

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: October 24, 2019

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

PROJECT TYPE: CUP #19-0010; Ocotillo Mutual Water Company SUPERVISORY DISTRICT #2

LOCATION: 75 Palo Verde Avenue APN: 033-303-006

Ocotillo, CA 92259 PARCEL SIZE: +/- 0.2 acres

GENERAL PLAN (existing) Ocotillo/Nomirage Community Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) R-1 (Low Density Residential) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/24/2019

INITIAL STUDY: 19-0013

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

IID

REQUESTED ACTION:

(See Attached)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**CUP #19-0010
IS #19-0013
Ocotillo Mutual Water Co. – 2 Water Wells**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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October, 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 Conditional Use Permit #19-0010 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit 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.

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

II. Environmental Checklist

1. **Project Title:** Conditional Use Permit #19-0010, Ocotillo Mutual Water Company
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:** 75 Palo Verde Avenue, Ocotillo, CA 92259
7. **Project sponsor's name and address:** Ocotillo Mutual Water Company
P.O. Box 155
Ocotillo, CA 92259
8. **General Plan designation:** Ocotillo/Nomirage Community Area Plan
9. **Zoning:** R-1 (Low Density Residential)
10. **Description of project:** The applicant proposes to replace two existing water wells with two new water supply wells under CUP#19-0010. Each water well is being proposed for 16.25 acre-feet of water, for a total of 32.50 acre-feet of water per year. The applicant proposes to continue to serve 133 water connections. Exhibit "A" shows the proposed project Vicinity.
11. **Surrounding land uses and setting:** The site is located in a small residential area in the townsite of Ocotillo, one block South of Imperial Highway and near 4th Avenue. There are vacant parcels to the North, South and East. A residential property is located West of the project site. The townsite of Ocotillo is surrounded by desert landscape predominating sand and gravel.
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 Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation expired on October 4, 2019. No comments were received.

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

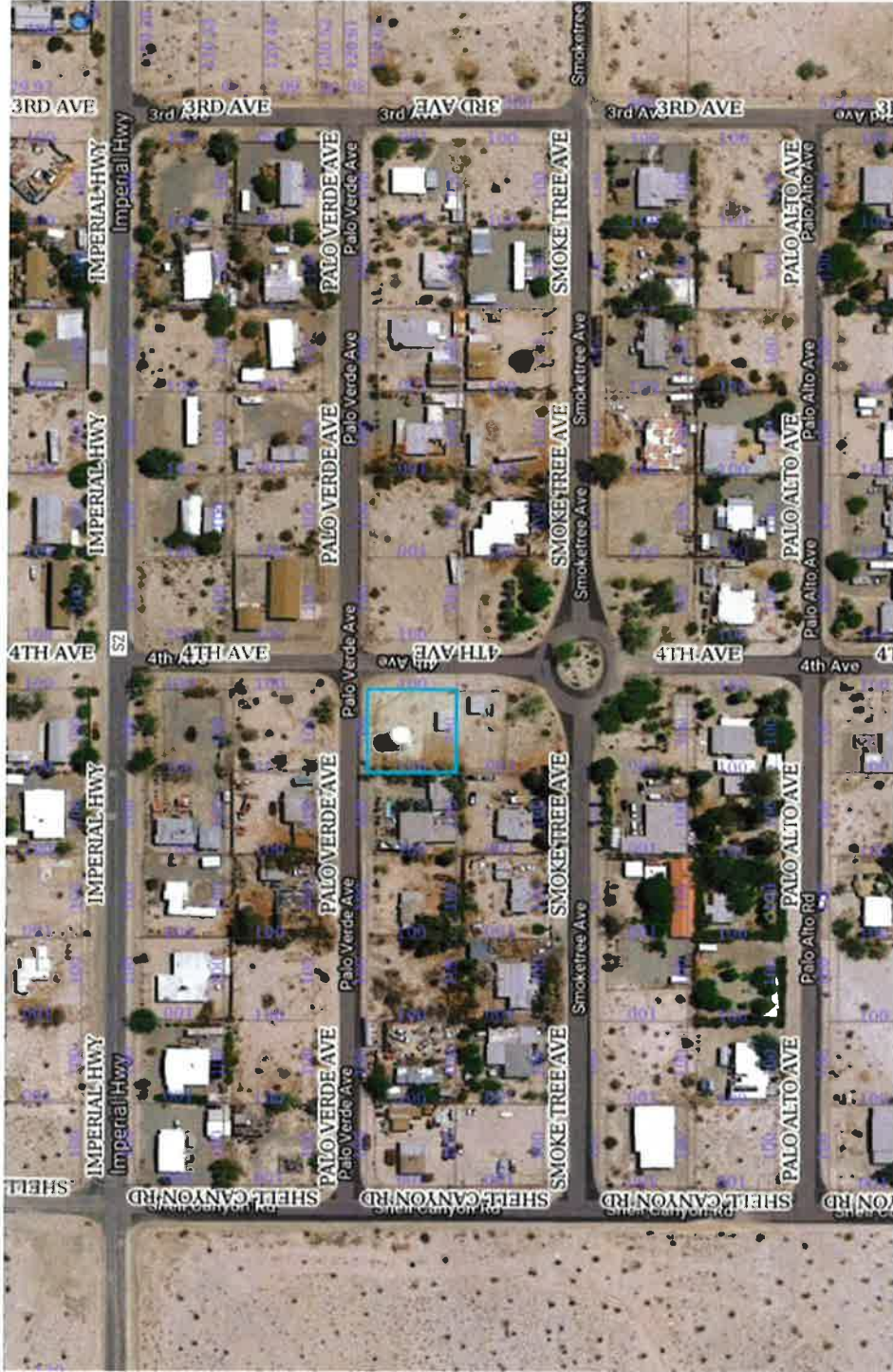
Date: _____

PROJECT SUMMARY

- A. Project Location:** The project site is located at 75 Palo Verde Avenue, Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-303-006. The legal description for this parcel is "Lot 42 Ocotillo Townsite Unit 1, OM 6-11, Township 16 South, Range 9 East, SBBM."
- B. Project Summary:** The applicant proposes two new water wells to replace the two existing water wells on site since one of them has failed and the other is in danger of failing. The historical average annual water usage for the town of Ocotillo has been 32.50 acre foot of water. Each water well is being propose for 16.25 acre-foot of water a year, for a total of 32.50 acre-foot of water a year. Applicant intends to continue supplying 133 water connections.
- C. Environmental Setting:** The project is located in a disturbed area within the parcel in the townsite of Ocotillo, surrounded by single family residential homes and vacant lots. The project site is a relatively flat terrain in a fenced lot with two building structures and a 100,000 gallon water tank. The project site is located approximately 300 feet South from Imperial Highway. The townsite is surrounded by desert landscape generally flat. The Ocotillo Mutual water company is a non-profit company consisting of 2 wells, (1) 100,000 gallon water storage tank, distribution pump and lines to distribute water to its shareholders.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per Ocotillo/Nomirage Community Area Plan. It is classified as R-1 (Low Density Residential) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Ocotillo/Nomirage Community Area Plan, the entire planning area is dependent on groundwater. The community of Nomirage, Yuha Estates, and Unit 3 in Ocotillo are serviced by individual water wells. The Ocotillo Water Company is one of the four private water companies serving the remainder of the Ocotillo's townsite.
- E. General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per the Ocotillo-Nomirage Community Area Plan. The proposed project could be considered consistent with the General Plan since no change is being proposed to the existing use and which has serve as a mutual water company known as Ocotillo Mutual Water Company since November 12, 1954.

Exhibit "A" Vicinity Map

APN 033-303-006

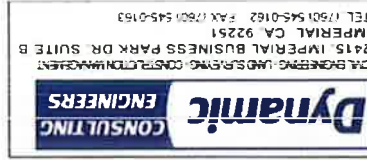


1" = 188 ft	CUP19-0010	10/08/2019	
<p>This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.</p>			

Exhibit "B"

WELLS NOTES:

WELLS DEPTH..... 560 FT
 WELLS DIAMETER..... 6"
 PUMP TYPE..... 5 HP, 4" SUBMERSIBLE
 PUMP (GPM)..... 62 GPM
 SYSTEM OPERATING PRESSURE..... 24 PSI
 ESTIMATED YEARLY AMOUNT PER WELL..... 16.26 ACRE-FT
 CURRENT NUMBER OF WATER CONNECTIONS..... 1:3 EA



DATE: 8/11/2011		SHEET NO: 2	
SCALE: DESIGN: CR		DRAWING NO: OF 2 SHEETS	
PROJECT NO:		PROJECT NO:	
PREPARED UNDER THE DIRECT SUPERVISION OF CARLOS BELTRAN, P.E. DATE:		Ocotillo Mutual Water Company WELLS REPLACEMENT PROJECT SITE DIMENSIONS	
SEAL: CARLOS BELTRAN REGISTERED PROFESSIONAL ENGINEER No. 58235/20 Exp. 07/2013		NO. REVISIONS: _____ DATE: _____ APPROVED: _____ DATE: _____ UNAUTHORIZED CHANGES TO THESE PLANS ARE THE RESPONSIBILITY OF THE PREPARED BY. ANY CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY OF THESE PLANS.	

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 Element²; therefore, no impact 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 existing visual character since it is for two new water wells that would replace two existing water wells. Therefore, less than significant impacts are 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 to replace two existing water wells with two new water wells, and does not include any sources of substantial light or glare as a part of the project. Therefore, no impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

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

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

a) The proposed project site located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map³, 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 Map⁴, therefore, no

² Imperial County General Plan Circulation and Scenic Highways Element

³ Imperial County Important Farmland 2016 Map

⁴ 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 Map⁵ designates this parcel as "Ocotillo-Nomirage Community Area Plan", 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) This parcel is located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map as stated previously above on item a), therefore no change of Farmland to non-agricultural use, or forest land to non-forest use is expected. No impact is 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:

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| 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 to replace two existing water wells with two new water wells, and no change is proposed in the existing use. Per Air Pollution Control District (APCD) comment letter dated September 19, 2019⁶, the project lies in an area identified in the Air District's High Wind Exceptional Event Fugitive Dust Mitigation Plan as a high wind corridor that is subject to periodic strong westerly winds that create wind-dust channels. As such, there is increased for the emission of fugitive dust from construction projects such as this to affect air quality monitors in the area; therefore, any construction and/or earth moving activities will be subject to Regulation VIII Fugitive Dust Rules. Additionally, if any generators above 50 horsepower are used on site during construction or operation, the applicant needs to secure the proper permit from the Air District's Engineering and Permitting Division. Per Dynamic Consulting Engineers response letter⁷, there will be drilling at the project site and minor earthwork for the installation of the two new wells. However, applicant's compliance with APCD requirements will bring any impact to less than significant. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated, under item a) above, any 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. Less than significant impacts are expected. | | | | |

⁵ Imperial County Land Use Plan Map <http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf>

⁶ Air Pollution Control District comment letter dated September 19, 2019.

⁷ Dynamic Consulting Engineers response letter dated October 4, 2019.

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c) Expose sensitive receptors to substantial pollutants concentrations? c) The project proposes the construction of two new water wells to replace two existing water wells and does not anticipate exposing receptors to substantial pollutants concentrations. As previously stated above under item a) compliance with APCD regulations would bring any impact less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? d) The proposed project is to replace two existing water wells with no propose change to the existing use and does not anticipate in creating objectionable odors affecting a substantial number of people. As stated above under item a), compliance with APCD regulations would bring any impact less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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| 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?
a) According to the Imperial County General Plan Conservation and Open Space Element⁸, 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 "Flat-Tailed Horned Lizard Species Distribution Model" area. However, the proposed project is for the replacement of two existing water wells with two new water wells in a disturbed area, additionally, the lot size is 100 feet by 100 feet; therefore, it is not likely it would 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. Less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
c) As stated above under item a), according to the Imperial County General Plan Conservation and Open Space Element, Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map, neither is located within state of federally protected wetlands; therefore, less than significant impacts are anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
d) The proposed project is for the replacement of two existing water wells with two new water wells, therefore, it is not likely that it would interfere substantially with the movement of any residential or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁸ IC General Plan Conservation and Open Space - <http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>

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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.

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

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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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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:*

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| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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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 is in a disturbed parcel that has two existing water wells and it is not likely that the project may cause a substantial adverse change in the significance of a historical resource. However, Figure 6 "Known Areas of Native American Cultural Sensitivity" locate the project within a designated area of possible impact. Therefore, consultation was requested with the California Native American tribes traditionally and culturally affiliated with the project area. The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation expired on October 4, 2019, no comments were received. Thus, if there would be any impact, it would be expected to be less than significant.

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| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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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.

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| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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c) As mentioned under Item a) above, the proposed project site is located on disturbed land with two existing water wells 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:*

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| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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a) Per Dynamic Consulting Engineers, Inc. response letter dated October 4, 2019 to Imperial Irrigation District (IID) comment letter⁹, the proposed project does not anticipate to upgrade the

⁹ Imperial Irrigation District letter dated September 16, 2019.

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existing electrical panel size or voltage, and two existing 5 horsepower pumps will be replaced with two new 5 horsepower pumps. Therefore, it is not expected to result in a significant environmental impact due to wasteful inefficient, or unnecessary consumption of energy resources during project construction or operation. Less than significant impacts are expected.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
- b)** The proposed project is for the construction of two water wells, therefore it is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

- a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:
- a)** The proposed project does not appear to conflict with the geology and soils of adjacent properties and does not appear to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Additionally, after Conditional Use Permit approval and recordation, applicant shall obtain a water well construction permit through the Imperial County Planning and Development Services, the permit shall comply with local and regional regulations, including California Building Code 2016. Compliance with such regulations would bring any impact to less than significant.
- 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?
- 1)** The project is located approximately 0.75 miles west of the Imperial fault and it is under the State of California's Alquist-Priolo Earthquake Fault Zone Maps – Coyote Wells Quadrangle Map¹⁰, released September 21, 2012; therefore, the site could be affected by the occurrence of seismic activity, in similitude to the surrounding residences. However future construction shall be in compliance with the California Building Code seismic coefficients in order to reduce the risk to a level less than significant.
- 2) Strong Seismic ground shaking?
- 2)** As stated above on item 1), the proposed project may be affected by the occurrence of seismic ground shaking, therefore the project 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)** As stated above under item 1), the proposed project 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 Maps¹¹, 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

¹⁰ State of California Special Studies Map http://gwm.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf
¹¹ Department of Conservation Tsunami Inundation Maps <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>

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County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.

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| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Less than significant impacts are expected. | | | | |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant. | | | | |
| d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) The proposed project soil site is not considered highly expansive. Additionally, construction of the wells shall be in compliance with the California Building Code (CBC); compliance would assure that the impacts of the project would be less than significant. | | | | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) The proposed project is for the construction of two water wells and does not anticipate the use or construction of septic tanks or alternative waste water disposal system; therefore, no impacts are expected. | | | | |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) The proposed project is for the replacement of two existing water wells with the construction of two new water wells in a disturbed parcel. Therefore, less than significant impacts are expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. | | | | |

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

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| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The construction and operation of the proposed project would be required to conform with the requirements of ICAPCD comment letter dated September 19, 2019. Compliance with such requirements would bring any impact to less than significant. | | | | |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project is not expected to conflict with the regulations under AB 32 of reducing the emissions of greenhouse gases emission to 1990 levels by 2020¹². As stated above under item a), | | | | |

¹² Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>

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construction of the wells shall be in compliance with ICAPCD requirements. Less than significant impacts are expected.

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

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| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
b) The proposed project is for the replacement of two existing water wells with two new water supply wells and it 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. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
d) The proposed project site is not located on a site included on a list of hazardous material sites ¹³ ; 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 impacts are 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 is not expected to interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?
g) The proposed project site is located within the "LRA Moderate Fire Hazard Severity Zone" according to the California Department of Forestry and Fire Protection "Draft Fire Hazard Severity Zones in the LRA" Map of Imperial County ¹⁴ . The site has an existing 100,000 gallon water tank | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

¹³ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

¹⁴ California Department of Forestry and Fire Protection "Draft Fire Hazard Severity Zones in the LRA" Map of Imperial County

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as a part of the proposed fire protection system. Fire protection services in the area are provided by the Imperial County Fire Department and the proposed project shall comply with the Imperial County Fire Department requirements. Therefore, any impact related to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires is considered to be less than significant.

X. HYDROLOGY AND WATER QUALITY *Would the project:*

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| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
a) The drilling and operation of the proposed project is not expected to violate any water quality standards or waste discharge requirements or substantially degrade surface or ground water quality. Per County of Imperial Public Health Department (DEH) comment letter dated September 11, 2019 ¹⁵ , the well shall be drilled to community water well standards by a California licensed C-57 contractor, which require a minimum 50 foot cement sanitary seal among other design standards. Additionally, applicant will also be requested to provide water and salinity test to the appropriate agencies for reviewing during the life of the project. Compliance with DEH would bring any impact to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
b) The proposed project anticipates to continue the extraction of 16.25 acre-foot of water yearly per well, for a project's total of 32.50 acre-foot of water yearly. The maximum average daily flow for the two existing wells is 28,333 gallons per day; 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 is for the replacement of two existing water wells with two new water wells within the proposed project boundary and it is not likely that it will substantially alter the existing drainage pattern of the site or area. 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) As stated above under item c), the proposed project is for the replacement of two existing water wells with two new water wells and it is not likely that it would cause substantial erosion or siltation on- or off- site. 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. 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 would not appear to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

¹⁵ County of Imperial Public Health Department (DEH) comment letter dated September 11, 2019

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substantial additional sources of polluted runoff. Employment of Best Management Practices (BMP's) would reduce the impact of project activities on surrounding water quality to a level less than significant.

(iv) impede or redirect flood flows?

(iv) The proposed project is located in a Special Flood Hazard Area classified as Regulatory Floodway zone "A3" per Federal Emergency Agency's Flood Insurance Rate Map Panel 060065 0935 B. However the proposed project is for the construction and operation of two water wells and it is not expected to impede or redirect flood flows. 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 and it is not expected to expose people or structures to a significant risk release of pollutants due to project inundation. Less than significant impacts are expected.

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

e) The proposed project is not expected to conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Employment of Best Management Practice (BMP's) would reduce the impact of project activities impacts to less than significant.

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

a) Physically divide an established community?

a) The proposed project is to replace two existing water wells with the construction and operation of two new water wells within the project's parcel and it is not expected to physically divide an established community; 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 is for the replacement of two existing water wells with two new water wells 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 project 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". Therefore, no impacts are expected.

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

b) The proposed project is not expected to 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. No impacts are expected.

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XIII. **NOISE** *Would the project result in:*

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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 construction and drilling of the two wells would temporary increment the noise levels in the area during construction phase, however it is not expected to exceed the Imperial County General Plan Standards. Therefore, the proposed project will be subject to the Construction noise standards per Noise Element of the Imperial County. Compliance with County standards would bring impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?
b) During the construction, drilling and subsequent operation of the water wells, groundborne vibration and noise levels are expected to increase in a short term; however as stated above under item a), the construction phase of the proposed project will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Compliance with such standards would bring impacts to less than significant. | <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 located 0.7 miles approximately from a private airstrip located to the West of the project; however it is not expected to expose people residing or working in the project area to excessive noise levels. As stated above under item a), during the construction and drilling of the water wells, groundborne vibration and noise levels are expected to increase in a short term; however during this period the proposed project will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV. **POPULATION AND HOUSING** *Would the project:*

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 is to replace two existing water wells with two new water wells and to continue the annual water usage of 32.50 acre-foot yearly with 133 (one hundred and thirty three) water connections. Therefore, the proposed project is not expected to induce substantial unplanned population growth in the area either directly or indirectly. Therefore, less than significant impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XV. **PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
- a) The proposed project is not expected to result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.**
- 1) Fire Protection?
- 1) The proposed project is not expected to result in substantial impacts on fire protection. The construction of the proposed wells would need to comply with the Imperial County Fire Department requirements; any new impacts would be less than significant.**
- 2) Police Protection?
- 2) The proposed project is not expected to have result in substantial impacts on police protection; no impacts are expected.**
- 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. Less than significant impacts are expected.**
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- b) The proposed project does not include or require the construction of recreational facilities. No impacts are expected.**

XVII. **TRANSPORTATION** *Would the project:*

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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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pedestrian facilities?

a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; therefore, no impacts are expected.

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. No impacts are expected.

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

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. Therefore, 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:

The proposed project is on a disturbed land and it is to replace two existing water wells with two new water wells. Additionally, the Quechan Indian Tribe was consulted under Assembly Bill 52. Consultation expired on October 4, 2019. No comments were received at this time. Therefore, 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 water wells and to date, there is no evidence of cultural resources on site. Therefore, 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 is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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ii) As stated above, under item i), the proposed project is on a disturbed land and to date, there is no evidence of cultural resources on site. Therefore, any impact would be less than significant.

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

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

a) The proposed project is for the replacement of two existing water wells with two new water supply wells, the applicant proposes to continue the extraction of 32.50 acre-foot of water per year. Per Imperial Irrigation District (IID) letter dated September 16, 2019, the electric capacity in the area is limited and a circuit study will be required to determine the project's impact to the distribution system. Per Dynamic Consulting Engineers response letter dated October 4, 2019 the proposed project does not anticipate to upgrade the existing electrical panel size or voltage. The proposed project would replace two existing 5 Horsepower pumps with two new 5 Horsepower pumps, one for each well. If changes or upgrades are deemed necessary, consultant stated that they will contact IID Customer Project Development Services and will submit a CSP application per IID requirements and conditions. Therefore, the proposed project is not expected to 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, construction of which could cause significant environmental effects. Therefore, less than significant impacts are expected.

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 intends to continue the extraction of 32.50 acre-foot and to continue serving the 133 water connections. Therefore, it is believed that there is sufficient water supplies to serve the proposed project from existing and reasonably foreseeable future development. Less than significant impacts are expected.

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 will not result in a demand for waste water treatment by a provider. No impacts are expected.

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

d) The proposed project is for the replacement of two existing water wells and is not expected to 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. No impacts are expected.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

e) The proposed project does not require a solid waste plan. The proposed project site appears to comply with all federal, state and local management and reduction status and regulations related to solid waste. 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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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, the proposed project parcel is within an area classified as "Local Responsibility Area (LRA)-Unincorporated" under the Fire Hazard Severity Zones in SRA adopted by Cal Fire on November 7, 2007. However, the proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Less than significant impacts are expected.

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

b) As stated above under item a) the area is classified as "Local Responsibility Area (LRA)-Unincorporated", the proposed project parcel is flat and surrounded by the single family dwellings at the townsite of Ocotillo; however, it is not expected that the proposed project will expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Less than significant impacts are expected.

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

c) 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. Less than significant impacts are expected.

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

d) As previously stated under item b) above, the proposed project is generally flat, and it is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore it not expected to 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. Less than significant impacts are expected.

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

C. CONSULTANT

- Dynamic Consulting Engineers, Inc.

(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 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)
3. Imperial County Important Farmland 2016 Map
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/imp16.pdf>
4. Imperial County Williamson Act FY 2016/2017
ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Imperial_16_17_WA.pdf
5. *Imperial County Land Use Plan Map*
<http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf>
6. Air Pollution Control District comment letter dated September 19, 2019.
7. Dymanic Consulting Engineers response letter dated October 4, 2019.
8. Imperial County General Plan Conservation and Open Space Element
<http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf>
9. Imperial Irrigation District (IID) letter dated September 16, 2019
10. State of California Special Studies Map
http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf
11. Department of Conservation Tsunami Inundation Maps
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami>
12. Assembly Bill 32 Overview <https://www.arb.ca.gov/cc/ab32/ab32.htm>
13. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
14. California Department of Forestry and Fire Protection "Draft Fire Hazard Severity Zones in the LRA" Map of Imperial County.
15. County of Imperial Public Health Department (DEH) comment letter dated September 11, 2019

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Conditional Use Permit #19-0010

Project Applicant: Ocotillo Mutual Water Company

Project Location: The project is located at 75 Palo Verde Avenue, Ocotillo, CA 92259. The 10,000 square feet parcel is identified as Assessor Parcel Number 033-303-006.

Description of Project: The applicant is requesting approval to replace two existing water wells with two new water wells since one has failed and the other one is in danger of failing. The estimated yearly water amount usage per well is 16.25 acre-foot for a total of 32.50 acre-foot yearly.

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)

October 4, 2019

Donald Vargas
Compliance Administrator II
Imperial Irrigation District
P.O. Box 937
Imperial, CA 92251

Re: Ocotillo Mutual Water Co. CUP #19-0010 – Well Replacement Project

Thanks for reviewing CUP application and providing comments. As mentioned in the CUP application the Ocotillo Mutual Water Company is proposing to drill two new water supply wells at the existing site to replace both existing wells that are failing.

The project is not anticipated to upgrade the existing electrical panel size or voltage. We are replacing two existing 5 HP pumps with two new 5 HP pumps, one for each well.

If changes or upgrades are deemed necessary we will contact IID Customer Project Development Services and submit a CSP Application per IID requirements and conditions stated on IID letter dated September 16, 2019.

We acknowledge there is limited electrical capacity in that area. At this moment we are not anticipating to increase the electrical loading.

Should you have any questions, please contact me at (760) 545-0162 or the Ocotillo Mutual Water Co. Operator Mark Meech at (858) 752-8766

Respectfully,



Carlos Beltran, P.E.
Dynamic Consulting Engineers, Inc.

Cc:
Mariela Moran, Imperial County Planning
Mark Meech, Ocotillo Mutual Water Co.
David Player, Ocotillo Mutual Water Co.
Daniel Cardona, USDA
Luis Andrade, USDA

October 4, 2019

Curtis Blondell
APC Environmental Coordinator
Imperial County Air Pollution Control District
150 S. Ninth Street
El Centro, CA 92243

Re: Ocotillo Mutual Water Co. CUP #19-0010 – Well Replacement Project

Thanks for reviewing CUP application and providing comments. As mentioned in the CUP application the Ocotillo Mutual Water Company is proposing to drill two new water supply wells at the existing site to replace both existing wells that are failing.

There will be drilling at the project site and minor earthwork for the installation of the two new wells. During the preparation of the engineering drawings and specifications we will add a condition stating the contractor must comply with Imperial County Air Pollution Control District (APCD) Regulation VIII and will need to submit an application and secure a permit from the APCD prior to start of any construction activities and if generators used during construction exceed 50 horsepower.

Should you have any questions, please contact me at (760) 545-0162 or the Ocotillo Mutual Water Co. Operator Mark Meech at (858) 752-8766

Respectfully,



Carlos Beltran, P.E.
Dynamic Consulting Engineers, Inc.

Cc:
Mariela Moran, Imperial County Planning
Mark Meech, Ocotillo Mutual Water Co.
David Player, Ocotillo Mutual Water Co.
Daniel Cardona, USDA
Luis Andrade, USDA

COMMENT LETTERS

AIR POLLUTION CONTROL DISTRICT



September 19, 2019

RECEIVED

SEP 19 2019

IMPERIAL COUNTY
ENGINEERING & DEVELOPMENT SERVICES

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

SUBJECT: Condition Use Permit 19-0010, Replacement of existing water wells by the Ocotillo Mutual Water Company

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review Conditional Use Permit (CUP) 19-0010 by the Ocotillo Mutual Water Company that will allow for the replacement of two existing water wells with two new water wells located at 75 Palo Verde Avenue in Ocotillo (APN 033-303-006-000).

Upon review, the Air District points out that the project lies in an area identified in the Air District's *High Wind Exceptional Event Fugitive Dust Mitigation Plan* as a high wind corridor that is subject to periodic strong westerly winds that create wind-dust channels. As such, there is increased potential for the emission of fugitive dust from construction projects such as this to affect air quality monitors in the area. Therefore, the Air District politely reminds the applicant that all earthmoving and construction activities must adhere to Regulation VIII which is designed to mitigate fugitive dust during construction activities. Additionally, if any generators above 50 horsepower are used on site either during construction or operation, the applicant needs to secure the proper permit from the Air District's Engineering and Permitting Division.

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 Biondelli
APC Environmental Coordinator



Reviewed by Monica Soucier
APC Division Manager



IID

A century of service.

September 16, 2019

RECEIVED

SEP 16 2019

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

www.iid.com

Since 1911

Ms. Mariela Moran
Planner I

Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Ocotillo Mutual Water Co. Water Well Project (CUP No. 19-0010)

Dear Ms. Moran:

On September 4, 2019, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 19-0010 for the Ocotillo Mutual Water Co. water well project. The applicant is proposing to replace the existing water wells with new units due to their deteriorated and unreliable conditions. The OMWC facility, which provides potable water and water for fire emergencies, is located at 75 Palo Verde Avenue in Ocotillo, CA.

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

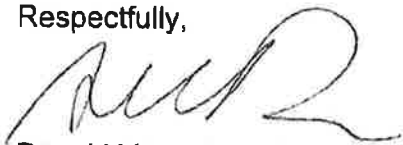
1. Currently IID is serving the existing water facility from Transformer Pole #23086.
2. If the project requires an upgrade of the existing electrical panel size and/or voltage, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
3. Please note electrical capacity in the area is limited and a circuit study will be required to determine the project's impact to the distribution system (See attached map indicating the existing electrical distribution lines in the project area). If the

study determines any distribution system upgrades are needed to serve the project, the applicant shall be financially responsible for those upgrades.

4. 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.
5. 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.**

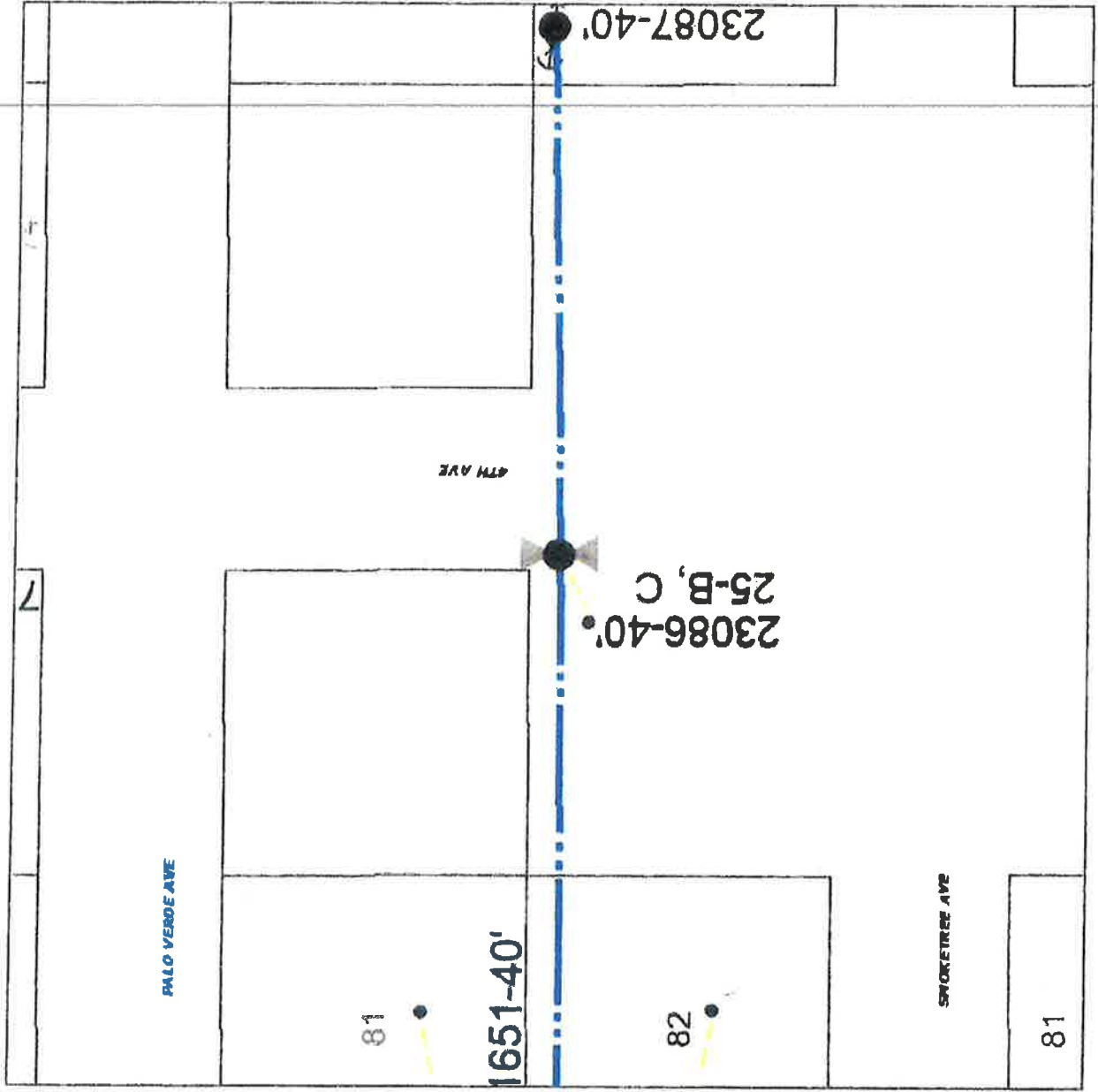
Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvgas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – 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
Laura Cervantes, – Supervisor, Real Estate
Jessica Lovecchio – Environmental Project Mgr Sr, Water Dept.



IID Electrical Facilities in the Project Area



COUNTY OF IMPERIAL

PUBLIC HEALTH DEPARTMENT

ROBIN HODGKIN, M.P.A.
Director

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

September 11, 2019

Mariela Moran, Planner I
IC Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Environmental Health Comments for Proposed Conditional Use Permit
#19-0010

Dear Ms. Moran:

The Imperial County Division of Environmental Health (DEH) is providing the comments below in response to the request for review and comments for Conditional Use Permit #19-0010. The project as described is for replacing two existing water wells with two new water wells at 75 Palo Verde Avenue, Ocotillo Ca, on assessor's parcel number 033-303-006-000. The wells are owned and operated by the Ocotillo Mutual Water Company. The wells will serve the community of Ocotillo. Please consider the following comments for the proposed project. The well shall meet community water well standards, which includes, but not limited to:

Water Well Construction Standards

Well shall be drilled to community water well standards by a California licensed C-57 contractor, which require a minimum 50' cement sanitary seal among other design standards. The well design shall be approved by DEH prior to commencing construction. For information regarding Water Well Standards in the State of California please visit:

http://wdl.water.ca.gov/well_standards/www/www_combined_sec9.html

If you have any questions, please do not hesitate to contact me at 442-265-1888.

Division of Environmental Health, 797 Main Street, Suite B, El Centro CA 92243
Phone: 442-265-1888 | Fax: 760-352-1309 | icphd.org

Sincerely,

Mario Salinas

Mario Salinas
Environmental Compliance Specialist I

CUP APPLICATION

CONDITIONAL USE PERMIT

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 Ocotillo Mutual Water Company (Representative: Mark Meech)	EMAIL ADDRESS jeepmeech@yahoo.com	
2. MAILING ADDRESS (Street / P O Box, City, State) P.O. Box 155, Ocotillo, CA	ZIP CODE 92259	PHONE NUMBER 858-752-8766
3. APPLICANT'S NAME Ocotillo Mutual Water Company (Representative: Mark Meech)	EMAIL ADDRESS jeepmeech@yahoo.com	
4. MAILING ADDRESS (Street / P O Box, City, State) P.O. Box 155, Ocotillo, CA	ZIP CODE 92259	PHONE NUMBER 858-752-8766
4. ENGINEER'S NAME Dynamic Consulting Engineers, Inc	CA. LICENSE NO. RCE 69,121	EMAIL ADDRESS cbeltran@dceinc.pro
5. MAILING ADDRESS (Street / P O Box, City, State) 2415 Imperial Business Park Dr. Suite B, Imperial CA	ZIP CODE 92251	PHONE NUMBER 760-545-0162
6. ASSESSOR'S PARCEL NO. 033-303-006	SIZE OF PROPERTY (in acres or square foot) 0.34 acres	ZONING (existing) R1
7. PROPERTY (site) ADDRESS 75 Palo Verde Avenue, Ocotillo, CA 92259		
8. GENERAL LOCATION (i.e. city, town, cross street) Ocotillo CA,		
9. LEGAL DESCRIPTION		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Ocotillo Mutual Water Co. is currently occupying the property as a water plant for the townsite of Ocotillo and will remain a water plant. Ocotillo Water Co is proposing to replace two existing water supply wells, one has failed the other is in danger of failing, with two new water supply wells. See attached project description.
11. DESCRIBE CURRENT USE OF PROPERTY	Water plant.
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A
13. DESCRIBE PROPOSED WATER SYSTEM	Proposed to replace two existing water supply wells with two new water supply wells
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Water from existing 100,000 gal. storage tank.
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

David Player 5/29/19
 Print Name Date
 David Player
 Signature

 Print Name Date

 Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:	<u>[Signature]</u>	DATE	<u>5.29.2019</u>	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:	<u>[Signature]</u>	DATE	<u>9.09.2015</u>	<input type="checkbox"/> P.W.
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E.H.S.
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A.P.C.D.
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O.E.S.
		DATE	_____	<input type="checkbox"/> _____

CUP #
19-0010

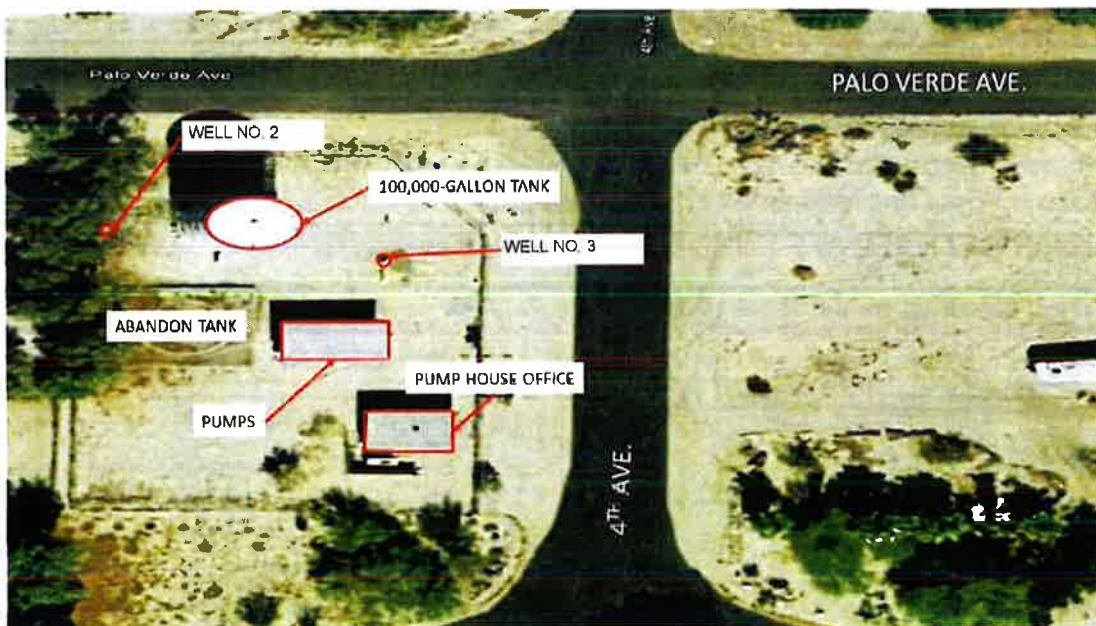
Project Description

The Ocotillo Mutual Water Company water system is in critical condition due to its existing deteriorating condition and unreliability. The Ocotillo Mutual Water Company water system was first constructed in 1970, consisting of pipeline distribution network and two water wells, with a design capacity of 220 gallons per minute (GPM) and 140 GPM. There are 133 active connections to the water system. The maximum average daily flow (AFD) is 28,333 gallons per day.

The Ocotillo Mutual Water Company water plant is located at 75 Palo Verde Avenue in Ocotillo California. The existing water plant has become unreliable due to one of the water supply wells failing and the second water supply well being in danger of failing.

The water plant originally had two water supply wells, well No. 2 and well No. 3. The plant is currently being served only by well No. 2 since well No. 3 has failed and is currently nonoperational. The existing 100,000-gallon water storage tank is experiencing leaks in the upper segment of the tank and is only able to store approximately 75% of its capacity. A schematic of the water distribution plant and its general layout is shown on Figure 1.

Figure 1: Ocotillo Schematic Map and Existing Facilities



Improvements to the existing water plant are essential since the Ocotillo Mutual Water Company is operating with one water well and no backup system. If the existing water well No. 2 collapses or fails, the water users will be left with no potable water and no water available for fire emergencies.

Ocotillo Mutual Water Company is proposing drill two new water supply wells at the existing site and abandon both existing wells. The two new water supply wells will be located within the existing water plant boundaries near the north east area of the site. See attached site plan of proposed wells.

Constructing two new water supply wells will provide a reliable water supply system for the residents of Ocotillo.



WELLS NOTES:

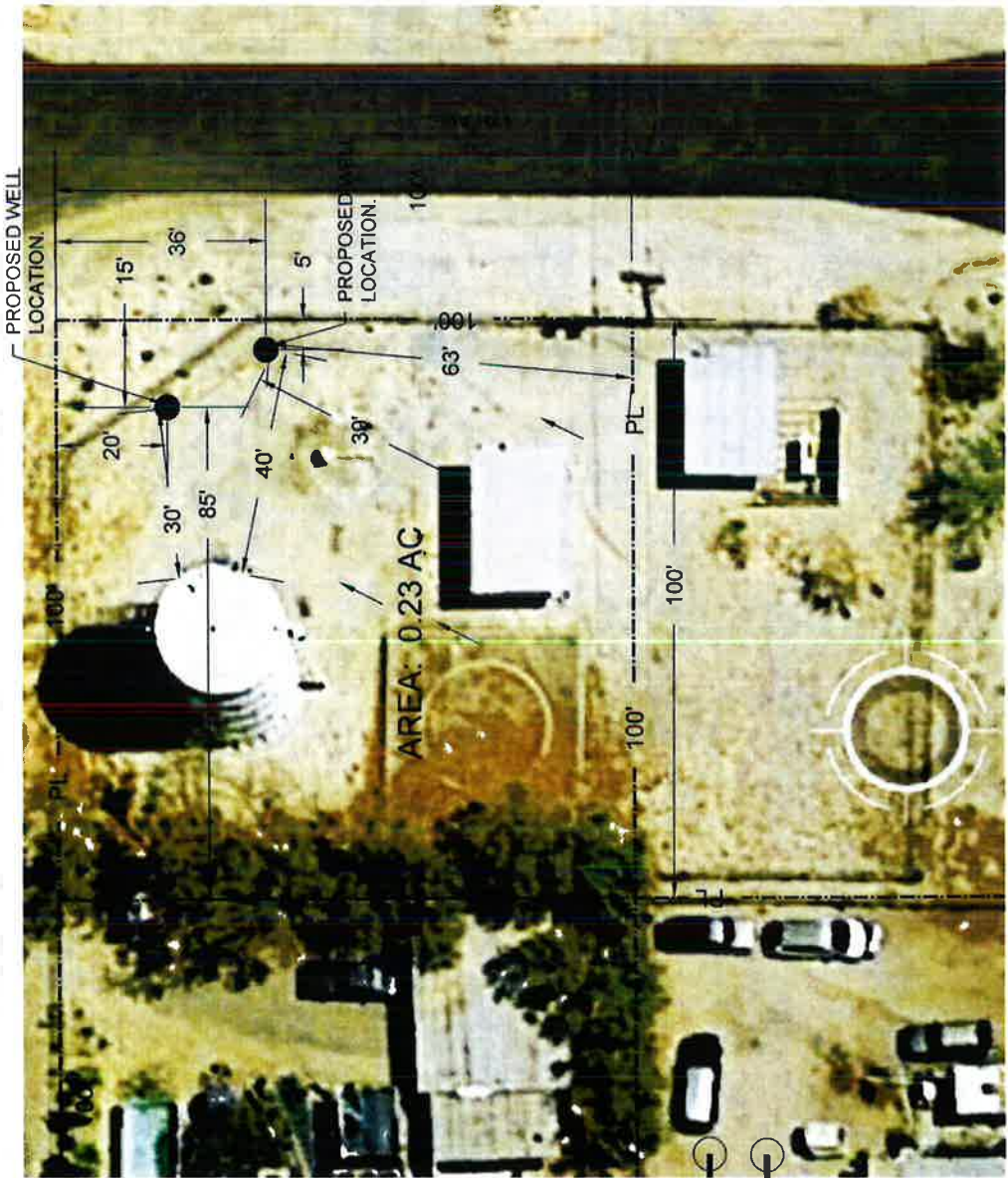
- WELLS DEPTH:..... 500 FT
- WELLS DIAMETER:..... 6"
- PUMP TYPE:..... 5 HP, 4" SUBMERSIBLE
- PUMP (GPM):..... 62 GPM
- SYSTEM OPERATING PRESSURE:..... 25 PSI
- ESTIMATED YEARLY AMOUNT PER WELL..... 16.25 ACRE-FT
- CURRENT NUMBER OF WATER CONNECTIONS..... 133 EA



Dynamic CONSULTING ENGINEERS

CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION MANAGEMENT
 2245, IMPERIAL BUSINESS PARK DR., SUITE B
 IMPERIAL, CA. 92261
 TEL. (760) 545-0182 FAX (760) 545-0183

NO. REVISIONS:	APPROVED	DATE	SEAL:	PREPARED UNDER THE DIRECT SUPERVISION OF:	SHEET NO.
				Ocotillo Mutual Water Company WELLS REPLACEMENT PROJECT SITE PLAN	1
UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.				CARLOS BELTRAN, P.E. R.C.E. NO. 69,121 REG. EXP. 06/30/20 DATE _____	SCALE: DESIGN: CB DRAWING NO: PROJECT NO:
				OF 2 SHEETS	



WELLS NOTES:

WELLS DEPTH..... 500 FT
 WELLS DIAMETER..... 6"
 PUMP TYPE..... 5 HP, 4" SUBMERSIBLE
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NO.	REVISIONS:	APPROVED	DATE	SEAL	PREPARED UNDER THE DIRECT SUPERVISION OF:	COCOTILLO MUTUAL WATER COMPANY	SHEET NO.
<p>UNAUTHORIZED CHANGES & USES: The engineer preparing these plans is not responsible or liable for errors or omissions in these plans unless all changes to the plans must be in writing and must be approved by the preparer of these plans.</p>					<p>69121 R.C.E. NO. 08/30/20 REG. EXP.</p>	<p>WELLS REPLACEMENT PROJECT SITE DIMENSIONS</p>	<p>DATE: 8/11/2019 SCALE: DESIGN: CB DRAWING NO: PROJECT NO:</p>
<p>OF 2 SHEETS</p>							