

PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION
COMMITTEE**

AGENDA DATE: April 25, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 1

PROJECT TYPE: Parcel Map #02481; Pineda & Gonzalez SUPERVISORY DISTRICT #1

LOCATION: 1303 B East Highway 98 APN: 059-200-020-000

Calexico, CA 92231 PARCEL SIZE: +/- 5 acres

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

ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/25/2019

INITIAL STUDY: 19-0001

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

IID, Colorado River Indian Tribes

REQUESTED ACTION:

(See Attached)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02481
A & R Gonzalez and S & F Pineda**



Prepared By:

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

April, 2019

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02481 (Refer to Exhibit "A" & "B"). For purposes of this document, the Parcel Map will be called the "proposed project".

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

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

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

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

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

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

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

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

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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:** Parcel Map #02481, A & R Gonzalez and S & F Pineda
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Mariela Moran, Planner I, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** marielamorán@co.imperial.ca.us
6. **Project location:** 1303 B East Highway 98, Calexico, CA 92231
7. **Project sponsor's name and address:** Adolfo & Rosario Gonzalez and Simon & Felicitas Pineda
1303 B East Highway 98
Calexico, CA 92231
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)
10. **Description of project:** The applicant is requesting a parcel split into two parcels for the existing two residences on property under CUP#04-0002. The site area is currently 5 acres approximately and would create two 2.5 acres parcels after the subdivision. Exhibit "A" shows the proposed project Vicinity Map and Exhibit "B" shows the Tentative Map as proposed by the applicant.
11. **Surrounding land uses and setting:** The project site is surrounded by six existing houses to the East and North, and farmland to the West and South. The Ash Two Drain transverses East to West adjacent to the South property line of the project.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission, Imperial County Public Works Department, Imperial County Fire Department.

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?

The AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail to President Jordan D. Joaquin; we received an email from the Quechan Indian Tribe stating that they did not have any comments for this project. Additionally, a letter from the Colorado River Indian Tribes, Tribal Historic Preservation Office was received on March 8, 2019; they requested a condition to be incorporated in the project.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: Yes No

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

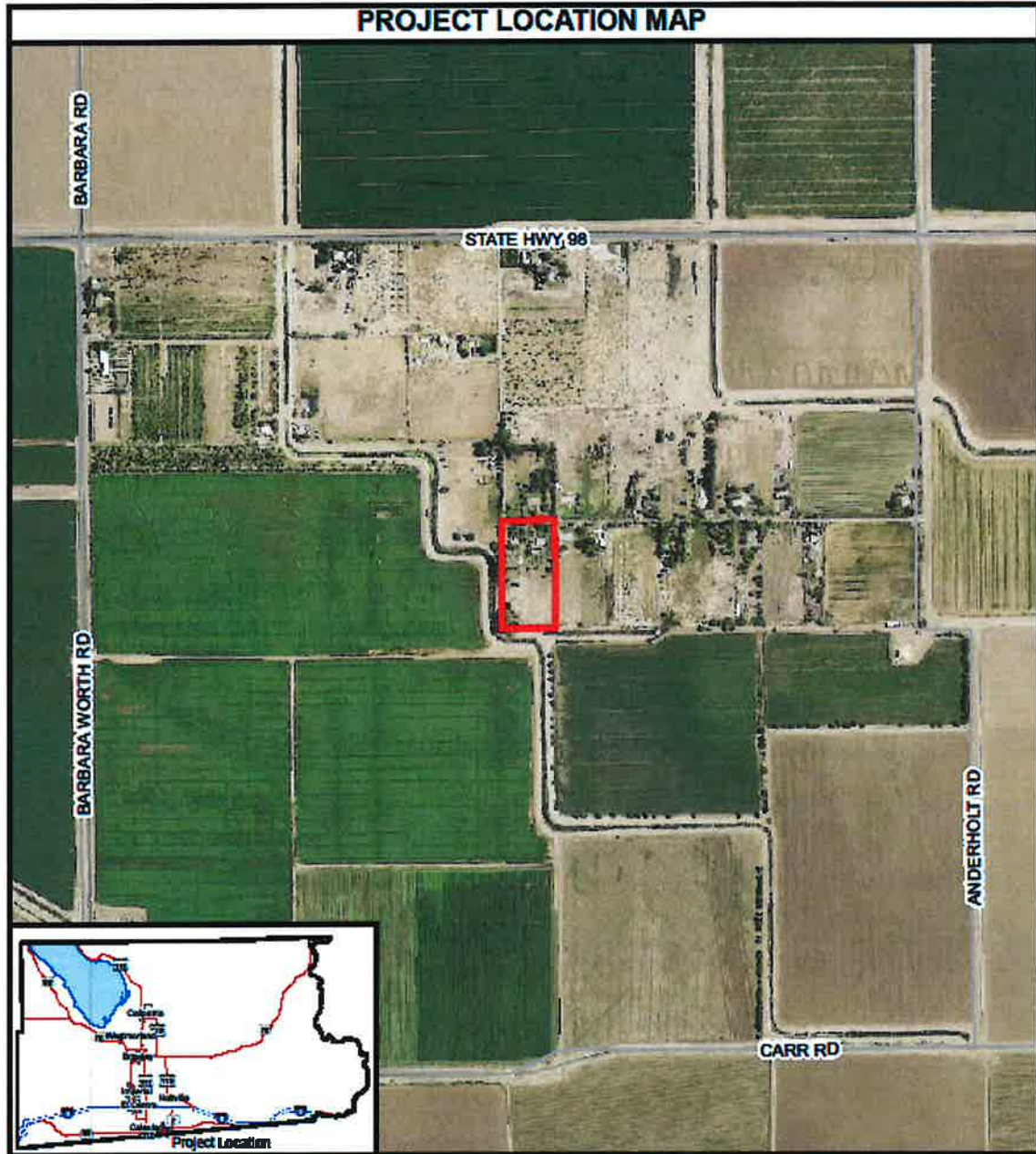
Jim Minnick, Director of Planning/EEC Chairman

Date:


PROJECT SUMMARY

- A. Project Location:** The project site is located at 1303 B East Highway 98, Calexico, CA 92231. This 5-acre parcel is located on Imperial County Assessor Parcel (APN) 059-200-020-000 and approximately 1800 feet South from State Highway 98. The legal description for this parcel is "West half of the Southwest quarter of the West half of Tract 188, Township 17 South, Range 15 East."
- B. Project Summary:** The applicant have submitted Parcel Map #02481 proposing to subdivide their property into two legal parcels. The lot currently has two existing dwelling units under Conditional Use Permit (CUP) #04-0002. There are no propose changes to the existing use other than making two new parcels to eliminate a CUP for an additional dwelling unit. Each parcel would have an area of 2.5 acres.
- C. Environmental Setting:** The project site is surrounded by existing residences to the East and North; and farmland to the West and South. The Ash Two Drain transverses East to West adjacent to the South property line of the project.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-2 (General Agriculture) under the Imperial County Land Use Ordinance (Title 9). Pursuant to the Land Use Element of the General Plan, agriculture area is characterized by lands for agricultural production and related industries. An initial Study #19-0001 will analyze any impacts related with the proposed project.
- E. General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." The proposed project could be considered consistent with the General Plan since no change is being proposed to the existing use. Additionally, there are six existing small contiguous parcels (2.5 to 5 acres approximately maximum) within a confined area.

Exhibit "A"
Vicinity Map



**PINEDA & GONZALEZ
PARCEL MAP #02481
APN #059-200-020-000**

 Project Parcel


 Centerline

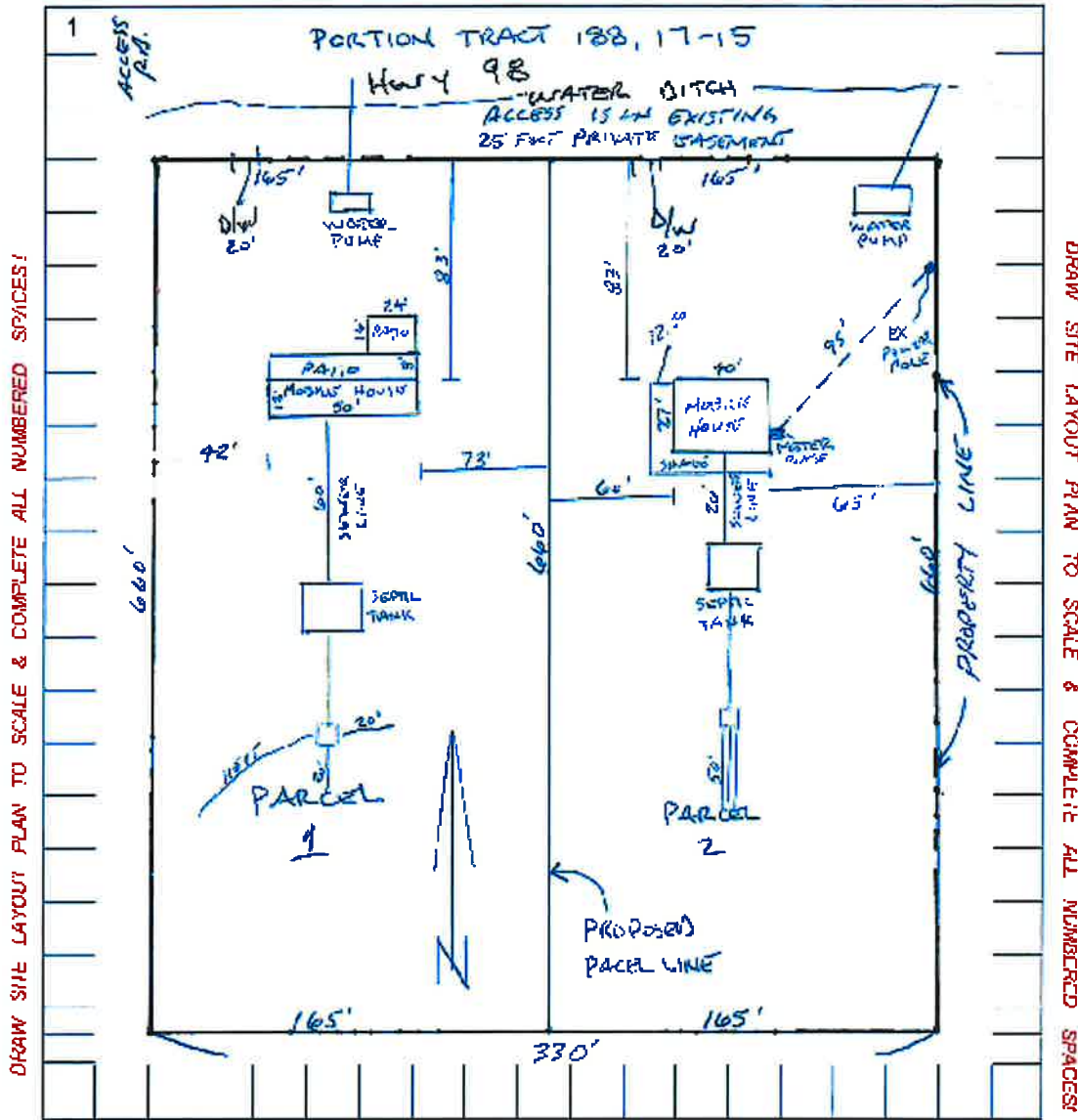


Exhibit "B"

SITE PLAN

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

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!



DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

| | | |
|--|-----------------|--------|
| 2 ADRIANO & ROSARIO GONZALEZ SIMON & FELICITAS PINEDA | 3 760-604-3123 | 4 5 ac |
| 5 1303 B EAST HIGHWAY 98 DANIEL CA 92231 | 6 059-200-20-01 | |

WH IP - OFFICE MATH / YELLOW - ASSESSORS / PINK - APPLICANT

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) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--------------------------------------|--|-------------------------------------|----------------|
|--------------------------------------|--|-------------------------------------|----------------|

I. AESTHETICS

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

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

a) The project site is not located near any scenic vista or scenic highway according to the Imperial County Circulation and Scenic Highway Element; therefore, no substantial adverse effect is expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

c) The proposed project would not substantially physically degrade the environment since no change is proposed to the existing use. Two dwelling units have already been built on the property, and its surroundings include existing single family residences and agricultural buildings. Therefore, no impact is expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

d) The proposed project is for the subdividing of an existing parcel with existing dwelling units, and does not include any sources of substantial light or glare as a part of the project. Less than significant 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?

a) The proposed project site is listed as "Other Land" per the Imperial County Important Farmland 2016 Map, therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impact is expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project's parcel is designated as "Non-Enrolled Land" per The California Department of Conservation Imperial County Williamson Act FY 2016/2017 Map², therefore, no

² Imperial County Williamson Act FY 2016/2017 [ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial_16_17_WA.pdf](http://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial_16_17_WA.pdf)

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|----------------|
|--|--------------------------------------|--|-------------------------------------|----------------|

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

c) The General Plan Land Use Map designates this parcel as "Agriculture Area", and no forest land is near the vicinity of the project. The proposed project will not conflict with the existing zoning and will not cause rezoning of forest land, timber land, or Timberland Production; therefore, no impact is expected to occur.

- 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 in item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

e) This parcel is designated as "Other Land" as stated previously above un item a), therefore no change of Farmland to non-agricultural use, or forest land to non-forest use is expected. The proposed subdivision, would maintain the current designation. However, the proposed project would cause the land to become non-agricultural, due to the parcel's current classification as "Other Land", less than significant 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 a minor subdivision, and no change is proposed in the existing use which is residential. Any future construction and/or earth moving activities will be subject to Regulation VII Fugitive Dust Rules, according to Air Pollution Control District comment letter dated February 12, 2019. Said measures would bring the project's impact 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 a) above, the proposed project does not anticipate any changes to the existing environment. Any future construction shall comply with the rules and regulations of APCD, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. Therefore, less than significant impact is expected.

- c) Expose sensitive receptors to substantial pollutants concentrations?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

c) The project proposes a minor subdivision with no proposed change to current use and does not anticipate exposing receptors to substantial pollutants concentrations. As previously stated above under item b) compliance with APCD regulations would bring any impact 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"/> |
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d) The proposed project is for a minor subdivision with no propose change to the existing use and

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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does not anticipate in creating objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations would bring any impact less than significant.

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

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) According to the Imperial County General Plan Conservation and Open Space Element³, Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map; and according to Figure 2 "Sensitive Species Map", the project is located within the "Burrowing Owl Species Distribution Model" area. However, the proposed project does not expect to have any physical changes to the environment, therefore, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the Departments of Fish and Wildlife. For any future development on site, the applicant shall contact ICPDS; therefore, less than significant impacts are expected.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a sensitive or riparian habitat, or other sensitive natural community; therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Less than significant impacts are expected.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

c) As previously explained in item a), the project proposes a minor subdivision 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. Less than significant impacts are anticipated.

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

d) The proposed minor subdivision is located near Ash Drain No. 2, however the project does not proposes any physical alterations to the environment and the two existing residential units have been built on the parcel; therefore, it would not interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. If there would be any impact, it is expected to be less than significant.

- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

e) The proposed project does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impact is expected.

³ IC General Plan Conservation and Open Space Element Figure 1- <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

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

f) The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, 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. No impacts are expected.

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

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

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5, the area is classified under "1000m buffer around Named Streams and Waterbodies", however the site has two existing residential dwelling units and it is not likely that the project may cause a substantial adverse change in the significance of a historical resource. Thus, Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact.

Additionally, a letter from the Colorado River Indian Tribes, Tribal Historic Preservation Office was received on March 8, 2019; in which they requested that in the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, the CRIT THPO shall be contact within 48 hours as a condition. Therefore, if there would be any impact, it would be less than significant.

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

b) As previously mentioned under item a) above, the proposed project is located on disturbed land and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.

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

c) As mentioned under Item a) above, the proposed project site is located on disturbed land with two existing residential dwelling units and is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

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

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

a) The proposed project is for a minor subdivision and does not proposes any changes in the existing use, therefore it will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Less than significant impacts are expected.

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

b) As previously mentioned under item a), the proposed project is for a minor subdivision and does not proposes any changes in the existing use, therefore it will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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VII. **GEOLOGY AND SOILS** *Would the project:*

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- a)** The proposed project does not appear to conflict with the geology and soils of adjacent properties. The project will be required to submit a drainage letter acceptable to the Public Works Department and a copy of the grading/drainage study/plan will be submitted to IID. Therefore, less than significant impacts are expected.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
- 1)** The project is located approximately 3 miles west of the Imperial fault⁴ and it is under the State of California's Alquist-Priolo Earthquake Fault Zone Maps – Calexico Quadrangle Map⁵, Revised January 1, 1980; therefore, the site could be affected by the occurrence of seismic activity, in similitude to the surrounding residences. However, the proposed minor subdivision does not anticipate any construction on site. Any future construction shall be in compliance with the California Building Code in order to reduce the risk to a level less than significant.
- 2) Strong Seismic ground shaking?
- 2)** The proposed project site has two existing dwelling units and does not proposes any construction as stated above under item 1), in the event that there are any future structures or additions requested to be built on site, the applicant will require to comply with the California Building Code seismic coefficients, said measures would assure that the impacts of the projects would be less than significant.
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
- 3)** The proposed project is for a minor subdivision, and no physical changes to the environment are proposed, however, as stated above under item 2), any future structure development will require to comply with the California Building Code seismic coefficients, which would assure that the impacts of the projects would be less than significant. Additionally, the project is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps⁶, no impacts are expected related to a seiche or tsunami.
- 4) Landslides?
- 4)** The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site is generally flat according to the Precision Engineering & Survey letter⁴, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.
- b) Result in substantial soil erosion or the loss of topsoil?
- b)** The minor subdivision does not proposes any physical alteration to the environment and is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Thus, according to the Precision Engineering & Survey letter⁴, there will be no additional loss of soil or topsoil in this project. Less than significant impacts are expected.

⁴ Precision Engineering & Survey, Inc. letter dated March 1st, 2019.

⁵ State of California Special Studies Map <http://gms.consrv.ca.gov/SHP/EZRIM/Maps/CALEXICO.PDF>

⁶ Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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| <p>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?</p> <p>c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?</p> <p>d) The proposed project is for a minor subdivision and the site has two existing residential units; according to the Precision Engineering & Survey letter⁴, the project has SCS 110 soil classification which is Holtville silty clay, which is not considered highly expansive. Any future structure development should comply with the California Building Code (CBC) seismic coefficients, compliance would assure that the impacts of the projects would be less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p> <p>e) The proposed project site has two existing residences with a septic system and no physical changes are proposed to the environment. In the event there is any future construction related with the disposal of waste water, it shall be in compliance with applicable Imperial County Public Health Department regulations, compliance would assure that the impacts of the projects would be less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>f) The proposed project has two existing dwelling units and does not propose any physical change to the site and it is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>a) The proposed project is for a subdivision with two existing residences on the site. No improvements to the site are being proposed. Compliance with applicable County Codes in the event there is future construction would make any impact less than significant.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>b) The proposed project is for a minor subdivision and will not conflict the regulations under AB 32 of reducing the emissions of greenhouse gases emission to 1990 levels by 2020⁷ since there are no physical changes proposed to the environment. Less than significant impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁷ Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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IX. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 project is not expected to 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. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 site is not located on a site included on a list of hazardous material sites⁸; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The proposed project site is not located in an area susceptible to wildland fires; therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁴ Precision Engineering & Survey, Inc. letter dated March 1st, 2019.

⁸ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| ground water quality? a) The proposed project site has two existing residences with a septic system ⁴ and per Imperial Irrigation District (IID) comment letter dated February 14, 2019 ⁹ , the two existing residences are currently obtaining water from IID's Ash Lateral 2 Delivery 13, and have an IID Water Delivery Account and receive potable water deliveries for Safe Drinking Water Acts compliance. Once the parcel is split, the two residences will need to apply for new IID Water Delivery Accounts and continue to receive their SDWA water deliveries to remain compliant. Therefore, less than significant impacts are expected. | | | | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? b) The proposed project does not anticipate changes to the existing environment. Additionally, the applicant shall prepare and submit a Drainage letter for review and approval of Imperial County Public Works Department ¹⁰ , besides, per Precision Engineering & Survey Letter ¹¹ in respond to IID comment letter dated February 14, 2019, a grading/drainage plan/letter will be designed to retain all storm water on-site; therefore, less than significant impacts are expected. | <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 any construction and therefore, it is not likely that it will substantially alter the existing drainage pattern of the site or area. However, less than significant impacts are expected. | <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) The proposed project does not anticipate any construction and therefore, no substantial erosion or siltation on- or off- site is anticipated. Less than significant impacts are expected. | <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 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 since the site is only 5 acres total, two existing dwellings and there is no change proposed in the existing use. Additionally, as stated above, under item b), the applicant shall prepare and submit a grading/drainage letter for review and approval of Imperial County Public Works Department. Less than significant impacts are expected. | <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 systems or provide substantial additional sources of polluted runoff; or; (iii) The proposed project is not expected to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff since the current use is not proposed to be changed and a grading/drainage plan will be designed to retain all storm water on-site. Therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) impede or redirect flood flows? (iv) The proposed minor subdivision is located within Zone "X" per Federal Emergency | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁹ Imperial Irrigation District letter dated February 14, 2019.

¹⁰ Imperial County Public Works Department letter dated February 21, 2019.

¹¹ Precision Engineering & Survey Inc. response letter to IID dated March 1st, 2019

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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Agency's Flood Insurance Rate Map Panel 06025C100C. Therefore, less than significant impacts are expected.

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

d) The project site is not located within a Tsunami Inundation Area according to the Department of Conservation and as previously stated, it is located in an area of minimal flooding; therefore, it would not expose people or structures to a significant risk release of pollutants due to project inundation. Less than significant impact is expected.

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

e) The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since the project does not propose any change in the existing use. Less than significant impact is expected.

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

- a) Physically divide an established community?

a) The proposed project will not physically divide an established community, thus, the existing two built residences on site are consistent with the surrounding uses; therefore, no impact is expected.

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

b) The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing use and there are six existing small contiguous parcels (2.5 to 5 acres approximately maximum) within a confined area. Therefore, the proposed project does not anticipate to physically change the environment and it is not expected to 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. Less than significant impacts are expected.

XII. MINERAL RESOURCES *Would the project:*

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

a) The proposed subdivision does not include the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources"¹². Less than significant impacts are expected.

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

b) The proposed subdivision will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Less than significant impacts are expected.

XIII. NOISE *Would the project result in:*

¹² I.C. General Plan Conservation and Open Space Element – Figure 8 <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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| 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 minor subdivision is not expected to expose persons to or generate noise levels in excess of standards as defined by Imperial County General Plan's Noise Element since no change in the existing use is proposed. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? b) The proposed project is not expected to generate excessive groundborne vibration or groundborne noise levels since no change in the existing use is proposed. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? c) The proposed project site is not within the vicinity of a private airstrip; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. POPULATION AND HOUSING *Would the project:*

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? a) The proposed project would not induce substantial unplanned population growth in the area either directly or indirectly, since the site has two existing dwelling units and no changes to the current use are proposed. Therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. Therefore, no impact is expected | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. PUBLIC SERVICES

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: a) The proposed project does not anticipate any changes in the current use other than splitting the parcel in two legal lots; therefore, the proposed project will not result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) Fire Protection? 1) The proposed project is not expected to result in substantial impacts on fire protection, since no change to the existing use is proposed; any new impacts would be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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2) The proposed project is not expected to have result in substantial impacts on police protection; any new impacts would be less than significant.

3) Schools?

3) The proposed project is not expected to have a substantial impact on schools. Less than significant impacts are expected.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks. Less than significant impacts are expected.

5) Other Public Facilities?

5) The proposed project is not expected to create a substantial impact on other public facilities; however, any impacts would 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 not expected to 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 since no changes to the current use are being proposed. Any impact would be less than significant.

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

b) The proposed project does not include or require the construction of recreational facilities. Less than significant 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 project is not expected to create a substantial impact to surrounding roads and does not conflict with the Imperial County General Plan's Circulation and Scenic Highways Element¹³; however any new impacts would appear to be less than significant.

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) since it is not expected to have a significant transportation impact within transit priority areas and no change is proposed in the existing use. However the proposed project site it is not located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. Less than significant impacts are expected.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or

¹³ Imperial County General Plan's Circulation and Scenic Highways Element - [http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf)

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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incompatible uses (e.g., farm equipment)?

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. The minor subdivision does not propose to have physical alterations to the site; however, any impacts would be less than significant.

d) Result in inadequate emergency access?

d) The proposed project would not result in inadequate emergency access since no change to the existing use is proposed; any impact would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

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

a) The proposed project has two existing dwelling units and does not propose any changes to the current use. A letter from the Colorado River Indian Tribes was received on March 8, 2019; they requested that in the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, the CRIT THPO shall be contact within 48 hours. Additionally, we received a notification via email from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project at this time. Less than significant impacts are expected.

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

(i) The proposed project is not listed or is not likely that it would be 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) since as stated above under item a), the project area has two existing dwelling units and to date, there is no evidence of cultural resources on site. Less than significant impacts are expected.

(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) The proposed project site has two dwelling units and does not consider a change in the existing use. As stated above, under item a), mitigation measurements are given for this project in the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance. Therefore, no significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted. Any impact would be less than significant.

| Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
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XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? a) The proposed project has two existing residences on site with public utilities, and will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 proposed project is to subdivide one existing parcel into two individual parcels with no changes to the current use, therefore, it is expected to have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Additionally, Per IID letter dated February 14, 2019, once the parcel is split, each of these two residences will need to apply for new IID Water Delivery Accounts and continue to receive their SDWA water deliveries to remain in compliance. Therefore, less than significant impacts are expected. | <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 project site has two existing residences with septic systems, and the minor subdivision will not result in a determination by a wastewater treatment provider that services or may serve the project that it does not have adequate capacity to the project's projected demands in additions to the provider's existing commitments. However, less than significant impacts are expected. | <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) The proposed project at this time is not expected to increase their average waste disposal as the proposed parcels will remain with the existing two dwelling units. The existing property pays landfill use fees for residential waste. Therefore, a less that significant impact would be 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) The proposed project shall comply with federal, state and local statues and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts would be expected. | <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) The proposed project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones according to California Fire Prevention SRA Fee viewer, therefore, no impacts are expected related to substantially impair an adopted emergency response plan or emergency evacuation plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| <p>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?</p> <p>b) As previously stated under item a) above, the proposed project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore, no impacts are expected related 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.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> <p>c) As previously stated under item a) above, the proposed project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore, it would not 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. No impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p> <p>d) As previously stated under item a) above, the proposed project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore it would not 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. No impacts are expected.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | 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 type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District

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

V. REFERENCES

1. "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.
2. Imperial County Williamson Act FY 2016/2017
ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial_16_17_WA.pdf
3. Imperial County General Plan Conservation and Open Space Element Figure 1
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
4. Precision Engineering & Survey, Inc. letter dated March 1, 2019.
5. State of California Special Studies Map
<http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/CALEXICO.PDF>
6. Department of Conservation Tsunami Inundation Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
7. Assembly Bill 32 Overview
<https://www.arb.ca.gov/cc/ab32/ab32.htm>
8. EnviroStor Database
<http://www.envirostor.dtsc.ca.gov/public/>
9. Imperial Irrigation District letter dated February 14, 2019.
10. Imperial County Public Works Department letter dated February 21, 2019.
11. Precision Engineering & Survey Inc. response letter to IID dated March 1st, 2019
12. I.C. General Plan Conservation and Open Space Element – Figure 8
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
13. Imperial County General Plan's Circulation and Scenic Highways Element
[http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-\(2008\).pdf](http://www.icpds.com/CMS/Media/Circulation-Scenic-Highway-Element-(2008).pdf)

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: Parcel Map #02481

Project Applicant: Adolfo & Rosario Gonzalez and Simon & Felicitas Pineda

Project Location: The project is located at 1303 B East Highway 98, Calexico, CA 92231. The 5-acre parcel is identified as Assessor Parcel Number 059-200-020-000.

Description of Project: The applicant is requesting approval to split into two parcels the existing two residences on property under CUP#04-0002. The site area is currently 5 acres approximately and would create two 2.5 acres parcels after the subdivision.

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 environmental and is proposing this Negative Declaration based upon the following findings:

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

The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

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

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

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)



Precision Engineering & Surveying, Inc.

P.O. Box 2216, El Centro, CA 92244 Tel. (760) 353-2684 • Fax (760) 353-2686

TP
March 3, 2019
~~February 6, 2017~~

Imperial Irrigation District
P.O. Box 937
Imperial, CA 92251

Subject: Parcel Map 2481 (Gonzalez-Pineda Minor Subdivision)
Attn: Donald Vargas

This letter is in response to the IID letter dated February 14, 2019 with comments on the minor subdivision for Gonzalez and Pineda.

Our comments to the following:

1. The grading/drainage plan will be designed to retain all storm water on-site. It should be noted that the Ash 2A Drain traverses east to west adjacent to the south property line. There is no direct connection to the Drain.
2. The project will not impact IID drains with site runoff flows or storm runoff. The site is only 5.0 acres total. This small area would be insignificant to create storm water runoff even if it were to migrate to a drain due to a breach in a berm. A copy of the Grading/Drainage Study/Plan will be submitted to the IID.
3. The two existing residence under the CUP have water delivery from IID's Ash Lateral 2 Del. 13. Once the parcel map is approved the owners will apply and attain new IID Water Delivery Accounts. They will also maintain their SDWA water delivery(s).
4. It should be noted, there is no municipal water system available to the site. Per IID rules the property owners will have an alternate drinking water supply.
5. There is no construction or operations proposed on IID property or right of way.
6. This project does not propose any new, modified or reconstructed IID facilities.

If you have any questions or need any additional information please contact Timothy Jones at Precision Engineering and Surveying (760)-353-2684 or email taylor@presurvinc.com.

Respectfully,

Taylor J. Preece, PLS



Precision Engineering & Surveying, Inc.

P.O. Box 2216, El Centro, CA 92244 Tel. (760) 353-2684 • Fax (760) 353-2686

TP March 1, 2019
February 6, 2017

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

Subject: Parcel Map 02481 for Gonzalez – Pineda

Dear Mr. Minnick;

This letter is in response to an email from Planning staff (Moran) dated February 19, 2019 on Parcel Map 02481 (Gonzalez and Pineda).

The following comments are noted:

1. Attached is a letter to the IID responding to their letter dated Feb 14, 2019.

2. Geology and Soils:

This project is located approximately 3 miles west of the Imperial Fault. Imperial County is classified Zone 4 by the Uniform Building Code seismic maps and will not be a significant impact to the project. No construction is proposed.

The project has SCS 110 soil classification which is Holtville silty clay. This is not considered highly expansive soils. The topography is generally flat and will not be directly or indirectly affected by a landslide.

The site has two existing residences by a CUP. There will be no additional loss of soil or topsoil.

3. Hydrology and Water Quality:

The proposed project has no changes to the existing use other than making 2 new parcels to eliminate a CUP for an additional dwelling unit.

A grading/drainage letter will be provided for the project for review and approval by Imperial County Dept of Public Works.

The project site is located within Zone X per Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Panel 06025C2100C dated September 28, 2008.

No change proposed in existing use. Therefore the project will not substantially degrade water quality.

4. Utilities and Service Systems

No requirements for waste water treatment facilities. Existing residences have septic tanks and leach fields. Irrigation water is supplied by the Ash Lat 2 delivery 13. Domestic water will be delivered potable water per IID policy.

The existing property pays landfill use fees for residential waste. No changes are anticipated.

If you have any questions or need any additional information please contact Timothy Jones at this office.

Respectfully,

A handwritten signature in blue ink, appearing to read 'T. Preece', written over the word 'Respectfully,'.

Taylor Preece, PLS



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February 14, 2019

RECEIVED

FEB 14 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: Parcel Map No. 02481 (Gonzalez-Pineda Minor Subdivision)

Dear Ms. Moran:

On January 31, 2019, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map no. 02481. The applicants propose to subdivide the property located at 1303B East Highway 98, near Calexico, CA (APN 059-200-020-000) into two (2) legal parcels to correspond to the existing two (2) residences on the property.

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

1. On page 5 of the request for review and comments packet, the fourth paragraph of the project description, dated January 15, 2019 states "*Drainage for the property generally slopes from the north to the south and ultimately drains into the Ash 2A Drain. No run off to the adjacent properties.*" IID requires an explanation of how flows will drain to the Ash 2A Drain while flows are being retained on site.
2. On page 5 of the Agreement for Conditional Use Permit #04-0002 for Additional Dwelling (Imperial County Recorded Official Records Book 2299, page 660), under project specific conditions S-2 states "*The Permittees shall furnish a **Grading and Drainage Study/Plan** to provide for property grading and erosion control, which shall also include prevention of sedimentation or damage to off-site properties.*" In view of the fact that the project may impact IID drains with site runoff flows and/or storm water detention facilities draining into IID drain, the district requires an explanation of how both parcels will be draining into IID's Ash 2 Drain and/or IID's Ash 2A Drain after the subdivision. To insure there are no impacts to IID facilities, a copy of the *Grading and Drainage Study/Plan* should be submitted to IID Water Department Engineering prior to final project design. IID Dept. Water Engineering can be contacted at (760) 339-9265 for information.
3. The two existing residences are currently obtaining water from IID's Ash Lateral 2 Delivery 13, have IID Water Delivery Accounts and receive potable water deliveries for Safe Drinking Water Acts compliance. Once the parcel is split, each of these two residences will need to: (1) apply for new IID Water Delivery Accounts and (2) continue to receive their SDWA water deliveries to remain compliant. IID's South End Division can be contacted at (760) 482-9800 for additional information on new water delivery accounts.

4. Due to the state and federal SDWA, it is important to remember when developing project sites to comply with potable water regulations if access to a municipal water system is not available. Since the IID is a regional supplier of raw water, please keep in mind that its canal water is not suitable for drinking and cooking purposes. To comply with the SDWA and reinforce that its water supply is not intended for human consumption, the IID has implemented rules to ensure that its piped water customers also have an alternative water supply that achieves an equivalent level of public health protection for drinking and cooking purposes. "Equivalent" is defined as the level provided by applicable national primary drinking water regulations.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martínez – General Manager
Mike Pacheco – Manager, Water Dept.
Charles Allegranza – Interim Manager, Energy Dept.
Jamie Asbury – Deputy Manager, Energy Dept., Operations
Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
Vance Taylor – Asst. General Counsel
Robert Laurie – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Randy Gray – Interim Supervisor, Real Estate
Jessica Lovecchio – Environmental Project Mgr. Sr., Water Dept.



February 12, 2019

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

SUBJECT: Minor Subdivision Parcel Map #02481

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review the request by Adolfo & Rosario Gonzalez and Simon & Felicitas Piñeda regarding the proposed Minor Subdivision Parcel Map #02481. The applicants are requesting approval of a Minor Subdivision to split the existing two residences on the property (currently five acres) located at 1303 B East Highway 98 (APN 059-200-020-000) into two legal parcels of 2.5 acres each under Conditional Use Permit (CUP) #04-0002.

After review, the Air District politely reminds the applicant that any construction and/or earthmoving activities are subject to Regulation VIII Fugitive Dust Rules. Additionally, the Air District would like to receive notification should the details of the tentative parcel map change. Finally, the Air District is requesting a copy of the Final Subdivision Map. Should the applicant have any questions, please contact our office at (442) 265-1800.

The Air District's rule book can be accessed via the internet at <http://www.co.imperial.ca.us/AirPollution>. Click on "Rules & Regulations" under "Resources" on the left side of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell
APC Environmental Coordinator



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA 92243

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

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CountyDpw

February 21, 2019

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

RECEIVED

FEB 21 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Attention: Mariela Moran, Planner I

SUBJECT: Parcel Map 2481 Gonzales & Pineda;
Located on 1303 B East Highway 98, CA 92231
APN 059-200-020-000

Dear Mr. Minnick:

This letter is in response to your submittal received on January 31, 2019 for the above-mentioned project. The applicant is requesting approval of a Minor Subdivision to split lot into two legal parcels under CUP 04-0002.

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

1. Insufficient recorded survey data exists to compile an acceptable parcel map from record data. The parcel map shall be based upon a field survey.
2. No road right of way conditions required. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
3. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
4. A Drainage Letter shall be prepared and submitted to this Department for review and approval. The Drainage Letter shall evaluate the site grading conditions for each proposed parcel to be created. If required, the Drainage Letter shall include any mitigation measures to prevent any damage to be caused by storm water events to adjacent properties. Should any future development occur on any of the parcels, a Drainage and Grading Study/Plan shall be required by this Department (Per Imperial County Code of Ordinances, Chapter 9.10.10).

INFORMATIVE (For any Future Development):

- The applicant is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)) for any grading and/or improvements

An Equal Opportunity / Affirmative Action Employer

to be completed on these parcels. This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.

- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and/or large vehicles which impose greater than legal loads on riding surfaces, including bridges (Per Imperial County Code of Ordinances, Chapter 10.12 - Overweight Vehicles and Loads).
- All on-site traffic areas shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/Office of Emergency Services (EOS) Standards as well as those of the Air Pollution Control District (APCD).
- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72 - Solid Waste Management).
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to County approval of onsite grading plan (40 CFR 122.28).

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, P.E.
Deputy Director of Public Works - Engineering

CY/dm

Mariela Moran

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Friday, February 22, 2019 7:52 AM
To: Mariela Moran
Subject: FW: PM #02481 Minor Subdivision - 1303 B East Highway 98, Calexico, CA

From: Quechan Historic Preservation Officer [mailto:historicpreservation@quechantribe.com]
Sent: Wednesday, February 20, 2019 4:21 PM
To: 'mariemoran@co.imperial.ca.us'
Subject: PM #02481 Minor Subdivision - 1303 B East Highway 98, Calexico, CA

This email is to inform you that we do not wish to make any comments on this project.

*Thank you,
St. Jill McCormick, M.A.*

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-919-8325
E-mail: historicpreservation@quechantribe.com



Virus-free. www.avast.com

Mariela Moran

From: Sandra Mendivil
Sent: Tuesday, February 05, 2019 4:37 PM
To: Mariela Moran; ICPDSCCommentLetters
Cc: Carlos Ortiz; Jolene Dessert
Subject: FW: Request for Comments- Parcel Map (PM) #02481
Attachments: 1294_001.pdf

Good Afternoon Ms. Moran:

Our office has received and reviewed the documents pertaining to Parcel Map #02481 in which the applicant is requesting to split a parcel into two. Our office has no comment at this time.

Best regards,

Sandra Mendivil

Special Projects Coordinator
Imperial County Agricultural Commissioner's Office
852 Broadway, El Centro, CA 92243
442-265-1500
Fax: 760-353-9420
sandramendivil@co.imperial.ca.us

From: Laryssa Alvarado <LaryssaAlvarado@co.imperial.ca.us>
Sent: Thursday, January 31, 2019 11:48 AM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Axel Salas <AxelSalas@co.imperial.ca.us>; Paul Deol <PaulDeol@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa R. Martinez <vanessarmartinez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; 'scottshepheard@icso.org' <scottshepheard@icso.org>; 'dvargas@iid.com' <dvargas@iid.com>; r2leal@iid.com; 'mvasquez@calexico.ca.gov' <mvasquez@calexico.ca.gov>; mambriz@cusd.k12.org; gwilliams@cusd.k12.ca.us; 'jacob.armstrong@dot.ca.gov' <jacob.armstrong@dot.ca.gov>; 'hhaines@augustinetribe.com' <hhaines@augustinetribe.com>; 'rgoff@campo-nsn.gov' <rgoff@campo-nsn.gov>; 'chairman@cit-nsn.gov' <chairman@cit-nsn.gov>; 'cocotcsec@cocopah.com' <cocotcsec@cocopah.com>; 'tashina.harper@crit-nsn.gov' <tashina.harper@crit-nsn.gov>; 'wmicklin@leaningrock.net' <wmicklin@leaningrock.net>; 'historicpreservation@quechantribe.com' <historicpreservation@quechantribe.com>; tribalsecretary@quechantribe.com; 'ljbirdsinger@aol.com' <ljbirdsinger@aol.com>; 'lp13boots@aol.com' <lp13boots@aol.com>; 'tmchair@tmdci.org' <tmchair@tmdci.org>; 'tmvchair@tmdci.org' <tmvchair@tmdci.org>; 'katy.sanchez@nahc.ca.gov' <katy.sanchez@nahc.ca.gov>
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Daniella Valenzuela <DaniellaValenzuela@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Michelle Garcia <MichelleGarcia@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>
Subject: Request for Comments- Parcel Map (PM) #02481

Good morning,

Please see attached Request for Comments for Parcel Map (PM) #02481 with comments due by **February 14, 2019.**

Should you have any questions, feel free to contact assigned planner Mariela Moran.

Thank you,

Laryssa Alvarado

Office Assistant II

Imperial County Planning & Development Services

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

☎ (442) 265-1735 (Fax)

laryssaalvarado@co.imperial.ca.us



COLORADO RIVER INDIAN TRIBES

Tribal Historic Preservation Office

26600 Mohave Road
Parker, Arizona 85344

Telephone: (928)-669-5822 Fax: (928) 669-5843

RECEIVED

MAR 08 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

March 6, 2019

Imperial County Planning & Development
Attn: Mariela Moran
801 Main St.
El Centro, CA 92243

RE: Gonzalez & Pineda Project

Dear Ms. Moran:

The Colorado River Indian Tribes' Tribal Historic Preservation Office ("CRIT THPO") has received your letter dated January 31, 2019, regarding the *proposal to split two existing residences into two legal parcels on property under Conditional Use Permit #04-0002, Gonzalez & Pineda Project, Calexico, Imperial County, California.*

As a preliminary matter, the Colorado River Indian Tribes are a federally recognized Indian tribe comprised of over 4,200 members belonging to the Mohave, Chemehuevi, Hopi and Navajo Tribes. The almost 300,000-acre Colorado River Indian Reservation sits astride the Colorado River between Blythe, California and Parker, Arizona. The ancestral homelands of the Tribes' members, however, extend far beyond the Reservation boundaries. Significant portions of public and private lands in California, Arizona and Nevada were occupied by the ancestors of the Colorado River Indian Tribes' Mohave and Chemehuevi members since time immemorial. These landscapes remain imbued with substantial cultural, spiritual and religious significance for the Tribes' current members and future generations. For this reason, we have a strong interest in ensuring that potential cultural resource impacts are adequately considered and mitigated.

In particular, the Colorado River Indian Tribes are concerned about the removal of artifacts from this area and corresponding destruction of the Tribes' footprint on this landscape. As such, the Tribes request that all prehistoric cultural resources, including both known and yet-to-be-discovered sites, be avoided if feasible. If avoidance of the site is infeasible, then the Tribes request that the resources be left in-situ or reburied in a nearby area, after consultation. This language should be incorporated into enforceable mitigation measures.

In addition, we respond as follows:

_____ Given the potential impact of the project on important cultural resources, the Colorado River Indian Tribes request in-person government-to-government consultation. Please contact the CRIT THPO to discuss our concerns and schedule a meeting with Tribal Council.

CRIT THPO

Project Name: Gonzalez & Pineda Project

Date: March 6, 2019

Page 2

 ✓ In the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, please contact the CRIT THPO within 48 hours.

 The Colorado River Indian Tribes request tribal monitoring of any ground disturbing activity as a condition of project approval. The Tribes request notification of any opportunities to provide tribal monitoring for the project.

 The Colorado River Indian Tribes do not have any specific comment on the proposed project and instead defer to the comments of other affiliated tribes.

Thank you for your consideration. Please contact the undersigned if you have any questions or concerns.

Sincerely,

**COLORADO RIVER INDIAN TRIBES
TRIBAL HISTORIC PRESERVATION OFFICE**

/s/ Bryan Etsitty, Acting-Director

26600 Mohave Road

Parker, AZ 85344

Phone: (928) 669-5822

E-mail: betsitty@crit-nsn.gov

cc: critthpo@crit-nsn.gov

Attachment C

Application & Project Description

MINOR SUBDIVISION

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

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

| | | | |
|--|--|---|-------------------------------------|
| 1. PROPERTY OWNER'S NAME <u>ADOLFO & ROSARIO GONZALEZ / SIMON & FELICITAS PINGOA</u> | | EMAIL ADDRESS <u>jessegerardo87@gmail.com</u> | |
| 2. MAILING ADDRESS <u>1303 B EAST HIGHWAY 98 CALIFICO CA</u> | | ZIP CODE <u>92231</u> | PHONE NUMBER <u>760-791-1031</u> |
| 3. ENGINEER'S NAME <u>TIMOTHY B JONES RCE 36,667 & LS 5926</u> | | CAL. LICENSE NO. <u>36,667 & LS 5926</u> | |
| 4. MAILING ADDRESS <u>PRECISION ENGINEERING & SURVEYING EL CENTRO CA</u> | | ZIP CODE <u>92244</u> | PHONE NUMBER <u>760-353-2684</u> |
| 5. PROPERTY (site) ADDRESS <u>1303 B EAST HIGHWAY 98</u> | | LOCATION <u>SOUTH OF HIGHWAY 98 & WEST OF ANDERHOLT RD</u> | |
| 6. ASSESSOR'S PARCEL NO. <u>059-200-20-01</u> | | SIZE OF PROPERTY (in acres or square foot) <u>5.0 AC</u> | |
| 7. LEGAL DESCRIPTION (attach separate sheet if necessary) <u>WEST HALF OF THE SOUTHWEST QUARTER OF THE WEST HALF OF TRACT 188 TOWNSHIP 17 SOUTH RANGE 15 EAST</u> | | | |
| 8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION <u>TO SPLIT CUP #04-0002 INTO 2 LEGAL PARCELS</u> | | | |

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

| PARCEL | SIZE in acres or sq. feet | EXISTING USE | PROPOSED USE | ZONE |
|-------------------|---------------------------|--------------------|--------------------|------------|
| 1 or A | <u>2.5 AC</u> | <u>RURAL</u> | <u>RURAL</u> | |
| 2 or B | <u>2.5 AC</u> | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> | <u>A-2</u> |
| 3 or C | | <u>RESIDENTIAL</u> | <u>RESIDENTIAL</u> | <u>A-2</u> |
| 4 or D | | | | |

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

| | |
|--|--|
| 10. DESCRIBE PROPOSED SEWER SYSTEM(s) | <u>EXISTING SEPTIC SYSTEM</u> |
| 11. DESCRIBE PROPOSED WATER SYSTEM | <u>EXISTING WATER CISTERN</u> |
| 12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS | <u>VIA 25 FT PRIVATE ROAD EASEMENT</u> |
| 13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | IF YES, TO WHAT CITY or DISTRICT? |

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

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

ADOLFO & ROSARIO GONZALEZ 1-20-19
Print Name (owner) Date
Adolfo & Rosario Gonzalez
Signature (owner)

Print Name (Agent) Date

Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

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

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

| | | |
|---|-----------------------|---|
| APPLICATION RECEIVED BY: _____ | DATE <u>1/29/2019</u> | REVIEW / APPROVAL BY OTHER DEPT'S required. |
| APPLICATION DEEMED COMPLETE BY: _____ | DATE _____ | <input type="checkbox"/> P. W. |
| APPLICATION REJECTED BY: _____ | DATE _____ | <input type="checkbox"/> E. H. S. |
| TENTATIVE HEARING BY: _____ | DATE _____ | <input type="checkbox"/> A. P. C. D. |
| FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | DATE _____ | <input type="checkbox"/> O. E. S. |
| | | <input type="checkbox"/> _____ |

PN#
02481

MINOR SUBDIVISION

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>SIMON & FELICITAS PINEDA</u> | | EMAIL ADDRESS | |
| 2. MAILING ADDRESS | | ZIP CODE | PHONE NUMBER |
| 3. ENGINEER'S NAME | | CAL. LICENSE NO. | EMAIL ADDRESS |
| 4. MAILING ADDRESS | | ZIP CODE | PHONE NUMBER |
| 5. PROPERTY (site) ADDRESS | | LOCATION | |
| 6. ASSESSOR'S PARCEL NO. | | SIZE OF PROPERTY (in acres or square foot) | |
| 7. LEGAL DESCRIPTION (attach separate sheet if necessary) | | | |
| 8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION | | | |

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

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

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

| | |
|--|-----------------------------------|
| 10. DESCRIBE PROPOSED SEWER SYSTEM(s) | _____ |
| 11. DESCRIBE PROPOSED WATER SYSTEM | _____ |
| 12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS | _____ |
| 13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> No | IF YES, TO WHAT CITY or DISTRICT? |

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

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

SIMON & FELICITAS PINEDA 1-20-19
 Print Name (owner) Date
Simon & Felicitas Pineda
 Signature (owner)

 Print Name (Agent) Date

 Signature (Agent)

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (8 months or newer)
- C. FEE _____
- D. OTHER _____

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

| | | |
|---|------------|--|
| 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"/> _____ |

PM# _____

January 15, 2019

Project Description

The property for Simone and Felicitas Pineda and Adolfo and Rosario Gonzalez is located south of State Highway 98 approximately 9 miles east from Highway 111 and Highway 98 intersection. It is described as the west half of the southwest quarter of the west half of Tract 188 Township 17 South, Range 15 East S.B.M. in the County of Imperial, State of California containing 5 acres.

Current access to the Property is from U.S. Highway 98 then from Hwy 98 through a private road easement to the property. Also, the property has access from State Highway 98 on a private road and from the east on a private road from Anderholt Road. The seven landowners from Anderholt Road have recorded an "agreement for maintenance of the joint road easement" in Book 1441 page 698 of official records.

Water supply is provided from a private ditch using raw IID canal water from Ash Lat 2 canal. This service runs from Anderholt Road westward.

Drainage for the property generally slopes from the north to the south and ultimately drains into the Ash 2A drain. No run off to the adjacent properties.

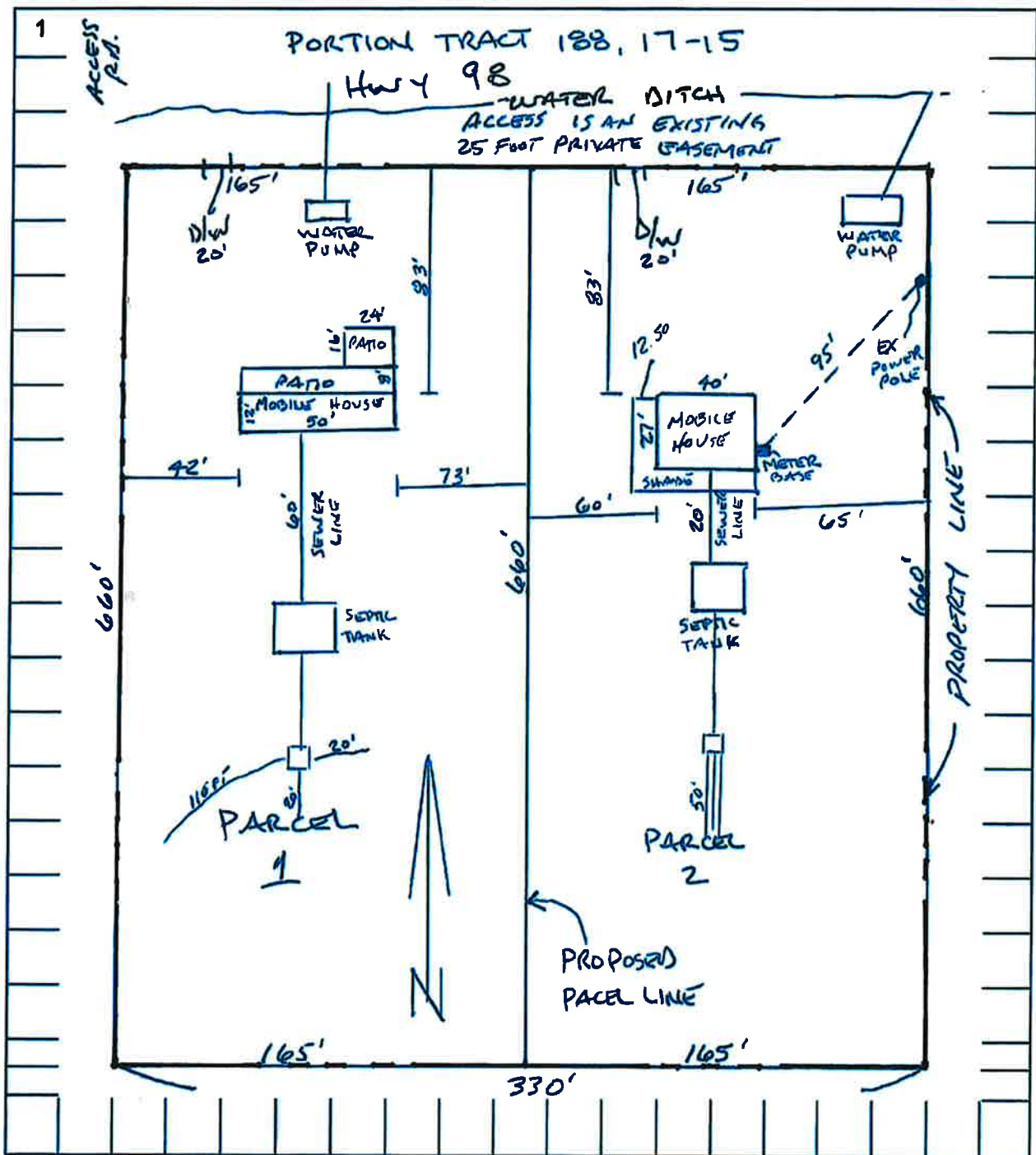
Each proposed parcel will have a separate existing single family residence.

SITE PLAN

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

READ INSTRUCTIONS ON THE BACK! USE PEN TO DRAW - DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!

| | | | |
|---|--|--------------------------------------|--------------------------|
| 1 | NAME OF APPLICANT 2 ADOLFO & ROSARIO GONZALEZ SIMON & FELICITAS PINGOA | APPLICANT PHONE NO 3 760-604-3123 | SIZE OF PARCEL 4 5 AC |
| 5 | PROJECT SITE ADDRESS 1303 B EAST HIGHWAY 98 CALEXICO CA 92231 | ARBORSB PARCEL NO 6 059-200-20-01 | |

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT



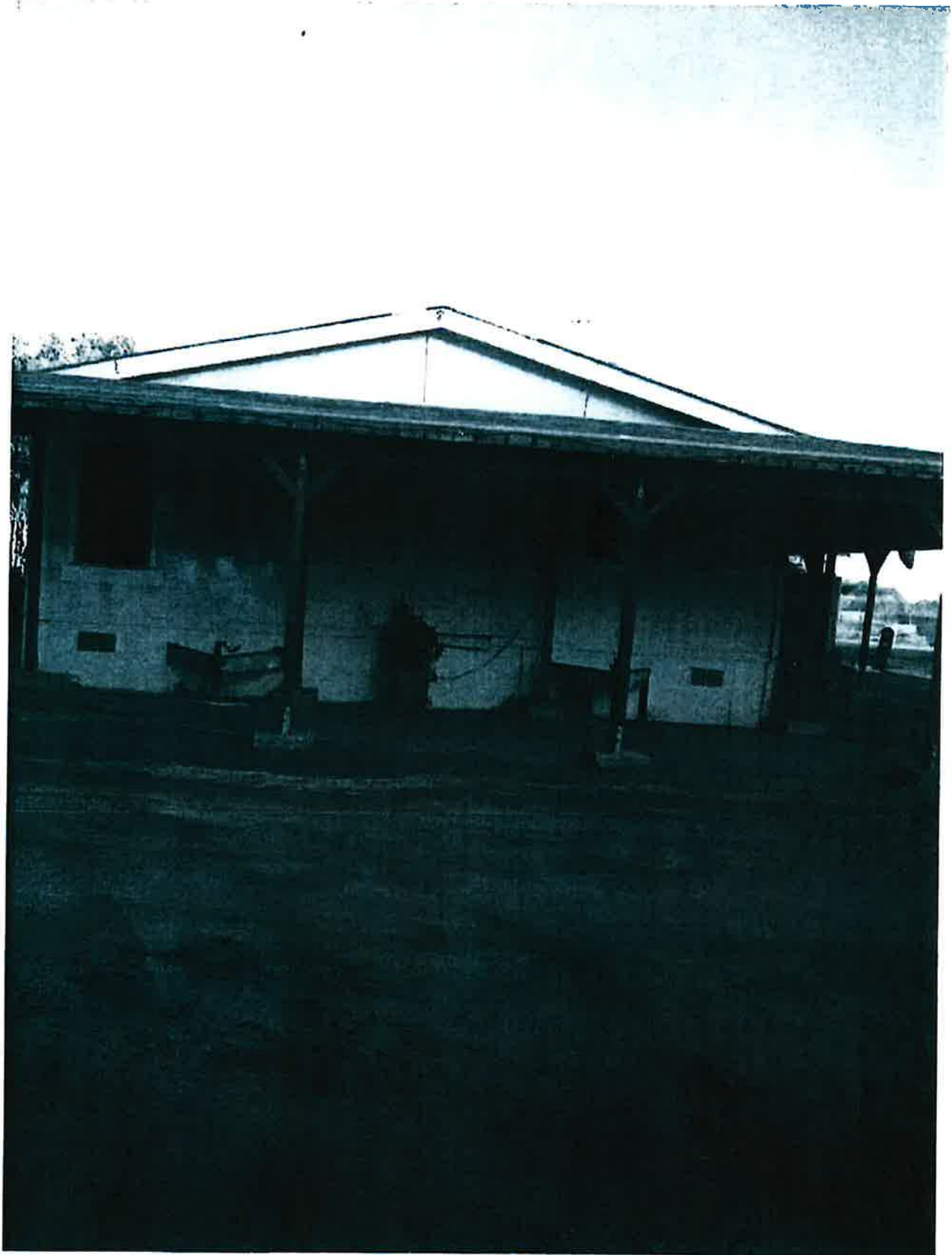
NORTH
VIEW



SOUTH
VIEW



SOUTH
VIEW

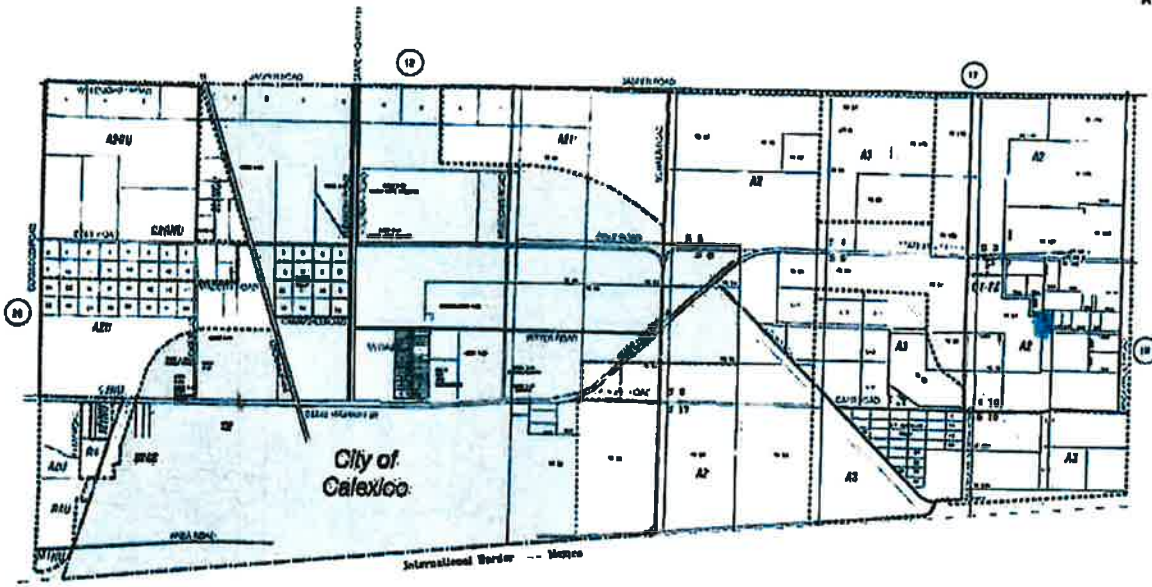


EAST VIEW



North
~~South~~
Views





- Urban Area
- City
- LAFCO Sphere of Influence

NOTES: This map was prepared by the Imperial County Planning Department. It is not intended to be used as a legal document. The City of Calexico is not responsible for any errors or omissions. The City of Calexico is not responsible for any errors or omissions. The City of Calexico is not responsible for any errors or omissions.

NOTE: Effects have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only. Neither the County of Imperial nor the Imperial County Planning Department are responsible for erroneous information or improper use of this map. Adopted by M. C. # 15 (A) on Feb. 10, 1988 effective July 1, 1988. Director

| Revision Dates |
|-------------------------------|
| September 2008 - 1st Revision |
| January 2005 - 2nd Revision |
| July 2002 - 3rd Revision |
| February 2001 - 4th Revision |

CALEXICO AREA

Map 3 Division 15 Section 30208 00

MAP 3

Imperial County Planning Department - Dept. 15/Section 30208 00

K:\ZONING\30208\00

RECORDING REQUESTED BY AND

When Recorded Return To:

Imperial County Planning/Building Department
839 Main Street
El Centro, California 92243

RECORDED
OFFICIAL RECORDS
IMPERIAL COUNTY, CA

BOOK 2299 PAGE 656
2004 APR 27 AM 10 59

DOLORES PROVENCIO
COUNTY RECORDER

| | |
|-----|----|
| TLs | 27 |
| RG | 10 |
| RF | 8 |
| MC | 1 |
| IX | 1 |
| TF | 7 |
| NL | |
| PY | |
| PR | |

HOLD

**AGREEMENT FOR CONDITIONAL USE PERMIT #04-0002
FOR ADDITIONAL DWELLING
(A&M Gonzalez & S & F Pineda)**

Approved by Planning Director Action On March 24, 2004

This agreement is made and entered into on this 24th day of March 2004 by and between Adolfo and Maria R. Gonzalez, and Simon and Felicitas Pineda, hereinafter referred to as Permittees, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittees are the owner, lessee or successor-in-interest in certain land in Imperial County known as 1303 B East State Highway 98, identified as Assessor's Parcel Number 059-200-20-01 and further identified as the "W1/2 of SW 1/4 of W1/2 of Tract 188, Township 17 South, Range 15 East, SBB&M.

WHEREAS, Permittee has applied to the County to place a second residence on the above property.

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #04-0002 to Permittees and/or their successors-in-interest subject to the following conditions:

GENERAL CONDITIONS:

G-1 GENERAL LAWS:

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

G-2 PERMIT/LICENSE:

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

G-3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from date of approval, this permit shall be deemed null and void.

G-4 CONDITION PRIORITY:

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

G-5 INDEMNIFICATION:

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

G-6 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G-7 SEVERABILITY:

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

G-8 PROVISION TO RUN WITH LAND:

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

G-9 COMPLIANCE/REVOICATION:

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

G-10 TIME LIMIT:

Unless otherwise specified within the project's specific conditions this permit shall be limited to a maximum of three (3) years from the recordation of the CUP. The CUP may be extended for successive three year period(s) by the Planning Director upon a finding by the Planning/Building Department that the project is in compliance with all conditions of the CUP as stated herein and any applicable Land Use regulation of the County of Imperial. Unless otherwise specified herein, no Conditional Use Permit(s) shall be extended for more than four (4) consecutive periods by the Planning/Building Department. If an extension is necessary or is requested beyond fifteen (15) years, the Permittees shall file a written extension request with the Planning Director at least sixty (60) days prior to the expiration period date of the Permit. Such an extension request shall include the appropriate extension fee. Nothing stated or implied within this permit shall constitute a guarantee that an extension shall be granted. An extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the permit conditions.

G-11 COSTS:

Permittees shall pay any and all amounts determined by the County Planning/Building Department 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 Conditional Use Permit, County Ordinance or any other applicable law. All County Departments, directly involved in the monitoring/enforcement of this project may bill Permittee under this provision; however, said billing shall only be through and with the approval of the Planning/Building Department.

G-12 WATER AND SEPTIC SYSTEM:

Permittee shall provide water and sewer that is in compliance with all Federal, State and County standards. All water and septic systems shall be approved by the County Environmental Health Services/Health Department and the Planning/Building Department.

G-13 DEFINITIONS:

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

PROJECT SPECIFIC CONDITIONS:

- S-1.** An Encroachment Permit shall be secured from the Department of Public Works for any new, altered, or unauthorized existing driveways necessary to access the property. 1
- S-2.** The Permittees shall furnish a Grading and Drainage Study/Plan to provide for property grading and erosion control, which shall also include prevention of sedimentation or damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The Permittees shall implement the approved plan. 1
- S-3** Access to the property is via a "...private road from Anderholt Road with an easement of 25 feet right-of-way over the north 25 feet of the south half of Tract 88 shown in Patent recorded in Book 7 at page 205, recorded February 14, 1916 and in Book 25, page 35, recorded January 23, 1939 of Official Records. The property also has legal access along the west 30 feet of their property which is the west line of Tract 188 and the east 15 feet of Tract 185 extended north to Hwy 98 per Book 25, page 35 of Official Records...The property is subject to Right-of way for ditches or canals per Patent Recorded in Book 7, Page 205..." 2
- S-4** The Permittees shall construct an all-weather road, minimum 20-feet in width, to include a turn around area at the end of the private road for fire protection vehicles approved by the Fire/OES Department along with an easement obtained from the adjacent affected property owners and also with a minimum 20-foot driveway entrance to the second dwelling as approved by Fire/OES Department and the Department of Public Works. 3
- S-5** The Permittees shall install a minimum water storage cistern of 4,000 gallons for fire protection purposes as approved by Fire/OES Department. 3
- S-6** Permittees shall install a water pipe to the property obtain an encroachment permit from the Imperial Irrigation District (IID) for a locking device on the water service pipe to be located within the IID right-of-way for the existing and proposed dwellings allowing IID to shut off service to non-compliant customers without impacting other customers and the applicants' must also set up a 2nd account to serve the additional dwelling to minimize Safe Drinking Water Act compliance risks and contract with an approved Department of Health Services drinking water provider for alternative water delivery service. 4

S-7 Permittees shall secure all necessary building permits and other required permits from the Planning/Building Department and other applicable Departments/Agencies for the EHS-approved water and septic systems and no building permits shall be issued until all conditions have been complied with by the Permittees.

S-8 This permit shall be null and void if any information submitted by the Permittee is found false.

- 1 Public Works Department Letter, received February 24, 2004
- 2 Public Works Memorandum, received March 11, 2004
- 3 Fire/OES Letter, received February 17, 2004
- 4 Imperial Irrigation District letter, received March 5, 2004

NOW THEREFORE, County hereby issues Conditional Use Permit #04-0002 and Permittees hereby accept 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.

PERMITTEES:

By: Adolfo Gonzalez 3/26/04
 Adolfo Gonzalez Date

By: Maria R. Gonzalez 3/26/04
 Maria R. Gonzalez Date

By: Simon Pineda 3/26/04
 Simon Pineda Date

By: Felicitas Pineda 3-26-04
 Felicitas Pineda Date

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

By: JURG HEUBERGER 3-26-04
 JURG HEUBERGER, AICP, Planning Director Date

FOR PERMITTEES NOTARIZATION

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On MARCH 26, 2004 before me, PATRICIA A. VALENZUELA
_____ a Notary Public in and for said County and State, personally
appeared MARIA R. GONZALEZ, ADOLFO GONZALEZ,
FELICITAS PINEDA & SIMON PINEDA

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

WITNESS my hand and official seal

Signature Patricia Valenzuela

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

Title or Type of Document Conditional Use Permit
Number of Pages 8 Date of Document March 24, 2004
Signer(s) Other Than Named Above _____



FOR COUNTY NOTARIZATION

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On 4-6-04 before me, Patricia Valenzuela, a Notary Public in and for said County and State, personally appeared Jurg Heuberger, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Patricia Valenzuela

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

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

