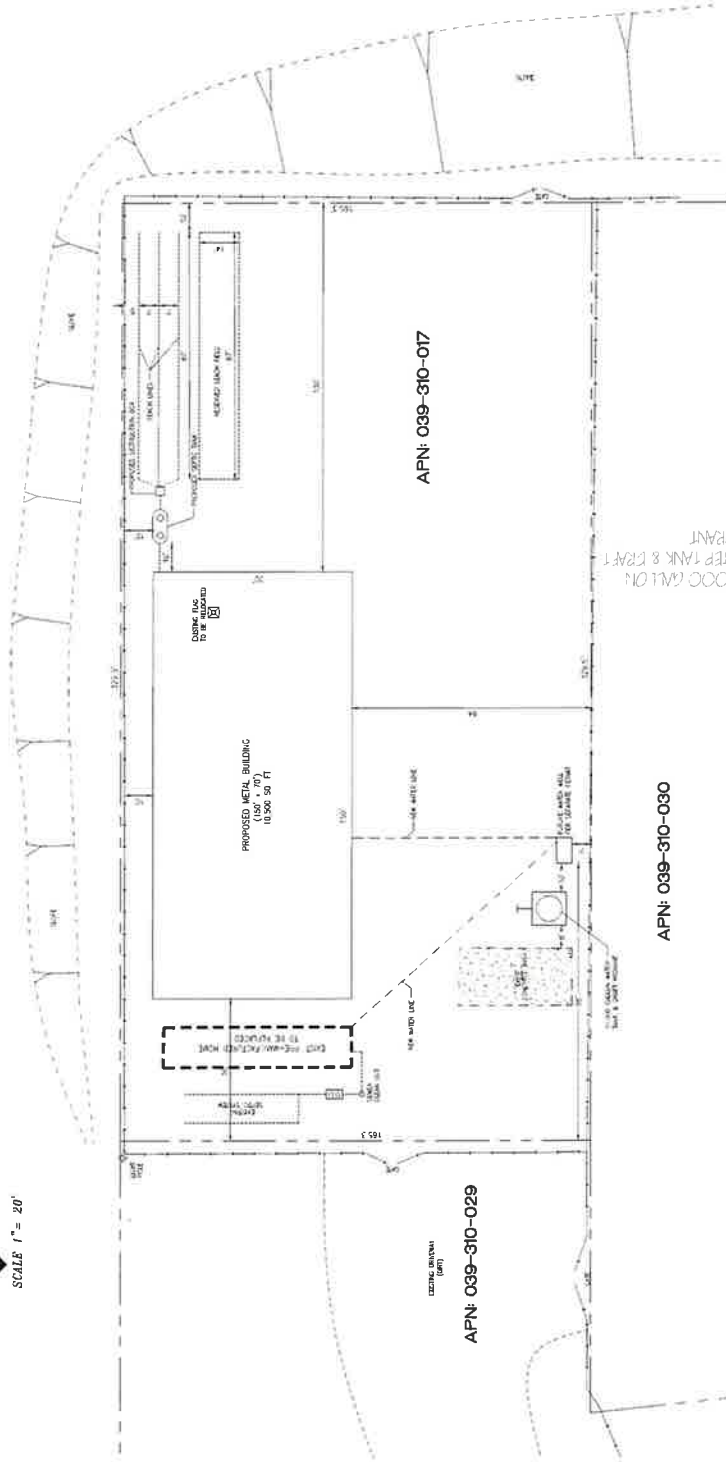
APPLICATION RECEIVED BY:	DATE	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	DATE	<input type="checkbox"/> P W
APPLICATION REJECTED BY:	DATE	<input type="checkbox"/> E H S
TENTATIVE HEARING BY:	DATE	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED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

CUP #

NEW METAL BUILDING FOR:

5781 HIGHWAY 78, GLAMIS, IMPERIAL COUNTY, CALIFORNIA

SCALE 1" = 20'



NOT TO SCALE

VICINITY MAP

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES OF THE SUBURBAN, INCLUDING CODE AND OF LOCAL CODES AND ORDINANCES.
2. THESE DIMENSIONS ARE NOT TO BE SCALE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES OF THE SUBURBAN, INCLUDING CODE AND OF LOCAL CODES AND ORDINANCES.
3. IF PART OF THE EXISTING DIMENSIONS IS TO BE CHANGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES OF THE SUBURBAN, INCLUDING CODE AND OF LOCAL CODES AND ORDINANCES.
4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDINGS.

OWNER: **SITE ADDRESS:**
 SHAWL PROPERTIES, LLC
 3781 HIGHWAY 78
 BRAWLEY, CA 92227

CONTRACTOR: **APN:** **ZONNING:**
 RMC CONSTRUCTION, INC.
 318 E. BARON BLVD
 PH. (760) 337-5993
 S-2 (OPEN SPACE/PRESERVATION ZONE)

LEGEND:

- PROPOSED LINE
- - - - - EXISTING LINE
- BUILDING SETBACK LINE (BSL)
- OPENING CONCRETE AREA
- EXISTING WALKWAY LINE
- EXISTING STAKE

NEW METAL BUILDING
5781 EAST HIGHWAY 78
BRAWLEY, CA 92227

SITE PLAN



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: _____

3/14/24

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 Glamis California on march 14, 2024

APPLICANT

Name: ROC Construction INC
By Roberto Acoria
Title owner

Mailing Address:

318 E Borioni Blvd
Imperial CA 92251

REAL PARTY IN INTEREST

(If different from Applicant)

Name Glamis Properties LP
By Steven Greinke
Title owner

Mailing Address:

2735 E. Spring St. Long Beach CA 90806

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN _____

S:\FORMS_LISTS\General Indemnification FORM 041516.doc

ATTACHMENT "G"
EEC ORIGINAL PACKAGE

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: August 8, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No.2

CUP #24-0004/Initial Study #24-0007
PROJECT TYPE: Glamis Properties, LP. SUPERVISORY DISTRICT #5

LOCATION: 5392 E. Highway 78 APN: 039-310-017-000

Glamis, CA 92227 PARCEL SIZE: +/- 1.25 acres

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

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/08/2024

INITIAL STUDY: #24-0007

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG	<input type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
E.H.S.	<input type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE / OES	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
SHERIFF.	<input type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
OTHER	<u>County Executive Office (CEO)</u>	

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN ST., EL CENTRO, CA 92243 442-265-1786
(Jim Minnick, Director)

EEC ORIGINAL PKG

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- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #24-0004
Initial Study #24-0007
Glamis Properties LP**



Prepared By:

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

August 2024

EEC ORIGINAL PKG

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SECTION 1 INTRODUCTION

A. PURPOSE

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

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a 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 the 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. **Less Than Significant Impact with Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Less Than 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:** Conditional Use Permit (CUP) #24-0004
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Evelia Jimenez, Planner II, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** ejimenez@co.imperial.ca.us
6. **Project location:** 5392 E. Highway 78, Glamis, CA 92227, Assessor's Parcel Number (APN) 039-310-017-000
7. **Project sponsor's name and address:** Glamis Properties LP
2735 E. Spring St, Long Beach, CA 90806
8. **General Plan designation:** Specific Plan Area (Glamis)
9. **Zoning:** S-2 (Open Space/Preservation)

10. **Description of project:** The applicant, Glamis Properties LP, is proposing to construct and operate a new residential well for an existing manufactured home and new shop. The existing manufactured home is going to be replaced due to its state of disrepair. The existing home was previously served through potable water delivery and the proposed water well has a projected annual water usage of one (1) acre-foot per year, which will be more than sufficient to serve the project as the home will be occupied on a seasonal basis. A separate permit has been submitted for the installation of a new manufactured home and a new shop as an accessory to the primary residential use (manufactured home).

11. **Surrounding land uses and setting:** The subject property is described as E1/2 OF SE1/4 OF SE1/4 OF SE1/4 TR 37 T13S R18E 1.25 AC East of the San Bernardino Base and Meridian, containing approximately 1.25 acres. The property is also known as Assessor's Parcel Number (APN) 039-310-017.

The project is surrounded by parcels zoned S-2 (Open Space/Preservation) on the West and North; and BLM (Bureau of Land Management) parcels on the East and South.

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

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

The Quechan and Campo Band of Mission Indian Tribes have requested to be consulted under Assembly Bill 52. Consultation letters were sent to the Quechan Indian Tribe and the Campo Band of Mission Indian Tribes on April 3, 2024. No comments have been received from the Quechan Indian Tribe or the Campo Band of Mission Indians Tribe for this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

EEC VOTES

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

YES

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NO


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ABSENT

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 Jim Minnick, Director of Planning/EEC Chairman

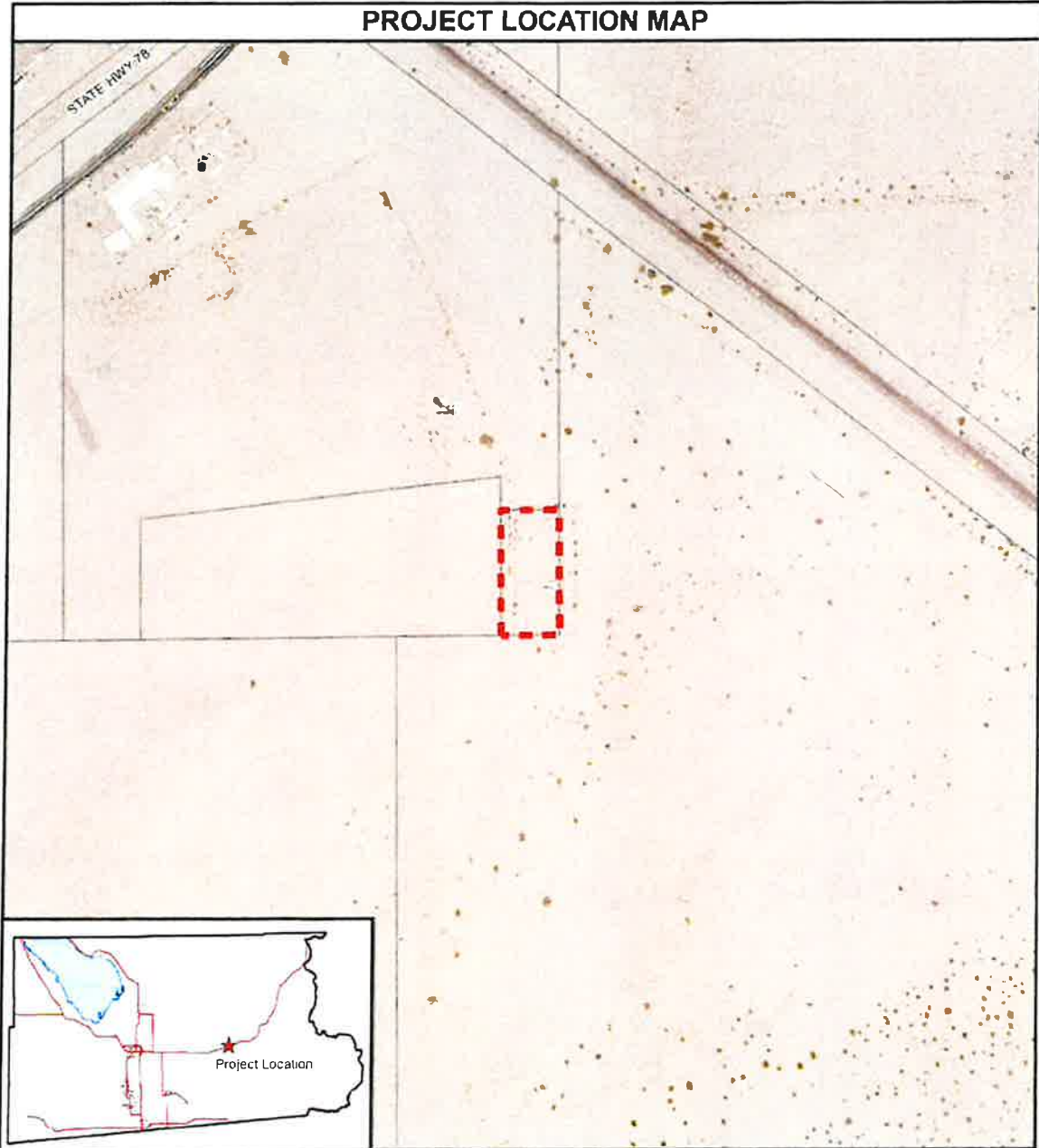


 Date:

PROJECT SUMMARY

- A. **Project Location:** The project is located at 5392 Highway 78, Brawley, CA 92227; Assessor's Parcel Number: 039-310-017-000.
- B. **Project Summary:** The applicant, Glamis Properties LP, is proposing to construct and operate a new residential well for an existing manufactured home and new shop. The existing manufactured home is going to be replaced due to its state of disrepair. The existing home was previously served through potable water delivery and the proposed water well has a projected annual water usage of one (1) acre-foot per year, which will be more than sufficient to serve the project as the home will be occupied on a seasonal basis. A separate permit has been submitted for the installation of a new manufactured home and a new shop as an accessory to the primary residential use (manufactured home).
- C. **Environmental Setting:** The proposed project site is relatively flat terrain with native desert landscape and sand located on Highway 78, bounded by parcels zoned as S-2 (Open Space/Preservation) on the West and North; and BLM (Bureau of Land Management) parcels on the East and South.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Specific Plan Area." Per Title 9, Division 5(l), the project is further identified as Glamis Specific Plan Area. It is classified as S-2 (Open Space/Preservation) per Zone Map #70 of the Imperial County Land Use Ordinance (Title 9). Initial Study #24-0007 will analyze any impacts related to the proposed project.
- E. **General Plan Consistency:** The site is currently zoned S-2 (Open Space/Preservation). The proposed project is consistent with the General Plan and County Land Use Ordinance (Title 9) Division 5(l), Glamis Specific Plan dated October 24, 2023. A Conditional Use Permit has been applied for the water well pursuant to Division 21, Water Well Regulations, Section §92102.01 of the aforementioned title.

Exhibit "A"
Vicinity Map

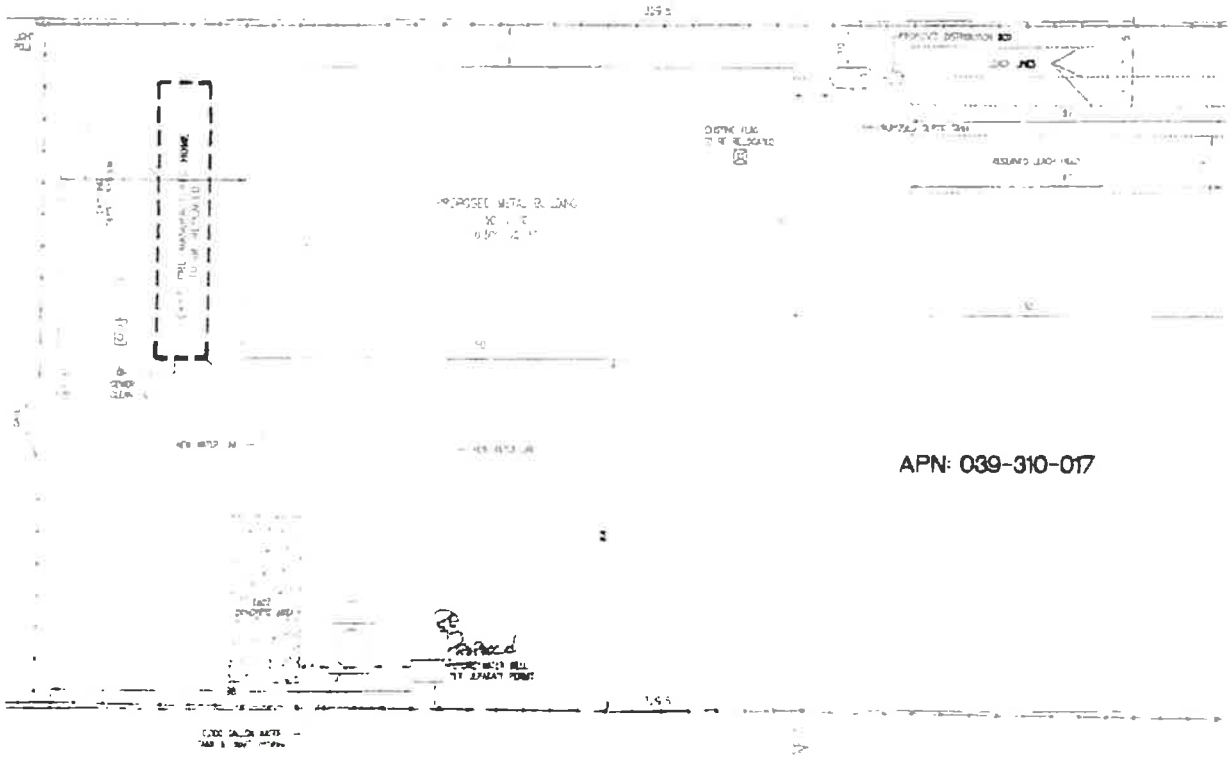


GLAMIS PROPERTIES, LP.
CUP #24-0004 / IS #24-0007
APN 039-310-017-000

 Project Location
Centerline
Parcels



Exhibit "B"
Site Plan



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)
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I. **AESTHETICS**

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element¹ and California State Scenic Highway System Map². 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The proposed project is for the construction and operation of a water well to supply a residential dwelling and new shop with a projected annual water extraction of one (1) acre-foot per year. The project would not significantly or physically degrade the visual character or quality of public views of the site and its surroundings. It is also consistent with the current zoning and land uses in the nearby lots. No impacts are anticipated. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) The proposed project is for the construction of a water well to supply a residential home and a new shop. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. No impacts are expected. | | | | |

II. **AGRICULTURE AND FOREST RESOURCES**

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project site is listed as "Other Land" per the California Farmland Mapping & Monitoring Program: Imperial County Important Farmland 2020 updated Map³. Therefore, the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected. | | | | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Per Imperial County General Plan Land Use Map ⁴ , the proposed project site is located within the "Specific Plan Area" with no forest land on its vicinity and surroundings; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5114(g)). No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) As previously stated under item (II)(c) above, the proposed project is not located in forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) As previously stated under item (II)(c), the proposed project site is located within the "Specific Plan Area" per Imperial County General Plan Land Use Map⁴, and zoned S-2 (Open Space/Preservation). Additionally, there is no existing farmland or forestland on or in the immediate vicinity. Development of the proposed project would not result in the loss or conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, no impacts are expected.				

III AIR QUALITY

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project is for the construction and operations of a residential water well to supply a home and new shop, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Per Imperial County Air Pollution Control District's comment letter⁶ dated April 16, 2024, all construction activities must adhere to Regulation VIII, which is a collection of rules, designed to limit emissions of fugitive dust to 20% opacity. To be compliant with Air District rules, the drilling equipment used to construct the water well must meet the California Portable Equipment Registration Program (PERP) certifications or apply for certification from Air District. Adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated under item (III)(a) above, the water well construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations during the construction of the residential water well. However, any exposure would be temporary and would be lessened by adhering to Air Pollution Control District's rules and regulations. Compliance with APCD's requirements would bring any impacts to less than significant. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project is for the construction and operation of a residential water well to supply a home and shop; and does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Although some pollutants may be emitted during the temporary eight (8) to twelve (12) months of construction compliance with ACPD's Regulation VIII and adherence to the California Building Code would bring any impacts to less than significant. | | | | |

IV. BIOLOGICAL RESOURCES *Would the project:*

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>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?</p> <p>a) According to the Imperial County General Plan's Conservation and Open Space Element⁷, Figure 1 "Sensitive Habitat Map^{7a}," the project is not located within a sensitive habitat area. Additionally, in accordance to Figure 2 "Sensitive Species Map^{7b}," the project is located within the Flat-tailed Horned Lizard Species Distribution Model area. However, the proposed project does not expect to have any substantial physical changes to the environment as the proposed construction is to take place below ground level. Consequently, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Any future developments on site, the applicant shall contact ICPDS; therefore, any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>b) According to the Imperial County General Plan's Conservation and Open Space Element⁷, the project site is not within a sensitive or riparian habitat, or on other sensitive natural community. Additionally, the existing residential dwelling is proposed to be replaced due to its state of disrepair; therefore, it does not appear to have a substantial effect in local or regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>c) According to the National Wetlands Inventory: Surface Waters and Wetlands Map⁸, the proposed project is not located within a riparian habitat and will not cause a substantial adverse effect on federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>d) The proposed project site is located on a disturbed parcel zoned as S-2 (Open Space/Preservation) with an area adjacent to other parcels in the same zone with existing commercial and residential uses. As previously stated on item (IV)(b) above, the project site is not located within a Sensitive Habitat; therefore, it would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?</p> <p>e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. No impacts are expected.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>f) The proposed project site is not located within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element⁷, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are expected to be less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. CULTURAL RESOURCES *Would the project:*

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? a) According to the Imperial County General Plan's Conservation and Open Space Element ⁷ , Figure 5, "Imperial County Areas of Heightened Historic Period Sensitivity" ^{7d} , the project is within the 1000m buffer around Name Streams and Waterbodies of the Exploration and Trail Routes, 1770-1890. According to Figure 6, "Imperial County Known Areas of Native American Cultural Sensitivity" the project is not within its known cultural sensitivity areas. Any impacts are expected to be 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? b) The proposed project is located within existing disturbed land and will not cause substantial adverse changes in the significance of an archaeological resources; therefore, any impacts are expected to be 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? c) The proposed project site is not located within or adjacent to any cemeteries, therefore, the proposed project would not disturb any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
a) The proposed project does not anticipate any changes in the existing land use, which is currently residential; therefore, it will not result in potentially significant environmental impact due to wasteful, insufficient, or unnecessary consumption of energy resources. The construction is expected to be temporary, eight (8) to twelve (12) months, and no substantial environmental impacts are anticipated to occur. Should this project be approved, the applicant would be required to adhere to the latest edition of the California Building Code and a ministerial permit with the Imperial County Planning and Development Services Department. Any impacts are expected to be 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?
b) The proposed project is for the construction and operation of a residential water well to supply the residential home and new shop with no changes to the existing zoning. Any developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
a) The construction of the proposed residential water well does not appear to conflict with the geology and soil of adjacent parcels in the area. Any additional developments on the parcel will be subject to compliance with the latest edition of the California Building Code as well as going 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
1) According to the most recent Alquist-Priolo Earthquake Fault Zoning Map ¹¹ , California Department of Conservation: Fault Activity Map ¹² , and the United States Geological Survey's Quaternary Faults Map ¹³ , the proposed project site is not located in a known earthquake fault. However, Imperial County is classified as Seismic Zone D per the Uniform Building Code, which required that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Any developments will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impacts to 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)
2) Strong Seismic ground shaking? 2) As previously stated on item (VII)(a)(1) above, the proposed project is not located near a known fault line; however, the project will be affected by the occurrence of seismic ground shaking, but no more than the surrounding properties. Therefore, adherence to the latest edition of the California Building Code and as well as to go through a ministerial building permit review would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) The proposed project site is not located in a seiche/tsunami area per the California Tsunami Data Maps ¹⁴ . Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) According to Imperial County General Plan's Seismic and Public Safety Element ¹⁵ , "Landslide Activity Map ^{15a} ," Figure 2, the proposed project is not located within landslide activity area. The topography within the proposed project site is generally flat. However, any developments on the parcel will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Construction of the residential water well will comply with California Well standards and will be subjected to Division 21 (Water Well Regulations) and Division 22 (Groundwater Ordinance) of the Imperial County Land Use Ordinances (Title 9). Therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) According to Imperial County General Plan's Seismic and Public Safety Element ¹⁵ , "Erosion Activity Map ^{15b} ," Figure 3, the proposed project is located within a moderate area of substantial soil erosion. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed water well construction. Any construction will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) The proposed project is not located on an expansive soil area. However, any new developments will require adherence and compliance to the California Building Code, standards and regulations, as well as to go through a ministerial building permit review which would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? e) The proposed project is for the construction and operation of a new residential water well to supply an existing home and a new shop. The project does not anticipate any changes to the existing residential home site that has an existing septic tank. As previously stated on VII(d) the project is not located on expansive soil as defined in the latest Uniform Building Code. Any future construction to occur on the parcel where a septic or alternative waste water disposal systems is to be proposed, shall comply with applicable standards and regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique palaeontological resource or site or unique geologic feature? f) The proposed project is for the construction of a new residential water well to supply a residential home and shop. The project site is located on already disturbed land with existing residential homes on site. Additionally, in the event of any paleontological findings on site during construction, all work shall be stop and the Imperial Valley College Desert Museum shall be contacted to have a qualified specialist inspect the site. Any impacts are expected to be 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)
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VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

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| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
a) The proposed residential water well is located on an area surrounded by already developed parcels with existing residential and commercial uses. The action is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
b) The proposed project would not conflict with any regulations under AB-32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
a) The proposed project is not expected to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
b) The proposed residential water well is not expected to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
c) The proposed project does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substances, or waste as previously stated on items (IX)(a) and (IX)(b) above. Additionally, the project site is not located within a ¼ mile of any schools. The nearest school in the vicinity is Holtville Middle School, which is located approximately 20 miles southwest of the proposed project site; therefore, it would not represent a risk to educational facilities. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor¹⁷; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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?
e) The proposed project is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps¹⁸. The nearest air facility in the area is Holtville Airport located approximately 15 miles southwest of the project site; therefore, exposure to periodic noise emissions are not expected during aircraft takeoff and landing operations. Any impacts are expected to be 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)
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed residential water well would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The drilling and subsequent operation of the proposed water well does not expose people or structures to a significant risk of loss, injury or death involving wildland fires. According to Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County ¹⁹ " effective April 1, 2024, the proposed project site is located in an unincorporated State Responsibility Area (SRA). An email dated 04/18/2024 was received from Imperial County Fire Department stating the department does not have any comments at this time. However, should any future construction or developments occur on this parcel, such may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance to Imperial County Fire Department standards would bring any impacts to less than significant.	<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? a) The proposed project is for the construction and operation of a new residential water well to supply an existing home and shop with a projected annual water extraction of one (1) acre-foot per year and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts are expected to be less than significant.	<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) As previously stated on item (X)(a) above, the proposed residential water well anticipates an annual water extraction of one (1) acre-foot per year and does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.	<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: c) The proposed project does not anticipate a physical alteration to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any proposed grading will require drainage review and approval from the Imperial County Public Works Department. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site; (i) According to Imperial County General Plan's Seismic and Public Safety Element ¹⁴ , "Erosion Activity Map ^{15b} ," Figure 3, the proposed project site is not located within an area of moderate soil erosion or siltation on- or off-site. Therefore, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (ii) The proposed water well project is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite. Any proposed grading will require drainage reviews and approval from the Imperial County Department of Public Works. Compliance with Imperial County Department of Public Works rules and regulations would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage	<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)
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systems or provide substantial additional sources of polluted runoff; or;

(iii) The proposed project does not anticipate creating or contributing runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any proposed grading will require drainage review and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards would ensure that any runoff water impacts would be reduced to less than significant levels.

(iv) impede or redirect flood flows?

(iv) The proposed project is for the construction and operation of a new residential water well to supply an existing home and shop and is not expected to impede or redirect flood flows. According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center²¹, Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C1450C, effective September 26, 2008. Additionally, a reviewed and approved grading/drainage letter is to be required by the Imperial County Department of Public Works. Therefore, compliance with ICDPW's standards would bring any impacts to be less than significant levels.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

d) The proposed project will continue with the existing residential land use; therefore, impacts related to risk release of pollutants due to project inundation are considered to be low. Additionally, as previously stated on item (X)(c)(iv) above, the proposed project site is located within "Zone X" of flood map 06025C1450C. Compliance with ICDPW's standards would contribute to lower any potential impacts to less than significant levels.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

e) The proposed project is for the annual extraction of approximately one (1) acre-foot per year of water from a proposed residential water well, which is not expected to conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant.

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

a) Physically divide an established community?

a) The proposed project is for the construction and operation of a new residential water well to supply an existing home and new shop which would not physically divide an established community; therefore, it does not anticipate changing the existing land use designation and zoning established; therefore, any impacts are anticipated to be less than significant.

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

b) The proposed project is consistent with the Imperial County General Plan, County's Land Use Ordinance and Glamis Specific Plan; therefore, no significant environmental impacts due to a conflict with any land use plan, policy or regulation are anticipated for the proposed project. The proposed water well project is allowed with an approved Conditional Use Permit per Division 21 – Water Well Regulations, Section 92102.00. Any impacts are expected to be less than significant.

XII. **MINERAL RESOURCES** *Would the project:*

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

a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element⁷, "Existing Mineral Resources Map"⁷ Figure 8. No impacts are expected.

b) Result in the loss of availability of a locally-important mineral

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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resource recovery site delineated on a local general plan, specific plan or other land use plan?

b) The proposed residential water well will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. 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 proposed project is for the construction and operation of a new residential water well. Temporary generation of noise would be expected during the eight (8) to twelve (12) months of construction; however, such would not result in the generation of permanent noise beyond that which already occurs on the surrounding area. Such action would be subject to the Imperial County General Plan's Noise Element²² which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any impacts to less than significant.**
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- b) The proposed project is for the construction and operation of a new residential water well with temporary construction expected to last eight (8) to twelve (12) months. Additionally, construction noise from a single piece of equipment or combination shall not exceed 75 dB Leq when averaged over as previously stated on item (XIII)(a) above, any construction would be subject to Imperial County General Plan's Noise Element. Compliance with the Imperial County General Plan's Noise Element would bring any vibration or noise levels to less than significant. The proposed project does not anticipate any changes to the existing and designated land use on the surrounding parcels and area. Any impacts are expected to be less than significant.**
- 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) As previously stated in item (IX)(e) above, the proposed project site is located approximately 15 miles southwest of the Holtville Airport; therefore, exposure to periodic noise emissions are not expected during aircraft takeoff and landing operations. Any impacts are expected to be 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 residential water well construction and operation would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the designated residential use on the parcel are proposed. Therefore, any impacts are expected to be less than significant.**
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
- b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as the designated residential use on the parcel is proposed to remain. Any impacts are expected to be less than significant.**

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) The proposed residential water well construction and operation does not anticipate that such would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any impact would be less than significant.				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The proposed project is not expected to result in substantial impacts on fire protection. Any future developments may be subject to fire sprinklers and to have either a private or a public source of water for fire suppression purposes such as pressurized hydrants. Compliance with ICFD would bring any impacts to less than significant.				
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The proposed project is not expected to result in substantial impacts on police protection. Both the California Highway Patrol and Sheriff's Office South County Patrol have active policing and patrol operations in the area. Any impacts are expected to be less than significant.				
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The proposed water well construction and operation is not expected to have a substantial impact on schools. No impacts are expected.				
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) The proposed residential water well is not expected to have a substantial impact on other public facilities; therefore, any impacts are expected to be less than significant.				

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- a) The proposed project is for the construction and operation of a new residential water well to supply an existing home and new shop. Subsequently, the proposed water well would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. 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?
- b) The proposed project does not include nor require the construction or expansion of recreational facilities as it would only serve as a water supply for the existing home and new shop; therefore, no impacts are expected.**

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- a) The proposed residential water well construction and operation is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element¹. Therefore, no impacts are expected.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? c) The proposed project is for the construction of an underground water well and would not have any features such as sharp curves, that would cause a substantial increase in hazards due to a geometric design feature or incompatible use. The existing residential use on the proposed project's site is compatible with the Imperial County General Plan Land Use Designation and the site design is not expected to increase hazards. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? d) The proposed project would not change any access points to the property and would not interfere with emergency access to the property or within the property for emergency purposes as it would be underground with minimal area of disturbance. Additionally, no change on existing land use nor zoning are proposed. Access to the proposed project site from Highway 78 appears to be suitable for emergency response vehicles. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. **TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: a) According to the Imperial County General Plan's Conservation and Open Space Element⁶, Figure 6, the project site is not located within a "Known Area of Native American Cultural Sensitivity"^{7e}. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or (i) On April 03, 2024, the AB52 letter was mailed to the Campo Band of Mission Indians and the Quechan Indian Tribe; however, no response was received from either tribe. According to the California Historic Resources²³ in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth 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 significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed residential water well construction. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
facilities, the construction of which could cause significant environmental effects? a) The proposed residential water well construction and operation does not require or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Any impacts are considered to be less than significant.				
b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? b) The existing home was previously served through potable water delivery and the proposed project is for the construction and operation of a new residential water well. The proposed water well has a projected annual water extraction of one (1) acre-foot per year, which does not anticipate a change to the existing residential designation on the parcel. The annual water usage will be more than sufficient to serve the project as the home will be occupied on a seasonal basis. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? c) The proposed residential water well is for the existing residential home and new shop. The drilling and subsequent operation of the proposed water well will not result in a demand for wastewater treatment by a provider. Adherence to Environmental Health Services regulations would bring any impact to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? d) Excess solid waste generation is not expected by the proposed residential water well construction. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? e) All proposed projects within the County shall contract with a licensed waste hauler for waste generated on site. The construction of the proposed water well, should it be approved, shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.	<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:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? a) As previously stated on item (IX)(g) – According to Cal Fire “Fire Hazard Severity Zones in State Responsibility Areas – Imperial County²⁰” effective September 29, 2023, the proposed project site is located outside State Responsibility Area (SRA). An email dated 04/18/2024 was received from Imperial County Fire Department stating the department does not have any comments at this time. However, should any future construction or developments occur on this parcel, such may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance to Imperial County Fire Department standards would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) As previously stated on item (XX)(a) above, the proposed project is located in the Outside State Responsibility Area (SRA); therefore, impacts 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 are expected to be less than significant with adherence and compliance of ICFD's standards.	<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)
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? c) The proposed project is for the construction and operation of a new residential water well to supply an existing home and a new shop with a projected annual water extraction of one (1) acre-foot per year. Any future developments on site may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance with Imperial County Fire Department's standards would bring any impacts to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? d) According to Imperial County General Plan's Seismic and Public Safety Element¹⁵, "Landslide Activity Map^{15a}," Figure 2, the proposed project is not located within landslide activity area. The topography within the proposed project site is generally flat. However, any developments regarding the parcel will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Construction of the residential water well will comply with California Well standards and will be subjected to Division 21 (Water Well Regulations) and Division 22 (Groundwater Ordinance) of the Imperial County Land Use Ordinances (Title 9). Therefore, less than-significant impacts are expected.	<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

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

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

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

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Evelia Jimenez, Project Planner II
- County Executive Office, Rosa Lopez-Solis
- Imperial County Air Pollution Control District
- Department of Public Works
- Imperial County Fire Department

B. OTHER AGENCIES/ORGANIZATIONS

- Campo Band of Mission Indians
- Quechan Indian Tribe

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

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
<https://maps.conservation.ca.gov/DLRP/CIFF/>
4. County of Imperial General Plan Land Use
<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=078e1e32c6dc4223ba8c7d69d7c6c383>
5. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>
6. Imperial County Air Pollution Control District comment letter dated April 16, 2024
7. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Maps
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 8: Existing Mineral Resources Map
8. National Wetlands Inventory: Surface Waters and Wetlands Map
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
9. Quechan Indian Tribe & Campo Band of Mission Indians AB52 sent 04/03/2024. No response.
10. Imperial Irrigation District no response received.
11. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9i4ee4ec5aa731d3245ed9i53i/explorer?location=32.638703%2C-110.920388%2C00>
12. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
13. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6c38b3a1684561a9b0aadf88412fci>
14. California Tsunami Data Maps
<https://www.conservation.ca.gov/cgs/tsunami/maps>
15. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 2: Landslide Activity Map
 - b) Figure 3: Erosion Activity Map
16. Imperial County Division of Environmental Health no comment received.
17. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtscc.ca.gov/public/>
18. Imperial County Airport Land Use Compatibility Maps
<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>
19. Imperial County Fire Department comment email received April 18, 2024
20. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County
https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
21. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
22. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
23. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
24. "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.

25. County of Imperial General Plan Land Use

<https://icpds.maps.arcgis.com/apps/webappviewer/index.html?id=078e1e32c6dc4223ba8c7d69d7c6c383>

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Conditional Use Permit (CUP) #24-0004

Project Applicant: Glamis Properties, LP.

Project Location: 5392 E. Highway 78, Glamis, Ca. 92227

Description of Project: The applicant is proposing to construct and operate a new residential well for an existing manufactured home and new shop. The existing manufactured home is going to be replaced due to its state of disrepair. The existing home was previously served through potable water delivery and the proposed water well has a projected annual water usage of one (1) acre-foot per year, which will be more than sufficient to serve the project as the home will be occupied on a seasonal basis. A separate permit has been submitted for the installation of a new manufactured home and a new shop as an accessory to the primary residential use (manufactured home).

VII. FINDINGS

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

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

The Initial Study identifies potentially significant effects but:

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

A MITIGATED NEGATIVE DECLARATION will be prepared.

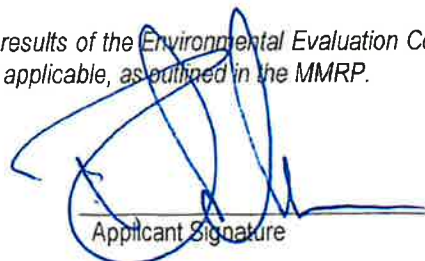
If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services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

NOTICE

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

8-8-2024 
Date of Determination Jim Minnick, Director of Planning & Development Services

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


Applicant Signature

8/8/24
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

- (ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

COUNTY EXECUTIVE OFFICE

Miguel Figueroa
County Executive Officer
miguelfigueroa@co.imperial.ca.us
www.co.imperial.ca.us




County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

RECEIVED

By Imperial County Planning & Development Services at 4:47 pm, Apr 11, 2024

April 11, 2024

TO: Evelia Jimenez, Planning and Development Services Department
FROM: Rosa Lopez-Solis, Executive Office 
SUBJECT: Comments – Glamis Properties --APN 039-310-017-000

The County of Imperial Executive Office is commenting on Glamis Properties - APN 039-310-017-000 project. The Executive Office would like to inform the developer of conditions and responsibilities should the applicant seek a Conditional Use Permit (CUP). The conditions commence prior to the approval of an initial grading permit and subsequently continue throughout the permitting process. This includes, but not limited to:

- Sales Tax Condition. The permittee is required to have a Construction Site Permit reflecting the project site address, allowing all eligible sales tax payments are allocated to the **County of Imperial, Jurisdictional Code 13998**. The permittee will provide the County of Imperial a copy of the CDTEFA account number and sub-permit for its contractor and subcontractors (if any) related to the jobsite. Permittee shall provide in written verification to the County Executive Office that the necessary sales and use tax permits have been obtained, prior to the issuance of any grading permits.
- Construction/Material Budget: Prior to a grading permit, the permittee will provide the County Executive Office a construction materials budget: an official construction materials budget or detailed budget outlining the construction and materials cost for the processing facility on permittee letterhead.

Should there be any concerns and/or questions, do not hesitate to contact me.

AIR POLLUTION CONTROL DISTRICT



April 16, 2024

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

RECEIVED

By Imperial County Planning & Development Services at 8:57 am, Apr 17, 2024

SUBJECT: Conditional Use Permit 24-0004 Residential Well – Glamis Properties LP

Dear Mr. Minnick,

The Imperial County Air Pollution Control Districts (Air District) thanks you for the opportunity to comment on the Conditional Use Permit (CUP) 24-0004 (Project). The project proposes a new residential water well. The project is located at 5392 E. Hwy 78, Brawley also identified as Assessor's Parcel Number 039-310-017.

The Air District reminds the applicant the project must comply with all Air District rules and regulations and the Air District would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. To be compliant with Air District rules the drilling equipment used for the well must meet the California Portable Equipment Registration Program (PERP) certifications or apply for a permit directly from the Air District. Should the well pump operate using combustion or employ a generator, it may be subject to Air District permitting requirement and an application for engineering review of the combustion equipment must be submitted to the Air District.

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

The Air District's rules and regulations can be found online for your review at <https://apcd.imperialcounty.org/rules-and-regulations/> and the permitting forms can be found at <https://apcd.imperialcounty.org/engineering/>. Should you have any questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,



Ismael Garcia
Environmental Coordinator



Reviewed by
Morica N. Soucier
APC Division **Manager**

Michael Abraham

From: Andrew Loper
Sent: Thursday, April 18, 2024 2:34 PM
To: Aimee Trujillo
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Evelia Jimenez; Jenyssa Gutierrez; John Robb; Kamika Mitchell; Laryssa Alvarado; Olivia Lopez; Rosa Soto; David Lantzer; Robert Malek
Subject: RE: CUP24-0004 Request for Comments
Attachments: CUP24-0004 Request for Comments 4.3.24 .pdf

Good Afternoon

Imperial County Fire Department does not have any comments at this time for residential well CUP24-0004. If there are any questions or concerns please feel free to contact us. Thank you

Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Wednesday, April 3, 2024 2:59 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; salflores@co.imperial.ca.us; Robert Malek <RobertMalek@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; rbenavidez@icso.org; dvargas@iid.com; nhamada@blm.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Evelia Jimenez <EJimenez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: CUP24-0004 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for CUP24-0004 {5392 E. Hwy 78, BrawleyCA 92227}
Glamis Properties LP

Comments are due by **April 17th 2024 at 5:00PM.**

EEC ORIGINAL PKG

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Evelia Jimenez at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

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



EEC ORIGINAL PKG

Michael Abraham

From: Carlos Yee
Sent: Monday, April 29, 2024 3:41 PM
To: Aimee Trujillo; Antonio Venegas; Ashley Jauregui; Jolene Dessert; Margo Sanchez; Belen Leon-Lopez; Monica Soucier; Jesus Ramirez; Eric Havens; John Hawk; Miguel Figueroa; Rosa Lopez; Jorge Perez; Andrew Loper; salflores@co.imperial.ca.us; Robert Malek; David Lantzer; John Gay; Rkelley@icso.org; Fred Miramontes; rbenavidez@icso.org; dvargas@iid.com; nhamada@blm.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Evelia Jimenez; Jenyssa Gutierrez; John Robb; Kamika Mitchell; Laryssa Alvarado; Olivia Lopez; Rosa Soto
Subject: RE: CUP24-0004 Request for Comments

Good afternoon,

Our Department has no comments on this Conditional Use Permit. However, the applicant shall verify with Planning regarding legal access to the property.

Regards.

Carlos Yee | Permit Specialist
ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243
Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Wednesday, April 3, 2024 2:59 PM
To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; salflores@co.imperial.ca.us; Robert Malek <RobertMalek@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; rbenavidez@icso.org; dvargas@iid.com; nhamada@blm.gov; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Evelia Jimenez <EJimenez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Jenyssa Gutierrez <jenyssagutierrez@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: CUP24-0004 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for CUP24-0004 {5392 E. Hwy 78, BrawleyCA 92227}
Glamis Properties LP

EEC ORIGINAL PKG

Comments are due by **April 17th 2024 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Evelia Jimenez at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

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



EEC ORIGINAL PKG

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>Glamis Properties LP</u>	EMAIL ADDRESS <u>jjs@madrona11c.com</u>	
2. MAILING ADDRESS (Street / P O Box, City, State) <u>2135 E. Spring St., Long Beach, CA 90806</u>	ZIP CODE <u>90806</u>	PHONE NUMBER <u>714-403-0002</u>
3. APPLICANT'S NAME <u>ROC Construction Inc</u>	EMAIL ADDRESS <u>roc@rocconstruction.net / jrs08@msn.com</u>	
4. MAILING ADDRESS (Street / P O Box, City, State) <u>318 E Barden Blvd Imperial, Ca</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>760-355-8993</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>039-310-017</u>	SIZE OF PROPERTY (in acres or square foot) <u>1.20 ACRES</u>	ZONING (existing) <u>S-2</u>
7. PROPERTY (site) ADDRESS <u>N/A</u>		
8. GENERAL LOCATION (i.e. city, town, cross street) <u>Glamis</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>New Residential well</u>	
11. DESCRIBE CURRENT USE OF PROPERTY <u>Residential lot with Manufacture Home</u>	
12. DESCRIBE PROPOSED SEWER SYSTEM <u>See site plan form</u>	
13. DESCRIBE PROPOSED WATER SYSTEM <u>Resi Well & Pump</u>	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM <u>See site plan</u>	
15. IS PROPOSED USE A BUSINESS? <input 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

Steven Greinke 02/15/2024
Print Name Date
Steven Greinke
Signature
Greinke-Juliano 02/15/2024
Print Name Date
Greinke-Juliano
Signature

REQUIRED SUPPORT DOCUMENTS

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

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

CUP #

EEC ORIGINAL PKG