

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: August 25, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 6

Parcel Map #02495
PROJECT TYPE: Muhammad Naeem SUPERVISORY DISTRICT #4
LOCATION: 1396 W. Andre Rd., APN: 036-160-008-000

Brawley, CA 92227 PARCEL SIZE: +/- 160 acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) NA

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

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 08/25/2022

INITIAL STUDY: #22-0011

☐ 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 checked="" 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	<u>IID, Quechan Indian Tribes</u>	

REQUESTED ACTION:

(See Attached)

- ☐ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02495
Initial Study #22-0011
Muhammad Naeem**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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August 2022

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map 02495 (Refer to Exhibit "A" & "B").

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects;

incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.”

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

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

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

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

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

2. Incorporation By Reference

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

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the

relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. Environmental Checklist

1. **Project Title:** Parcel Map #02495
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Michael Abraham, Assistant Director, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** michaelabraham@co.imperial.ca.us
6. **Project location:** 1396 W Andre Rd, Brawley, CA, Assessor's Parcel Number (APN) 036-160-008-000
7. **Project sponsor's name and address:** Muhammad Naeem
3470 E Florida, Ave.
Hemet, CA 92544
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)
10. **Description of project:** Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners, each proposed parcel would be approximately +/- 80 acres, for a total of approximately +/- 160 acres:
11. **Surrounding land uses and setting:** The project is located adjacent to Andre Road and Lack Road. The State Route 86/78 is located approximately 5,100 feet north of the project site. The surrounding area is comprised of cultivated agricultural fields. The existing A-2 (General Agriculture) zoning will remain. Parcels located to the North, South and East are also zoned A-2 (General Agriculture). The site is approximately 3.5 miles southwest of the City of Westmorland.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe on March 7, 2022. On March 7, 2022, the County received a no comments email response for this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

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

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

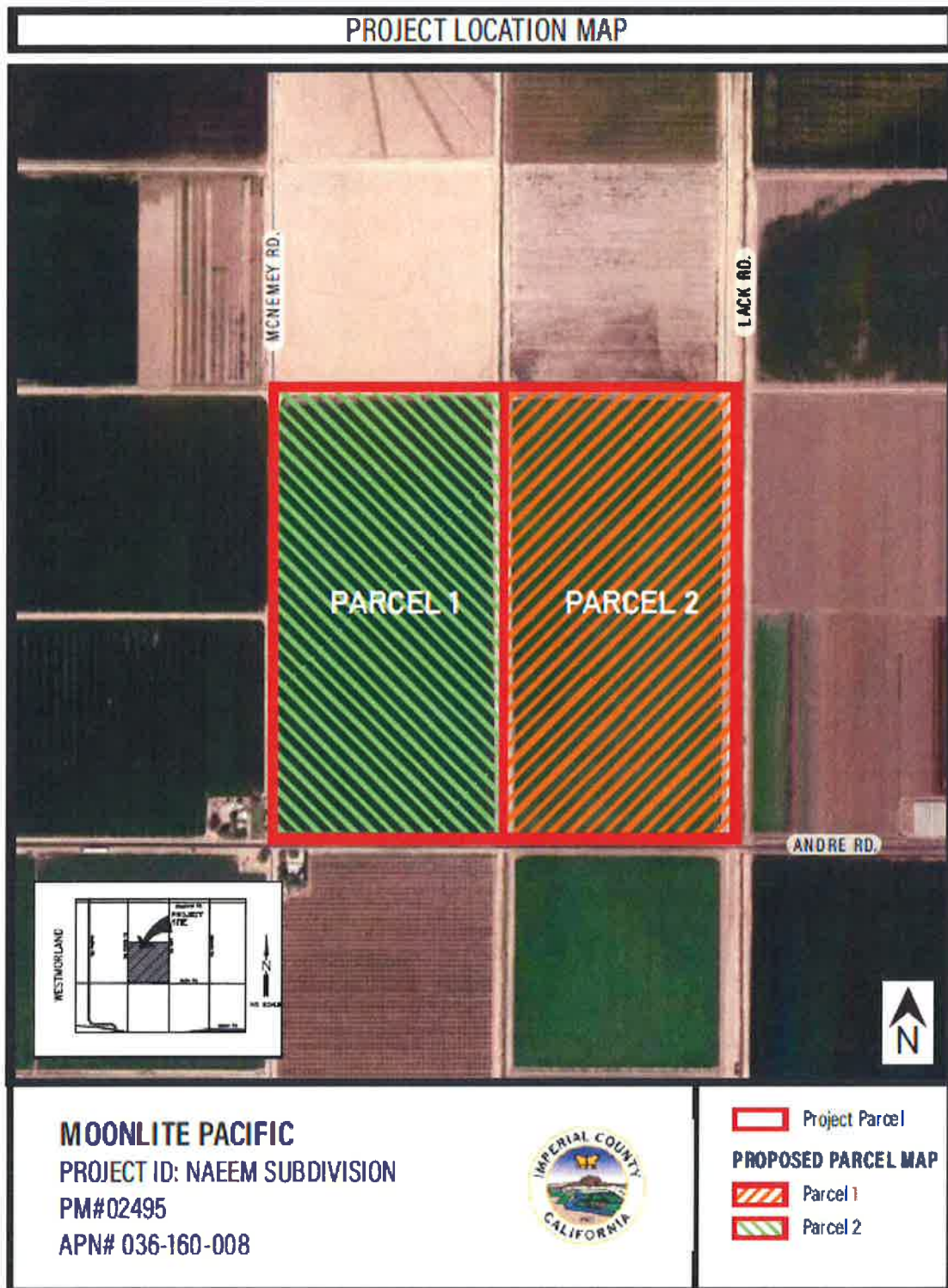
Jim Minnick, Director of Planning/EEC Chairman

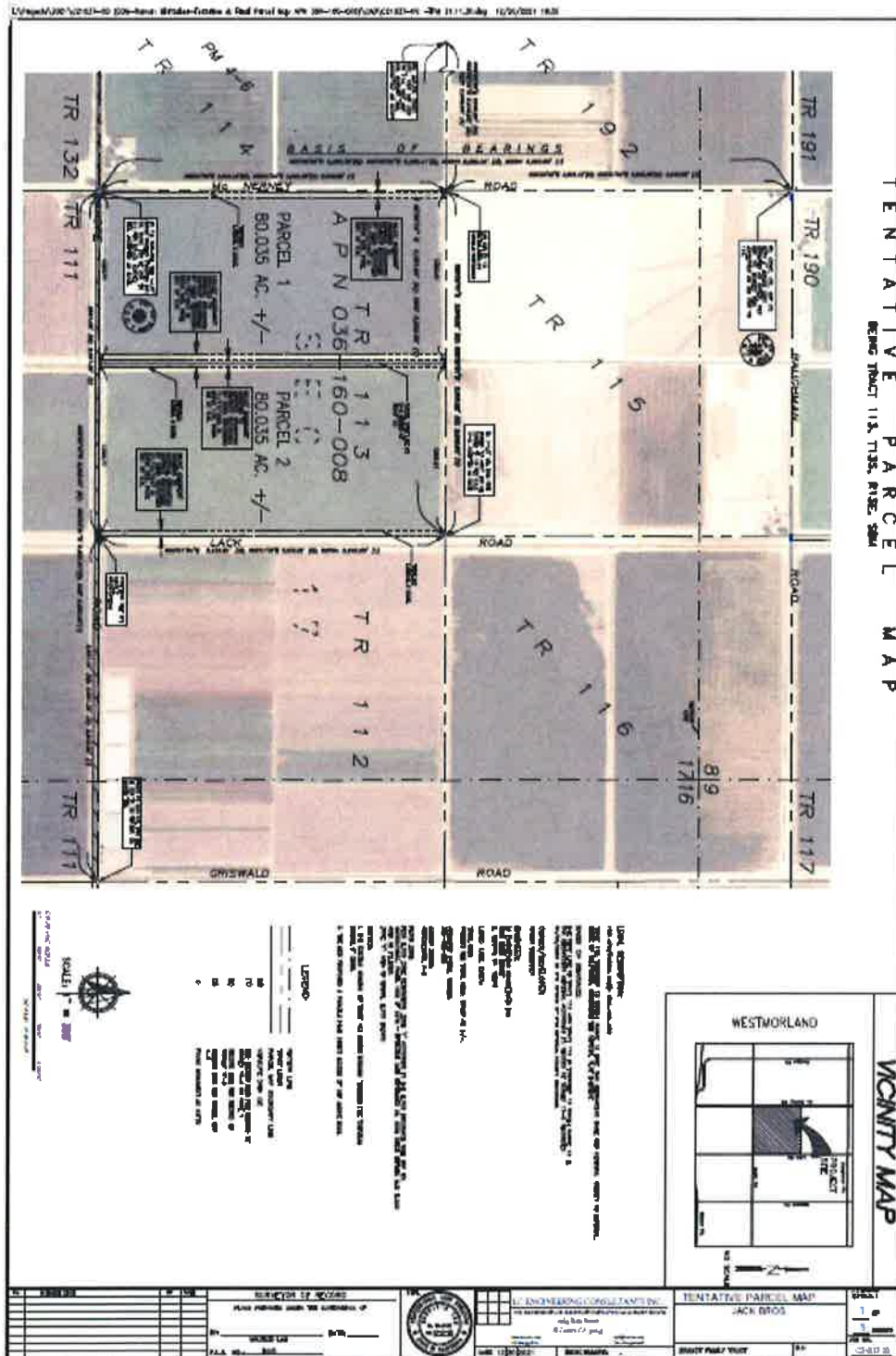
Date:

PROJECT SUMMARY

- A. **Project Location:** The project is located at 1396 W. Andre Road, Brawley, CA APN: 036-160-008-000
- B. **Project Summary:** Applicant is proposing a minor subdivision to divide the land of APN: 036-160-008-000 equally between two partners. No changes in the existing agricultural use or new development is being proposed.
- C. **Environmental Setting:** The proposed project parcel is located South of State Route 86/78 and the current use are agricultural operations. All surrounding parcels are agricultural.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-2 (General Agriculture) under the Imperial County Land Use Ordinance Title 9, Section 92507.00 "Westmorland Area" Map. Proposed parcel map would create two parcels of +/- 80 acres each, which complies with Section 90508.00 of the Imperial County Land Use Ordinance Title 9, which states that the minimum lot area for A-2 zone is 40 acres.
- E. **General Plan Consistency:** The project is located within the County's General Plan designation of "Agriculture", the site is currently zoned A-2 (General Agriculture). Pursuant to the Land Use Element of the General Plan, agriculture area is characterized by lands for agricultural production and related industries. The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90508.00 since no change is being proposed to the existing "Agriculture" designation.

Exhibit "A"
Vicinity Map





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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan ¹ Circulation and Scenic Highway Element; 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project would not substantially physically degrade the existing visual character since there no changes to the existing use are being proposed. Therefore, no impact is expected.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project would create two parcels; however, it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area as no new use is proposed. No impact is expected.				

II. AGRICULTURE AND FOREST RESOURCES

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project site is listed as "Farm of Statewide Importance" and "Unique Farmland" per the Imperial County Important Farmland 2016 Map ² , however the agricultural use is proposed to remain, therefore, the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is expected. | | | | |

¹ Imperial County General Plan

² County Important Farmland 2016 Map

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts are expected.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest use. No impacts are expected.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed project proposes a minor subdivision to create two parcels. No new construction is proposed as a result of this project and is not expected to change the existing environment that could result in the conversion of farmland. Therefore, 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:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project is for a minor subdivision with no proposed development, the existing agricultural use is expected to continue, therefore, it is not expected to conflict with or obstruct implementation of the applicable air quality plan. The applicant for future construction and earthmoving must adhere to Air District Rules and Regulations. No impacts are expected. | | | | |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) As previously stated, under item a) above, any future construction shall comply with the rules and regulations of APCD, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. No impacts are expected. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The project proposes a minor subdivision to create two parcels. No new construction is proposed as a result of this project. If approved, the subdivision is not expected expose sensitive receptors to substantial pollutants concentration. No impacts are expected. | | | | |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) As per item c) above, if the parcel map is approved, it does not anticipate to create objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations and the California Building Code would bring any impact less than significant. | | | | |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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IV. **BIOLOGICAL RESOURCES** *Would the project:*

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- a)** The proposed project site is located within disturbed land with existing agricultural use. No changes in the existing use or new development is proposed, therefore, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. Any impacts would appear to be less than significant.
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐
- b)** According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, 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. Any impact is considered to be less than significant.
- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒
- c)** The project is not located within a riparian habitat, therefore it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts are expected as a result of this division of land.
- 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 site has an existing agricultural use, and it is approximately +/-160 acres. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Any impact is expected to be less than significant.
- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☒ ☐
- e)** The proposed project is on a disturbed land and is not expected to conflict with any local policy or ordinances protecting biological resources. Impacts are expected to be less than significant.
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒
- f)** The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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other approved local, regional, or state habitat conservation plan. No impacts are expected as a result of this division of land.

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

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☐ ☒
- a)** According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 "Areas of Heightened Historic Period Sensitivity, the project site is not located within a Exploration and Trail Route. Additionally, per Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact. The project also received on March 7, 2022 an email from the Quechan Historic Preservation Officer stating that they had no comments on this project. Therefore, no impact is expected.
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b)** The proposed project is located on disturbed land with existing agricultural use and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- c)** As mentioned under Item b) above, the proposed project site is located on disturbed land with an existing agricultural use and no cemeteries are located adjacent to the project site; therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

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

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☐ ☒
- a)** The proposed project is for a minor subdivision creating two parcels from an existing farm land, the agricultural operations are expected to remain. No new construction is required as a result of this project. If approved, the subdivision is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. New habitable construction, should it occur in the future, said construction and site improvements would require compliance with the latest edition of the California Building Code and administrative permit with Imperial County Planning and Development Services Department which could result in the inclusion of solar panels for on-site use. No impacts are expected as a result of the proposed project.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☐ ☒
- b)** As previously mentioned under item a), the proposed project is for a minor subdivision and although not anticipated, should new habitable construction occur in the future it would be reviewed through an administrative permit to ensure compliance with energy efficiency and renewable energy regulations at the time of construction. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact is expected.

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

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 on site as no construction is anticipated. Future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative building permit review, therefore, it is not expected that the proposed subdivision would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? 1) The most recent Alquist-Priolo Earthquake Fault Zoning Maps ³ does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Brawley NW Seismic Zone is located approximately 7 miles Southwest of the proposed project. Therefore, impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong Seismic ground shaking? 2) As discussed above, under item 1) the Brawley NW Seismic Zone is located 7 miles Southwest from the proposed project, and therefore, ground shaking is expected in the event of seismic activity in the region. However, the Imperial Valley is located in an active seismic area and seismic ground shaking is expected in similitude to the adjacent parcels. As previously mentioned, any future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) The project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps ⁴ . Impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) 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). Any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

⁴ California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>

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d) The proposed project is for a minor subdivision to create two parcels, no development is proposed; however the future development of future structures would require an administrative permit to comply with the California Building Code latest edition, which establishes a minimum standard intended to protect life safety. Therefore, impacts are expected to 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) The existing agricultural use is proposed to continue, no new development is proposed. However, should future development occur, the proposed septic system would require to be in compliance with applicable Imperial County Public Health Department regulations, such compliance would assure that the impacts of the projects would be less than significant.				
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 project site has an existing agricultural use and the proposed subdivision does not seem to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as there are no known unique paleontological resource or unique geologic feature on site. Less than significant impacts are expected.				

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The approval of the proposed project is to divide an existing parcel that has an existing agricultural use into two new parcels. The action is not expected to generate greenhouse gas emissions that would either directly or indirectly, may have a significant impact on the environment. A letter dated March 17, 2022 of no comments was received from the Imperial County Air Pollution Control District, the Air District Rules and Regulations link was included for the applicant's review. Compliance with APCD is expected to bring any impacts to less than significant levels.				
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project is for a minor subdivision and would not conflict the regulations under AB 32 of reducing the emissions of greenhouse gases emission as no new development is proposed and the existing agriculture use is anticipated to continue. Impacts are expected to be less than significant.				

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release				

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed project site is not located on a site included on a list of hazardous material sites ⁵ ; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan, the closest airport is the Brawley Municipal Airport located approximately 10.4 miles Southeast of the proposed project, and therefore, it would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, 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 an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County. No impacts are expected to result from the proposed project as the existing agricultural activities are expected to continue. Any new development may be subject to the inclusion of fire sprinklers and comply with ICFD regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project will continue to use Imperial Irrigation District canal water for irrigation. Per Imperial Irrigation District ⁶ (IID) comment letter dated March 16, 2022, the applicant shall establish a point of water delivery and drainage discharge for each parcel. Additionally, any construction or operation on IID property or within its existing and proposed right of way or easements will require an encroachment permit or agreement. It is expected that compliance with IID's requirements per comment letter dated March 16, 2022 would bring any impact to less than significant levels. | | | | |

⁵ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

⁶ Imperial Irrigation District comment letter

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b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? b) The proposed project does not anticipate the use of ground water, and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: c) Per Imperial County Public Works regulations there shall be filed with each tentative map a grading plan/engineer's report showing any and all grading proposed or required for the creation of building sites within the subdivision or for construction or installation of improvements to serve the subdivision. This grading plan shall clearly show all on-site grading and shall show how off-site drainage resulting from the subdivision is managed or controlled to prevent adverse impacts. (Per Imperial County Code of Ordinances, Title 9 Division 8 Chapter 3 Section 90803.04 Grading plan). Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. It is expected that compliance with Public Works would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) According to Figure 9 (Erosion Activity) of the Conservation and Open Space Element of the Imperial County General Plan, the area is on a designation of a low activity. Additionally, the grading plan required prior the Parcel Map recordation as per item c) above would ensure that substantial erosion or siltation would occur; therefore, impacts are expected to be less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Per Imperial County Public Works developer shall furnish a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. According to Public Works, the developer shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. Therefore, it is not expected that the proposed project would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts are considered less than significant.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) As stated above under item c), Imperial County Public Works will require a grading plan prior the recordation of the Parcel Map which shall clearly show all on-site grading and shall show how off-site drainage resulting from the subdivision is managed or controlled to prevent adverse impacts. Such compliance would ensure that runoff water impacts be reduced to less than significant levels.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) The project site is located within Zone X per Federal Emergency Management Agency's				

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(FEMA)⁷ Flood Insurance Rate Map Panel 06025C1000C (FIRM effective September 28, 2008). Therefore, no impact is anticipated.

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒
- d) The proposed project topography is generally flat and it is not within a flood hazard, tsunami or seiche zone, therefore, no impacts are expected as a result of the proposed project.**
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐
- e) As stated above under item c (ii), the proposed project would require a grading plan approved by Imperial County Public Works prior the recordation of the parcel map, therefore, it is not expected that the minor subdivision would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are considered less than significant.**

XI. LAND USE AND PLANNING Would the project:

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) The proposed project would create two parcels and will not 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 could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation or zoning. The project is consistent with Imperial County Land Use Ordinance Title 9, Section 90303.02 Length to width ratio of the project and Section 90303.01 Lot Size. No impact is 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 does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". 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 will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.**

XIII. NOISE Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess ☐ ☐ ☒ ☐

⁷ FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) The proposed project is the division of land does not result in the generation of temporary or permanent noise beyond that which already occurs on the site. However, future construction occur the action would be subject to the Imperial County General Plan's Noise Element which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday, additionally, construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.

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

b) The proposed subdivision does not anticipate any construction, the existing agricultural use is proposed to remain. Should future construction occur, developer will be subject to Imperial County General Plan's Noise Element, such compliance expects to bring any impacts to less than significant levels.

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

c) The proposed project site is not within the vicinity of a private airstrip; therefore, no impacts are expected.

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

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐

a) The proposed project would create two new parcels that would continue the existing agricultural use. Therefore, it is not expected that it would induce substantial unplanned population growth in the area either directly or indirectly. Any impacts are considered to be less than significant.

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

b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as it has an existing agricultural use with no residents. Therefore, no impact is expected.

XV. **PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ☐ ☐ ☒ ☐

a) The proposed project would create two new parcels and would continue the existing agricultural use. Therefore, it is not anticipated that it would result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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1) Fire Protection?

☐
☐
☒
☐

1) The proposed project is not expected to result in substantial impacts on fire protection. Any future construction may be subject to fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.

2) Police Protection?

☐
☐
☒
☐

2) The proposed project is not expected to have result in substantial impacts on police protection; any impacts would be less than significant.

3) Schools?

☐
☐
☒
☐

3) The proposed project is not expected to have a substantial impact on schools as the project would generate two parcels and no new development is proposed. Any impact is expected to be less than significant.

4) Parks?

☐
☐
☐
☒

4) The proposed project is not expected to create a substantial impact on parks as the project would generate two parcels. No impacts are expected.

5) Other Public Facilities?

☐
☐
☒
☐

5) Per IID's comment letter dated March 16, 2022 after reviewing of the project, the agency has the following comments:

- IID water facilities that may be impacted include the Trifolium Lateral 9, Trifolium Lateral 8, and Trifolium 9 Drain. The applicant is not proposing land-use changes from the existing agricultural use. However, if future development is being considered, the applicant should contact IID Water Department Engineering Services prior to the proposed development's final design for review and coordination.
- The applicant should be advised a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant should call IID's North End Division Office at (760) 482-9900.
- Any construction or operation on IID property or within its existing and proposed right of way easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
- Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's 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.

Compliance with IID requirements is expected to bring impacts to less than significant levels.

XVI. RECREATION

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 may increase the use of existing and regional parks as per applicant the subdivision would generate two new parcels, however it is not expected that the increase to the use of the existing neighborhood and regional parks or other recreational facilities would generate substantial physical deterioration of the recreational facilities. Any impact would be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or expansion of recreational facilities as it would only generate two parcels. Therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
a) The proposed project is not expected to create a substantial impact to surrounding roads and does not conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; however any new impacts would appear to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) The proposed 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. However, the proposed project site it is not located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. The project would create two new parcels from the existing developed parcel. The action does not anticipates subsequent development and is expected to have less than significant impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
c) The proposed project use is compatible with the land use, the site design is not expected to increase hazards. There is no proposed changes to the existing access to a county maintained road. Should road improvements occur in further development of said improvements would be constructed in accordance with Imperial County Public Work regulations. It is expected that impacts to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in inadequate emergency access?
d) As stated above under item c), proposed access to parcels would be access from McNerney Road, Andre Road and Lack Road and a private road built as per Imperial County Public Works standards, therefore, it is not expected that it would result in an inadequate emergency access. Impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVIII. **TRIBAL CULTURAL RESOURCES**

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:

a) The proposed project would create two new parcels, however there is no substantial evidence that the proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, a notification via email was received from the Quechan Historic Preservation Officer stating that they do not wish to comment on this project 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

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(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), there is no known evidence of cultural resources on site. Less than significant impacts are expected.

- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

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(ii) No significant resources as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed project. Therefore, any impact is considered to be less than significant.

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

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

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a) The project proposes to divide a +/- 160 acre parcel with an existing agricultural use into two individual parcels will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. Applicant shall also comply with IID comment letter dated March 16, 2022 which mentions that any modification on IID's property or easements would require an encroachment permit or agreement. Impacts are expected to be less than significant.

- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

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b) Per IID comment letter dated March 16, 2022, the applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. No increase in water demand is expected. Impacts are considered less than significant.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
addition to the provider's existing commitments?				
c) The proposed project does not anticipate septic system. Per IID comment letter dated March 16, 2022 applicant shall establish a point of water and drainage discharge for each parcel. No increase in wastewater demand is expected. Impacts are considered less than significant.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed project would create two parcels. The overall site has an existing agricultural use that is proposed to continue; therefore it is not expected to generate 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. Less than significant impacts are expected.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are expected.				

XX. WILDFIRE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project site is located in a Fire Hazard Severity Zone within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County⁸; therefore, it is not expected that the project would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts are expected to be less than significant. | | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated under item a) above, the proposed project is classified as LRA Moderate and not within a Very High Fire Hazard Severity Zone (VHFHSZ); therefore, less than significant impacts are expected related due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Access is via McNerney Road, Andre Road and Lack Road; no new road infrastructure would be required. Any new construction is subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels. | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁸ Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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of runoff, post-fire slope instability, or drainage changes?

d) The proposed project site is generally flat and as stated above under item a) above, the proposed project is classified as LRA Moderate and not within a VHFHSZ; therefore, impacts related 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 are considered less than significant.

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; Protected 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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <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
- Quechan Indian Tribe

(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. County Important Farmland 2016 Map
3. Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>
4. California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>
5. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>
6. Imperial Irrigation District comment letters dated March 16, 2022.
7. FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>
8. Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

VI. NEGATIVE DECLARATION – County of Imperial

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

Project Name: Parcel Map #02495

Project Applicant: Muhammad Naeem
3470 E Florida, Ave.
Hemet, CA 92544

Project Location: 1396 W Andre Rd, Brawley, CA, Assessor's Parcel Number (APN) 036-160-008-000

Description of Project: Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners, each proposed parcel would be approximately +/- 80 acres, for a total of approximately +/- 160 acres:

VII. FINDINGS

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

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

☐

The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

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

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

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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Comments



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818

Fax: (442) 265-1858

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Public Works works for the Public



August 24, 2022

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

RECEIVED

AUG 24 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Attention: Mariela Moran, Planner III

SUBJECT: Parcel Map 2495 Dubose Design Group, Inc. / Muhammed Naeem;
Located on 1396 W Andre Rd., Brawley, CA
APN 036-160-008-000

Dear Mr. Minnick:

This letter is in response to your submittal received on March 7, 2022 for the above-mentioned project. The applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners.

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

- Andre Road is classified as Minor Collector – Local Collector, two (2) lanes, requiring seventy feet (70) of right of way, being thirty five (35) feet from existing centerline. It is required that sufficient right of way be provided to meet this road classification. (As directed by Imperial County Board of Supervisors per Minute Order #6 dated 11/22/1994 per the Imperial County Circulation Element Plan of the General Plan).
- The parcel map shall be based upon a field survey. The basis of bearings for the parcel map shall be derived from the current epoch of the California Coordinate System (CCS), North American Datum of 1983 (NAD83). The survey shall show connections to a minimum of two Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN). NAD 83 coordinates shall be established for every monument shown on the parcel map.
- All monuments shall be set prior to recordation of the parcel map and the setting of monuments shall not be deferred. All property corners of each parcel shall be sufficiently monumented. A full complement of corner accessories, including bearings and distances between the accessories and the corner monuments shall be documented by the surveyor of record.
- There shall be filed with each tentative map a grading plan showing any and all grading proposed or required for the creation of building sites within the subdivision or for construction or installation of improvements to serve the subdivision. This grading plan shall clearly show all on-site grading and shall show how off-site drainage resulting from the

subdivision is managed or controlled to prevent adverse impacts. (Per Imperial County Code of Ordinances, Division 8 – Subdivisions - Chapter 3 9083.04 Grading plan). Grading plan shall be approved by this Department prior to recordation of the Parcel Map.

- No development is being proposed at this this time. If land use changes and/or at time development being proposed, a Drainage and Grading Plan to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties shall be required. Said plan shall be completed per the *County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County*. The Drainage and Grading Plan shall be submitted to this department for review and approval.
- Each parcel created or affected by this project shall about a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
- No development is being proposed at this this time. If land use changes and/or at time development being proposed, street improvements shall be required Chapter 12.10 Street Improvements of Imperial County Ordinance:
- Section 12.10.010 - Definitions of Imperial County Ordinance
 - "Administrator" refers to the director of public works or his/her designee.
 - "Roads" and "streets" are used interchangeably throughout this chapter and therefore all references to "streets" in this chapter shall also refer to "roads."
 - "Street improvement" refers to such street work and utilities to be installed or agreed to be installed by a developer and/or property owner, on land to be used for public or private streets, highways, ways and easements as are necessary for the general use of the property owners and local neighborhood traffic and drainage needs as condition precedent to the approval and acceptance of the project. These improvements shall also include, but not be limited to streets, curbs, gutters, and sidewalks.
 - "Street improvement" also refers to such other specific improvements or type of improvements, the installation of which, either by the developer and/or property owner by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to insure conformity to or implementation of the general plan of the county. These improvements shall include but not be limited to streets, curbs, gutters, and sidewalks.
- Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
 - A. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress.
 - B. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document

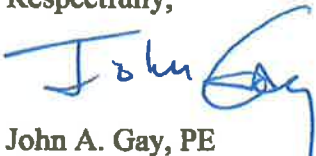
entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County".

- No development is being proposed at this this time. At time development being proposed, any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - Excavations on or Near a Public Road of the Imperial County Ordinance.
- Section 12.10.030 - Building Permits of Imperial County Ordinance:
 - A. No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by Section 12.10.010 of this chapter have been installed. In addition, no building permit shall be issued until there has been compliance with Chapter 12.12 of this title and the requirement that an encroachment permit be obtained.
- No development is being proposed at this this time. At time development being proposed, prior to the issuance of any grading and/or building permits, the Developer shall procure an encroachment permit from this department for any off-site improvements required for this project.
- No development is being proposed at this this time. At time development being proposed, prior to the issuance grading and building permits, a stabilized construction entrance/exit required has part of Best Management Practices (BPM) during grading operations shall be installed under an encroachment permit from this Department.
- Corner record is required to be filed with the county surveyor prior to construction for monuments:
 - 8771. (b) When monuments exist that control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to the time when any streets, highways, other rights-of-way, or easements are improved, constructed, reconstructed, maintained, resurfaced, or relocated, and a corner record or record of survey of the references shall be filed with the county surveyor.
- A second corner record is required to be filed with the county surveyor for monuments:
 - 8771. (c) A permanent monument shall be reset in the surface of the new construction or a witness monument or monuments set to perpetuate the location if any monument could be destroyed, damaged, covered, disturbed, or otherwise obliterated, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. Sufficient controlling monuments shall be retained or replaced in their original positions to enable property, right-of-way and easement lines, property corners, and subdivision and tract boundaries to be reestablished without devious surveys

necessarily originating on monuments differing from those that currently control the area.

- Prior to issuance of final certificate of completion, Developer will be responsible for repair, replacement, restoration and/or costs of any/all damages caused by the activities completed under permits to other improvements, roads, road shoulders, pipes and utilities, on or off road right-of-way as determined by Imperial County Road Commissioner.
- Prior to issuance of final certificate of completion, Developer shall provide a grading improvement certificate letter prepared by a California Licensed Civil Engineer or Surveyor that all recommended drainage and grading improvements were completed per approved grading plans.
- Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County Code of Ordinances, Chapter 10.12 - Overweight Vehicles and Loads).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (ACPD). (Per Imperial County Code of Ordinances, Chapter 12.10.020 – Street Improvement Requirements).
- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations. (Per Imperial County Code of Ordinances, Chapter 8.72 – Solid Waste Management).
- The project may require a Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan. (40 CFR 122.28 – general Permits).
- Effective September 15, 2020, the State's Mandatory Organic Waste Recycling Law (AB 1826 or Chapter 727, Statutes of 2014) decreased the threshold requiring all businesses and multi-dwelling facilities of 5 units or more generating two (2) cubic yards or more of solid waste per week to recycle their organic waste including landscape waste, wood waste, and food waste. Information about possible organics waste recycling services can be found at the CalRecycle site at: <https://www.calrecycle.ca.gov/Recycle/Commercial/Organics/>

Respectfully,



John A. Gay, PE
Director of Public Works

GM/gv

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Monday, March 7, 2022 2:12 PM
To: Kimberly Noriega
Subject: RE: PM02495 - AB 52 Letter

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

This email is to inform you that we have no comments on this project.

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]
Sent: Monday, March 07, 2022 2:25 PM
To: Quechan Indian Tribe ; Quechan Historic Preservation Officer
Cc: Michael Abraham; Jim Minnick; Diana Robinson; Mariela Moran; Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga; Valerie Grijalva
Subject: PM02495 - AB 52 Letter

Good Afternoon,

Please see attached Formal Notification of Determination that a Project Application is complete or Decision to undertake a project, and Notification of Consultation Opportunity regarding Parcel Map # 02495 for Naeem Subdivision with APN: 036-160-008-000.

If you have any questions or concerns please feel free to contact our office at (442) 265-1736.

Thank you,

Kimberly Noriega

Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243
☎ **Phone:** (442) 265-1736
☎ **Fax:** (442) 265-1735



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Kimberly Noriega

From: Mario Salinas
Sent: Monday, March 7, 2022 4:53 PM
To: Kimberly Noriega; Jorge Perez
Cc: Michael Abraham; Diana Robinson; Mariela Moran; Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga; Valerie Grijalva
Subject: RE: Request for Comments - PM02495 Naeem Subdivision

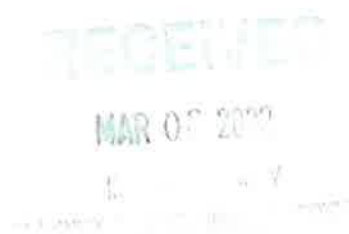
Good afternoon Ms. Noriega,

Pertaining to PM #02495, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

Environmental Health Compliance Specialist
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org



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From: Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>

Sent: March 7, 2022 2:22 PM

To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Paul Deol <PaulDeol@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; David Claverie <DavidClaverie@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Ben Salorio <BenSalorio@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Thomas Garcia <tgarcia@icso.org>; cgonzalez@icso.org; Ray Loera - Sherriff <rloera@icso.org>; Robert Benavidez



IID

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Since 1911

March 16, 2022

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

RECEIVED
MAR 16 2022
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Naeem Subdivision; PM02495

Dear Ms. Moran:

On March 7, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map No. 02495. The applicant, Dubose Design Group, Inc./Muhammed Naeem, proposes the subdivision of a parcel located at 1396 W. Andre Road, Brawley, CA (APN 036-160-008-000) to create 2 lots.

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

1. IID water facilities that may be impacted include the Trifolium Lateral 9, Trifolium Lateral 8, and Trifolium 9 Drain. The applicant is not proposing land-use changes from the existing agricultural use. However, if future development is being considered, the applicant should contact IID Water Department Engineering Services prior to the proposed development's final design for review and coordination.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant should call IID's North End Division Office at (760) 482-9900.
3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's 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 dvargas@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.
Constance Bergmark -- Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Wayne K. Strumpher, General Counsel
Jamie Asbury -- Assoc. General Counsel
Michael P. Kemp -- Superintendent, Regulatory & Environmental Compliance
Laura Cervantes -- Supervisor, Real Estate
Jessica Humes -- Environmental Project Mgr. Sr., Water Dept.

AIR POLLUTION CONTROL DISTRICT



March 17, 2022

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

RECEIVED

MAR 17 2022

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

SUBJECT: Minor Subdivision – Parcel Map 02495 (Naeem)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Minor Subdivision – Parcel Map (PM) 02495 located at 1396 West Andre Road in Brawley, California (also identified as Assessor Parcel Number 036-160-008-000). The applicant intends to divide the existing 160.07 acre (agricultural) parcel into two individual (agricultural) parcels.

The Air District has no comment.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell

APC Environmental Coordinator

Reviewed by

Monica N. Soucier

APC Division Manager



Imperial County Planning & Development Services

Planning / Building

RECEIVED

Jim Minnick
DIRECTOR

MAR 23 2022

March 7, 2022
REQUEST FOR REVIEW
AND COMMENTS

IMPERIAL COUNTY

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

To: County Agencies

- ☒ County Executive Office – Rosa Lopez/Esperanza Collo-Warren/Ben Salorio
- ☒ Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos Ortiz/David Claverie/ Paul Deol
- ☒ APCD – Monica Soucier/Belen Leon/Matt Dessert
- ☒ EHS – Jeff Lamoure/Mario Salinas/Alphonso Andrade/Jorge Perez/Vanessa R Martinez
- ☒ Public Works – Guillermo Mendoza/John Gay/ Carlos Yee
- ☒ Assessors – Robert Menvielle
- ☒ Board of Supervisors – Ryan E. Kelley – District #4

State Agencies/Other

- ☒ IC Sheriff's Office – Robert Benavidez/Thomas Garcia/Camilo Gonzalez/Ray Loera/ Scott Sheppard
- ☒ IID – Donald Vargas/Michael Pacheco/Laura Cervantes/Victoria Doyle
- ☒ Fort Yuma – Quechan Indian Tribe – H. Jill McCormick/ Jordan D. Joaquin
- ☒ IC Fire/OES Office – Andrew Loper/Alfredo Estrada/Robert Malek
- ☒ I.V. Vegetable Growers Association – Shelby Trimm
- ☒ Native American Heritage Commission – Katy Sanchez
- ☒ County Counsel – Eric Havens

Cities/Other

- ☒ City of Westmorland – Darlene Beber/Xavier Mendez/Joel Hamby/Ramiro Barajas
- ☒ Westmorland Chamber of Commerce – Barbie Smith
- ☒ Westmorland Fire Dept. – Sergio Cruz
- ☒ Westmorland Union Elementary School District – Richard Cordero
- ☒ Farm Bureau – Brea Mohamed

From: Mariela Moran, Planner III - (442) 265-1736 or ICPDSCommentLetters@co.imperial.ca.us

Project ID: Naeem Subdlvison Parcel Map # 02495

Project Location: 1396 W Andre Rd., Brawley, CA APN: 036-160-008-000

Project Description: Applicant is proposing to divide the land of APN 036-160-008-000 equally between two partners.

Applicants: Dubose Design Group, Inc./ Muhammed Naeem

Comments due by: March 22nd, 2022 at 5:00PM

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

No comments

Name: Ana Gomez Signature: [Signature] Title: Ag Biologist/Standards Specialist
Date: 03/23/2022 Telephone No.: (442) 265-1500 E-mail: ana.gomez@co.imperial.ca.us

MAXNAS:\AllUsers\APN\036\160\008\PM02495\Request for Comments\PM02495 Request for Comments 03 07 22.docx

Application

MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME Mohammad Sahir Din Muhammad Naeem		EMAIL ADDRESS <small>annette@dubosedesigngroup.com, lom@dubosedesigngroup.com, ckellum@dubosedesigngroup.com</small>	
2. MAILING ADDRESS 1065 State Street, El Centro, Ca		ZIP CODE 92243	PHONE NUMBER 760-353-8110
3. ENGINEER'S NAME LC Engineering Consultants		CAL. LICENSE NO. License # 55432	
4. MAILING ADDRESS 1065 State Street, El Centro, Ca		EMAIL ADDRESS carloscorrales@lcec-inc.com	
5. PROPERTY (site) ADDRESS Andre Road, Between Lack and McNerney Rds.		LOCATION Westmoreland, Ca	
6. ASSESSOR'S PARCEL NO. 036-160-008		SIZE OF PROPERTY (in acres or square foot) 160.07 acres +/-	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Tract 113, Township 13 South, Range 13 East, San Bernardino Base and Meridian, County of Imperial, State of California, according to the Official Plat thereof.			
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To divide land equally between 2 partners			

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	80.035	Vacant Agriculture	Agricultural land	A-2
2 or B	80.035	Vacant Agriculture	Agricultural land	A-2
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	N/A
11. DESCRIBE PROPOSED WATER SYSTEM	N/A
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Access from McNerney, Andre and Lack Rd.
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

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

Print Name (owner)

Date

Signature (owner)

Print Name (Agent)

Signature (Agent)

2/21/22
Date

REQUIRED SUPPORT DOCUMENTS

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

Special Note:

An notarized owners affidavit is required if application is signed by Agent

APPLICATION RECEIVED BY: **MM**

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION:

☐

APPROVED

☐

DENIED

DATE **2/22/2022**

DATE

DATE

DATE

DATE

REVIEW / APPROVAL BY

OTHER DEPT'S required

☐ P W

☐ E H S

☐ A P C D

☐ O E S

☐

☐

PM#

024/95

TENTATIVE PARCEL MAP BEING TRACT 113, T13S, R13E, SBM

VICINITY MAP



WESTMORLAND



LEGAL DESCRIPTION:

FOR APN 036-160-008

TRACT 113, TOWNSHIP 13 SOUTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BASIS OF BEARINGS:

THE WEST LINE OF TRACT 113 AND TRACT 112 IN TOWNSHIP 13 SOUTH, RANGE 13 E, SAN BERNARDINO MERIDIAN, ACCORDING TO RECORD OF SURVEY 17-5 RECORDED 04/06/2009 IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

OWNER/DEVELOPER

MOHAMMAD SAHAR DIN

ENGINEER:

LC ENGINEERING CONSULTANTS INC.
1005 STATE STREET
EL CENTRO, CA 92543

LAND USE DATA:

TOTAL AREA:
PROJECT SITE TOTAL AREA: 160.07 AC +/-

ASSESSOR PARCEL NUMBER:

300-100-008

COUNTY ZONING:

AGRICULTURAL A-2

FLOOD ZONE:

FEMA FLOOD ZONE DESIGNATION: ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 06020C03000, PANEL 1500 OF 2270 - EFFECTIVE DATE SEPTEMBER 26, 2008 WHICH DETERMINE SAID FLOOD AREA AS FOLLOWS:

ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

BENCHMARK:

BENCHMARK DOW SET IN RETAINING WALL, STATIONING 700 + 17.1864', PER HCS DATA SHEET.

ELEVATION = -116.3 (NAVD 88 DATUM)

ELEVATION = IN ORDER TO OBTAIN POSITIVE NUMBER ELEVATIONS 1,000.00 FEET IS

ADDED TO OBTAIN THE FOLLOWING ELEVATION:

ELEVATION = -116.3 + 1000.00 = 883.70 FEET

NOTES:

1. THE EXISTING GRADING OF TRACT 113 DRAINS IN A WESTERLY DIRECTION.

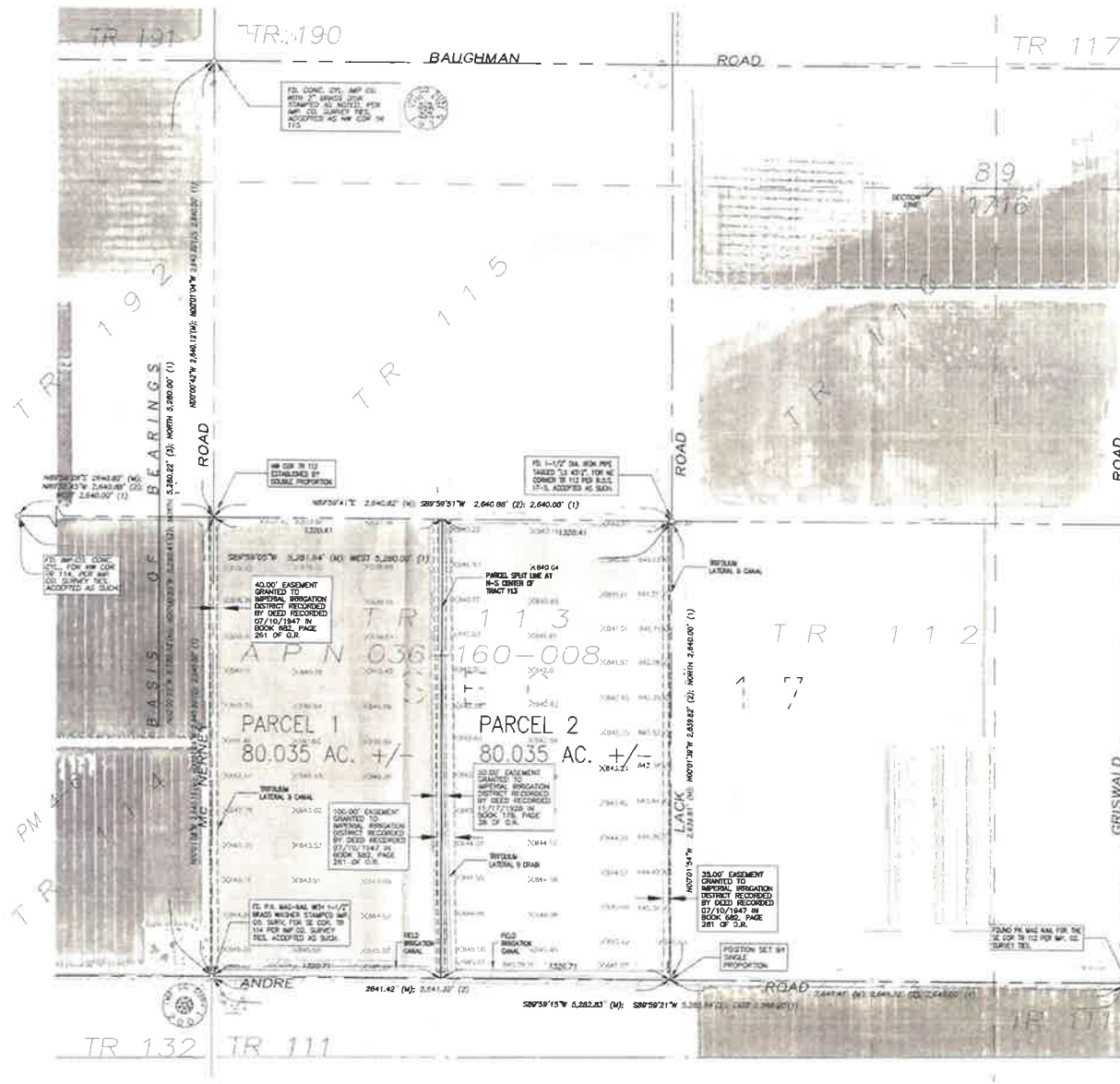
2. THE NEW PROPOSED 2 PARCELS HAVE DIRECT ACCESS OF OFF-HIGHWAY ROAD.

LEGEND:

- SECTION LINE
- TRACT LINE
- PARCEL MAP BOUNDARY LINE
- MEASURE DATA (M)
- GLO RECORD DATA PER RECORD OF SURVEY 17-5 ON PAGE 1
- RECORD DATA PER RECORD OF SURVEY 17-5
- RECORD DATA PER PARCEL MAP 4-6
- FOUND MONUMENT AS NOTED

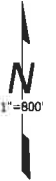


SCALE: 1" = 300'



SHEET 1 OF 1 SHEETS JOB NO. CA1037-05	TENTATIVE PARCEL MAP FOR APN 036-160-008 IN IMPERIAL COUNTY, CA. OWNER: ROMAN WHITTAKER	DATE: 01/13/2022 BENCHMARK: CONT. N33.70		SURVEYOR OF RECORD DAVIS PREPARED UNDER THE SUPERVISION OF DATE: 01/13/22 BY: [Signature] P.L.S. NO.: 8449

36-16



Assessor's Map Bk.36-Pg.16
County of Imperial, Calif.