PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: April 29, 2021**

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

Conditional Use Permit #20-0019
PROJECT TYPE: Cabaj Zbigniew & Martha Blaszczyk SUPERVISORY DISTRICT #2

LOCATION: 1 Coyote Well Rd., APN: 033-620-006-000

Ocotillo, CA 92259 PARCEL SIZE: +/- 50 acres

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

ZONE (existing) R-1-L-40 (Low Density Residential) ZONE (proposed) N/A

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

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/29/2021

INITIAL STUDY: 20-0027

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG	☐ NONE	☒ ATTACHED
APCD	☐ NONE	☒ ATTACHED
E.H.S.	☒ NONE	☐ ATTACHED
FIRE / OES	☒ NONE	☐ ATTACHED
SHERIFF.	☒ NONE	☐ ATTACHED
OTHER	Quechan Indian Tribe, See attached	

REQUESTED ACTION:

(See Attached)

☐ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

CUP #20-0019
IS #20-0027
Cabaj Zbigniew & Martha Blaszczyk – Water Well

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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April 2020

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #20-0019 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

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

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

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

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

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

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

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

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

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

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

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

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

SECTION 1

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

SECTION 2

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

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL 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**: Conditional Use Permit (CUP) #20-0019, Cabaj Zbigniew & Martha Blaszczyk
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**: Mariela Moran, Planner II, (442)265-1736, ext. 1747
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: marielamoran@co.imperial.ca.us
6. **Project location**: 1 Coyote Well Rd., Ocotillo CA
7. **Project sponsor's name and address**: Cabaj Zbigniew & Martha Blaszczyk
   5713 Desert View Dr.,
   La Jolla, CA 92037
8. **General Plan designation**: Ocotillo/Nomirage Community Area Plan
9. **Zoning**: R-1-L-40 (Low Density Residential)
10. **Description of project**: Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The entitlements for the existing well were originally granted under CUP #935-90.
11. **Surrounding land uses and setting**: The site is located southerly of the San Diego and Arizona Railroad, in proximity to the West with the townsite of Ocotillo. There are vacant parcels to the North, South and West; and a residential dwelling on property located West of the project site. The parcel is surrounded by native desert landscape.
12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission, Imperial County Public Health Department.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent on October 14, 2020 and an email from the Quechan Indian Tribe Historic Preservation Officer received on October 20, 2020 stated that they did not have comments on 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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ 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	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

Jim Minnick, Director of Planning/EEC Chairman Date:

PROJECT SUMMARY

A. **Project Location**: The project site is located at 1 Coyote Well Rd., Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-620-006-000. The legal description for this parcel is Portion of Tract 49, Township 16 South, Range 10 East, SBBM.

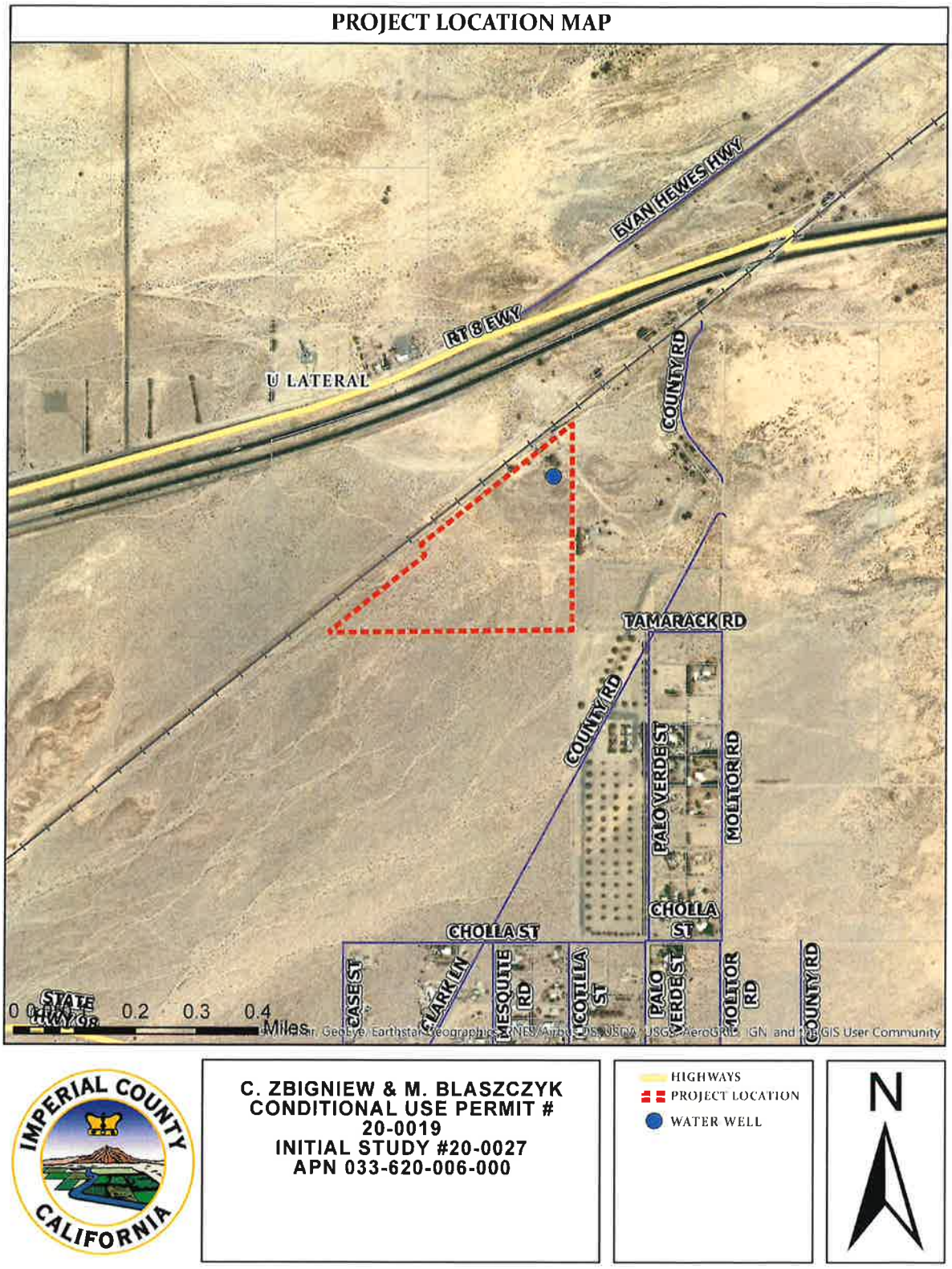
B. **Project Summary**: Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The proposed vacation home was submitted to this Department under Building Permit #51287 and it is currently under ministerial review. The entitlements for the existing well were originally granted under CUP #935-90.

C. **Environmental Setting**: The project is located in a disturbed parcel with an existing water well and a mobile home that is in the process of being demolished and would be replaced by a new geodesic dome as a dwelling for family's vacation home. The project site is a relatively flat terrain in a fenced lot with native desert landscape and sand. The project site is located southerly of the San Diego and Arizona railroad, approximately 700 feet South from the Kumeyaay Highway (I-8) and 1.3 miles approx. east of the townsite of Ocotillo.

D. **Analysis**: Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per Ocotillo/Nomirage Community Area Plan. It is classified as R-1-L-40 (Low Density Residential) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Ocotillo/Nomirage Community Area Plan, the entire planning area is dependent on groundwater.

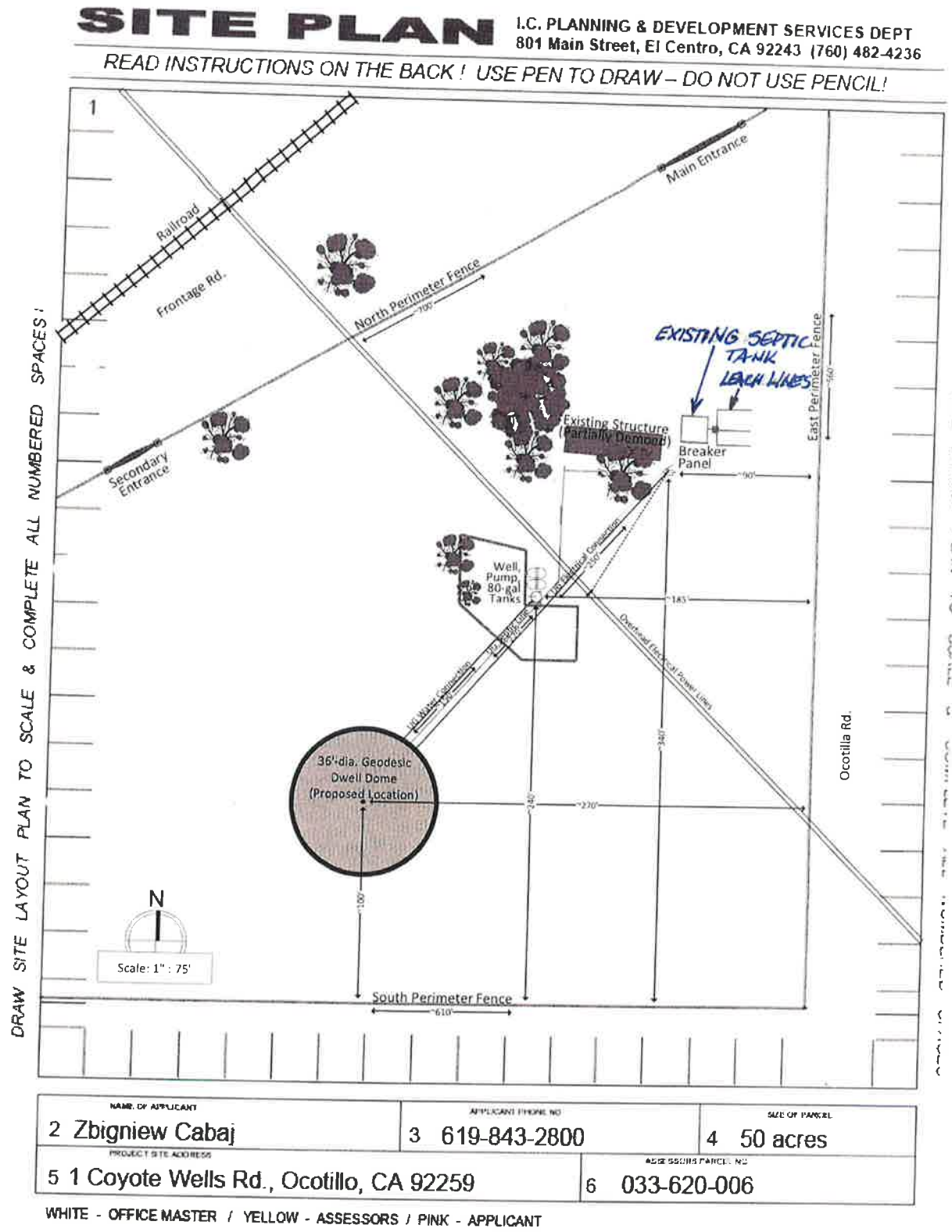
E. **General Plan Consistency**: Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Residential" per the Ocotillo-Nomirage Community Area Plan. The proposed project could be considered consistent with the General Plan since no change is being proposed to the existing use and a Conditional Use Permit has been applied for a water well, pursuant to Imperial County Land Use Ordinance (Title 9), Division 21 Water Well Regulations §92102.00.

Exhibit "A"
Vicinity Map



C. ZBIGNIEW & M. BLASZCZYK
CONDITIONAL USE PERMIT # 20-0019
INITIAL STUDY #20-0027
APN 033-620-006-000

Exhibit "B"


SITE PLAN
I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236
READ INSTRUCTIONS ON THE BACK ! USE PEN TO DRAW – DO NOT USE PENCIL!
DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES !
1
Railroad
Frontage Rd.
Main Entrance
North Perimeter Fence
700'
Secondary Entrance
EXISTING SEPTIC TANK
LEACH LINES
Existing Structure (Partially Demoed)
Breaker Panel
East Perimeter Fence
560'
90'
Well, Pump, 80-gal Tanks
185'
Overhead Electrical Power Lines
Ocotilla Rd.
36'-dia. Geodesic Dwell Dome (Proposed Location)
220'
340'
100'
N
Scale: 1" : 75'
South Perimeter Fence
610'
NAME OF APPLICANT
2 Zbigniew Cabaj
APPLICANT PHONE NO
3 619-843-2800
SIZE OF PARCEL
4 50 acres
PROJECT SITE ADDRESS
5 1 Coyote Wells Rd., Ocotillo, CA 92259
ASSESSORS PARCEL NO
6 033-620-006
WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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

I. *AESTHETICS*

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

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

a) The project site is not located near any scenic vista or scenic highway according to the Imperial County Circulation and Scenic Highway Element[1]; therefore, no impact is expected.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☐ ☒

c) The proposed project would not substantially physically degrade the existing visual character since it is for continuing the use of an existing water well. Therefore, no impacts are expected.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☐ ☒

d) The proposed project is to continue the use of the existing water well and does not include any sources of substantial light or glare as a part of the project. Therefore, no impacts are expected.

II. *AGRICULTURE AND FOREST RESOURCES*

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

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

a) The proposed project site located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map[2], therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impact is expected.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

b) The proposed project's parcel is designated as "Non-Enrolled Land" per The California Department of Conservation Imperial County Williamson Act FY 2016/2017 Map[3], therefore, no impacts are expected.

[1] Imperial County General Plan Circulation and Scenic Highways Element
[2] Imperial County Important Farmland 2016 Map
[3] Imperial County Williamson Act FY 2016/2017 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))?	☐	☐	☐	☒

c) The General Plan Land Use Map[4] designates this parcel as "Ocotillo-Nomirage Community Area Plan", and no forest land is near the vicinity of the project. The proposed project will not conflict with the existing zoning and will not cause rezoning of forest land, timber land, or Timberland Production; therefore, no impact is expected to occur.

d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

d) As previously stated in item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are expected.

e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

e) This parcel is located outside of the "Survey Boundary" area per the Imperial County Important Farmland 2016 Map as stated previously above on item a), therefore no change of Farmland to non-agricultural use, or forest land to non-forest use is expected. No impact is expected.

III. *AIR QUALITY*

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

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

a) The proposed project is to continue the use of the existing water well, however a residence is proposed under Building Permit #59894 and will be required to adhere to 2019 California Building Code requirements and will also be subject to Air Pollution Control District approval and requirements; therefore, any impacts are considered to be less than significant.

b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

b) As previously stated, under item a) above, the proposed project is to continue the use of the existing water well, if there would be any impacts they would be considered less than significant.

c)	Expose sensitive receptors to substantial pollutants concentrations?	☐	☐	☒	☐

c) The project is not expected to expose sensitive receptors to substantial pollutant concentrations as the well is already built on site. Impacts are considered less than significant.

d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

d) As mentioned above under item a) the project is for the use of the existing well, therefore the proposed project is not expected to result in other emissions; therefore, any impacts are expected to be less than significant.

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

[4] Imperial County Land Use Plan Map http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf

		Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

a) According to the Imperial County General Plan Conservation and Open Space Element[5], Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map; and according to Figure 2 "Sensitive Species Map", the project is located within the "Flat-Tailed Horned Lizard Species Distribution Model" area. However, the proposed project is to continue the use of an existing water well and it is not likely it would have a substantial adverse effect either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations. Less than significant impacts are expected.

b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a sensitive or riparian habitat, or other sensitive natural community; therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. Less than significant impacts are expected.

c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

c) As stated above under item a), according to the Imperial County General Plan Conservation and Open Space Element, Figure 1 "Sensitive Habitat Map", the project is not located within a sensitive habitat map, neither is located within state of federally protected wetlands; therefore, less than significant impacts are anticipated.

d)	Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

d) The proposed project is to continue the use of an existing water well; therefore, it is not likely 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. If there would be any impact, it is expected to be less than significant.

e)	Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

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

f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

f) The proposed project is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are expected.

[5] IC General Plan Conservation and Open Space - http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

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

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

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

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5, the area is classified under "1000m buffer around Named Streams and Waterbodies", however the site is in a disturbed land with an existing water well, therefore it is not likely that the project may cause a substantial adverse change in the significance of a historical resource. Additionally, the Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent on October 14, 2020 and an email from the Quechan Indian Tribe Historic Preservation Officer received on October 20, 2020 stated that they did not have comments on this project. Less than significant impacts are expected.

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

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

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

c) No new construction is anticipated for the proposed project, therefore, any impacts are expected to be less than significant.

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 to continue the use of an existing water well; therefore, it is not expected to result in a significant environmental impact due to wasteful inefficient, or unnecessary consumption of energy resources during project construction or operation. Less than significant impacts are expected.

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

b) As mentioned above under item a), the proposed project is to continue the use of an existing well and it is not expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐

a) The proposed project is to continue the use of an existing well and does not appear to conflict with the geology and soils of adjacent properties and does not appear to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. The proposed vacation home is currently under ministerial review on Building Permit #51287 and would be subject to compliance to the latest edition of the California Building Code, including seismic requirements. Therefore, any impacts are expected to be less than significant.

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to ☐ ☐ ☒ ☐

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

Division of Mines and Geology Special Publication 42?

1) The project is located approximately 0.4 miles west of the Imperial fault and it is under the State of California's Alquist-Priolo Earthquake Fault Zone Maps – Coyote Wells Quadrangle Map[6], released September 21, 2012; therefore, the site could be affected by the occurrence of seismic activity, in similitude to the surrounding residences; however since the proposed project is to continue the use of an existing well and the construction of the proposed home is under ministerial review (BP #51287), impacts are considered less than significant.

2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

2) As stated above on item 1), the proposed project may be affected by the occurrence of seismic ground shaking, however since the proposed project is to continue the use of an existing well, impacts are expected to be less than significant.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami? ☐ ☐ ☒ ☐

3) As stated above under item a), the project is to continue the use of an existing well and the project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps[7], seismic-related ground failure impacts including liquefactions and seiche/tsunami are considered to be less than significant.

4) Landslides? ☐ ☐ ☐ ☒

4) The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element[8], Figure 2 (Landslide Activity). The topography within the project site is generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected.

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). Less than significant impacts are expected.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the project as the water well is already built on site, therefore, any impacts are expected to be less than significant.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? ☐ ☐ ☒ ☐

d) The proposed project soil site may not be considered highly expansive, in addition the proposed project is to continue the use of an existing well and the proposed vacation dwelling will be subject to a ministerial review under BP #51287, therefore, the proposed project 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 ☐ ☐ ☐ ☒

[6] State of California Special Studies Map http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf

[7] Department of Conservation Tsunami Inundation Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami

[8] Imperial County Seismic and Public Safety Element - https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf

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

water?

e) The proposed project is to continue the use of an existing well, the proposed vacation dwelling will be subject to a ministerial review under BP #51287 and subject to the latest edition of the California Building Code; therefore, any impacts are expected to be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

f) The proposed project is to continue the use of an existing water well in a disturbed parcel and there are no known unique paleontological resources or geologic features on the site; therefore, less than significant impacts are expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

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

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

a) The proposed project is to extract one acre feet of water from an existing water well for a vacation home, and it is not expected to generate greenhouse gas emissions, that either directly or indirectly, may have a significant impact on the environment. Any impacts are expected to be less than significant.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

b) The proposed project is not expected to conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Less than significant impacts are expected.

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

a) The proposed project is not expected to create a significant hazard to the public or the environment since it does not include any handling of hazardous materials. No impacts are expected.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

b) As stated above under item a), the proposed project does not anticipate handling hazardous materials. No impacts are expected.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒

c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, no impacts are expected.

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? ☐ ☐ ☒ ☐

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

d) The proposed project site is not located on a site included on a list of hazardous material sites[9]; therefore, less than significant impacts are expected.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

e) The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area; therefore, no impacts are expected.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

f) The proposed project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

g) The project site is classified as LRA Moderate under the Fire Hazard Severity Zone according to the "Draft Fire Hazard Severy Zones in LRA" Imperial County map dated September 19, 2007. The proposed project is to continue the operation of an existing well and the proposed vacation home would be subject to ministerial review (BP #51287); therefore, any impact related to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires is considered to be less than significant.

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

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐

a) The proposed project is to continue the operation of the existing well, it would extract one acre feet of water a year as initially requested under CUP #935-90, therefore it is not expected to violate any water quality standards or waste discharge requirements or substantially degrade surface or ground water quality. Any impacts are expected to be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐

b) As commented above under item a), the proposed project anticipates the extraction of one acre feet of water from an existing well and it 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; therefore, less than significant impacts are expected.

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) As stated above under item a), the proposed project is for the extraction of one acre feet of water a year from an existing well and it is not likely that it will substantially alter the existing drainage pattern of the site or area. Less than significant impacts are expected.

[9] EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/

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

(i) result in substantial erosion or siltation on- or off-site; ☐ ☐ ☒ ☐

(i) As stated above under item c), the proposed project is to continue the extraction of one acre-feet of water a year from an existing water well and it is not likely that it would cause substantial erosion or siltation on- or off- site. Less than significant impacts are expected.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ☐ ☐ ☒ ☐

(ii) The proposed project is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Less than significant impacts are expected.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; ☐ ☐ ☒ ☐

(iii) The proposed project would not appear to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts appear to be less than significant.

(iv) impede or redirect flood flows? ☐ ☐ ☒ ☐

(iv) The proposed project would continue the operation of the existing water well and it is not expected to impede or redirect flood flows. Less than significant impacts are expected.

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

d) The project site is not located within a Tsunami Inundation Area and it is not expected to expose people or structures to a significant risk release of pollutants due to project inundation. Less than significant impacts are expected.

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

e) The proposed project would continue the extraction of one acre feet of water a year from an existing water well and it is not expected to conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

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

a) Physically divide an established community? ☐ ☐ ☐ ☒

a) The proposed project is to continue the use of an existing water well which would be used for residential purposes and it is not expected to physically divide an established community; therefore, no impact is expected.

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

b) The proposed project would continue the use of an existing water well for residential purposes. The parcel is zone R-1-L-40 (Low Density Residential), the residential use is proposed to continue, therefore it would comply with the Imperial County Land Use Ordinance, and it is not expected to cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Less than significant impacts are expected.

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

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

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

a) The proposed project is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element, Figure 8 "Existing Mineral Resources". Therefore, no impacts are expected.

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

b) The proposed project is not expected to result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.

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

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

a) It is not expected that the continuation of the use of the existing water well would generate substantial temporary or permanent increase in ambient noise, however during construction of the proposed residence noise would be expected. The construction phase of the residence would be subject to the Construction Noise standards per Noise Element[10] of the Imperial County General Plan. Compliance with such standards would bring impacts to less than significant.

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

b) During the construction of the residence groundborne vibration and noise levels are expected to increase in a short term; however as stated above under item a), the construction phase of the residence will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Compliance with such standards would bring impacts to less than significant.

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

c) The proposed project site is located 2.7 miles approximately from a private airstrip located to the northwest of the project; however it is not expected to expose people residing or working in the project area to excessive noise levels. As stated above under item a), during the construction of the subsequent residence, groundborne vibration and noise levels are expected to increase in a short term; however during this period the proposed project will be subject to the Construction Noise standards per Noise Element of the Imperial County General Plan. Therefore, less than significant impacts are expected.

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 ☐ ☐ ☒ ☐

[10] Imperial County Noise Element - https://www.icpds.com/planning/land-use-documents/general-plan/noise-element

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

roads or other infrastructure)?

a) The proposed project is to continue the use of an existing residential well for a single family dwelling. Therefore, the proposed project is not expected to induce substantial unplanned population growth in the area either directly or indirectly. Less than significant impacts are expected.

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

b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere. Therefore, no impact is expected.

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 is not expected to result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed project is not expected to result in substantial impacts on fire protection; any new impacts would be less than significant.

2) Police Protection? ☐ ☐ ☐ ☒

2) The proposed project is not expected to have result in substantial impacts on police protection; no impacts are expected.

3) Schools? ☐ ☐ ☐ ☒

3) The proposed project is not expected to have a substantial impact on schools. No impacts are expected.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.

5) Other Public Facilities? ☐ ☐ ☒ ☐

5) The proposed project is not expected to create a substantial impact on other public facilities; however, any impacts would be less than significant.

XVI. *RECREATION*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐

a) The proposed project is not expected to increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated since no changes to the current use are being proposed. Less than significant impacts are expected.

		Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	☐	☐	☐	☒

b) The proposed project does not include or require the construction of recreational facilities. No impacts are expected.

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

a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒

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

b)	Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒

b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas and no change is proposed in the existing use. No impacts are expected.

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

c) The proposed project does not appear to substantially increase hazards due to design features or incompatible uses. No impacts are anticipated.

d)	Result in inadequate emergency access?	☐	☐	☒	☐

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

XVIII. ***TRIBAL CULTURAL RESOURCES***

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

a) The proposed project is to continue the use of an existing well on disturbed land and it is not expected that the project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074. Additionally, the Quechan Indian Tribe was consulted under Assembly Bill 52 and no comments were received at this time. Therefore, less than significant impacts are expected.

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

(i) The proposed project is not listed or is not likely that it would be eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k) since as stated above under item a), the

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

project area has an existing water well and to date, there is no evidence of cultural resources on site. Therefore, less than significant impacts are expected.

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

ii) As stated above, under item i), the proposed project is on a disturbed land and to date, there is no evidence of cultural resources on site. Therefore, any impact would be less than significant.

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

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

a) The proposed project is to continue the operation of an existing well for residential purposes, the applicant has submitted a Building Permit for the construction of a residential dwelling that would replace the existing dilapidated mobile home, therefore, it is not expected that the proposed project would require or result in the relocation or construction of new or expanded utilities and service system facilities, the construction of which could cause significant environmental effects. Less than significant impacts are expected.

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

b) The proposed project intends to continue the extraction of one acre feet of water a year for residential purposes; therefore, it is expected that there is sufficient water supplies to serve the proposed project from existing and reasonably foreseeable future development. Less than significant impacts are expected.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

c) The proposed project is to continue the extraction of one acre feet of water a year for residential purposes, applicant has also submitted a building permit for a new single family dwelling proposing to use an existing septic system, such permit has been submitted to the ICPDS for review and it would require to comply with the California Building Code and the requirements of Agencies including Environmental Health Department for approval; therefore, it is expected that such compliance would bring impacts to less than significant levels.

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

d) The proposed project would continue the residential use, therefore, it is not expected that it would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts are considered less than significant.

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

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

e) The proposed project does not require a solid waste plan. The proposed project site appears to comply with all federal, state and local management and reduction status and regulations related to solid waste. Less than significant impacts are expected.

XX. *WILDFIRE*

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

a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

a) The proposed project is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones, the proposed project parcel is within an area classified as "Local Responsibility Area (LRA Moderate)-Unincorporated" under the Fire Hazard Severity Zones in SRA adopted by Cal Fire on November 7, 2007. However, the proposed project is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Less than significant impacts are expected.

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

b) As stated above under item a) the area is classified as "Local Responsibility Area (LRA)-Unincorporated", the proposed project parcel is flat and surrounded by desert vacant parcels and a residential dwelling to the east of the property, therefore, it is not expected that the proposed project will expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Less than significant impacts are expected.

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

c) As previously stated under item a) above, the proposed project is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones, therefore, it would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Less than significant impacts are expected.

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

d) As previously stated under item b) above, the proposed project is generally flat, and it is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore it not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Less than significant impacts are expected.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

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

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)**

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?**	☐	☐	☐	☐
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.)**	☐	☐	☐	☐
c)	**Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**	☐	☐	☐	☐

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
- Ag Commissioner
- Environmental Health Services

B. OTHER AGENCIES/ORGANIZATIONS

- Quechan Indian Tribe

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

V. REFERENCES

1. Imperial County General Plan Circulation and Scenic Highways Element
2. Imperial County Important Farmland 2016 Map
3. Imperial County Williamson Act FY 2016/2017 Map
4. Imperial County Land Use Plan Map - http://www.icpds.com/CMS/Media/LANDUSE-Map.pdf
5. IC General Plan Conservation and Open Space - http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
6. State of California Special Studies Map- http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/COYOTE_WELLS_EZRIM.pdf
7. Department of Conservation Tsunami Inundation Maps http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami
8. Imperial County Seismic and Public Safety Element - https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf
9. EnviroStor Database - http://www.envirostor.dtsc.ca.gov/public/
10. Imperial County Noise Element - https://www.icpds.com/planning/land-use-documents/general-plan/noise-element

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: Initial Study #20-0027 for Conditional Use Permit #20-0019
Cabaj Zbigniew & Martha Blaszczyk – Water Well

Project Applicant: Cabaj Zbigniew & Martha Blaszczyk

Project Location: The project site is located at 1 Coyote Well Rd., Ocotillo CA 92259. This parcel is located on Imperial County Assessor Parcel (APN) 033-620-006-000. The legal description for this parcel is Portion of Tract 49, Township 16 South, Range 10 East, SBBM.

Description of Project: Applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. The proposed vacation home was submitted to this Department under Building Permit #51287 and it is currently under ministerial review. The entitlements for the existing well were originally granted under CUP # 935-90.

VII. FINDINGS

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

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

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

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

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

Applicant Signature Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE

ATTACHMENT "A"

CUP APPLICATION AND SUPPORTING DOCUMENTATION

CONDITIONAL USE PERMIT

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

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

1. PROPERTY OWNER'S NAME ZBIGNIEW CABAJ & MARTA BLASZCZYK	EMAIL ADDRESS cabajzbigniew@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 5713 DESERT VIEW DR. LA JOLLA, CA	ZIP CODE 92037	PHONE NUMBER 619-843-2800
3. APPLICANT'S NAME ZBIGNIEW CABAJ	EMAIL ADDRESS cabajzbigniew@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 5713 DESERT VIEW DR, LA JOLLA, CA	ZIP CODE 92037	PHONE NUMBER 619-843-2800
4. ENGINEER'S NAME CA. LICENSE NO. CLARK REDER ENGINEERING C-70581	EMAIL ADDRESS	
5. MAILING ADDRESS (Street / P O Box, City, State) 10091 MOSTELLER LN. WEST CHESTER OH	ZIP CODE 45069	PHONE NUMBER 573-851-1223

6. ASSESSOR'S PARCEL NO. 033-620-006-001	SIZE OF PROPERTY (in acres or square foot) 50 ACRES	ZONING (existing)
7. PROPERTY (site) ADDRESS 1 COYOTE WELL RD, OCOTILLO, CA 92259		
8. GENERAL LOCATION (i.e. city, town, cross street) OCOTILLO NORTH OF NOMIRAGE		
9. LEGAL DESCRIPTION PIN T.P. 49 T16S R10E LY SELY OF S.D.&A R/W PORTION OF TRACK 49, TOWNSHIP 16 SOUTH ~~50 ACRES~~, RANGE 10 EAST, LYING SOUTHEASTERLY OF SAN DIEGO AND ARIZONA RAILROAD		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	VACATION HOME FOR CABAJ FAMILY WITH 36' dia. "GEORGIA" STYLE GEODESIC DOME. 1 Acre feet of water per year, 30 GPM, 190-ft. deep Well
11. DESCRIBE CURRENT USE OF PROPERTY	STORAGE OF PERSONAL PROPERTY, 5-WHEEL TRAILER
12. DESCRIBE PROPOSED SEWER SYSTEM	EXISTING SEPTIC TANK
13. DESCRIBE PROPOSED WATER SYSTEM	EXISTING WELL
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	EXISTING WATER TANK
15. IS PROPOSED USE A BUSINESS? ☐ Yes ☒ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

ZBIGNIEW CABAJ — Print Name — 9-25-20 — Date
Signature

MARTA BLASZCZYK — Print Name — 9-25-20 — Date
Signature

REQUIRED SUPPORT DOCUMENTS

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

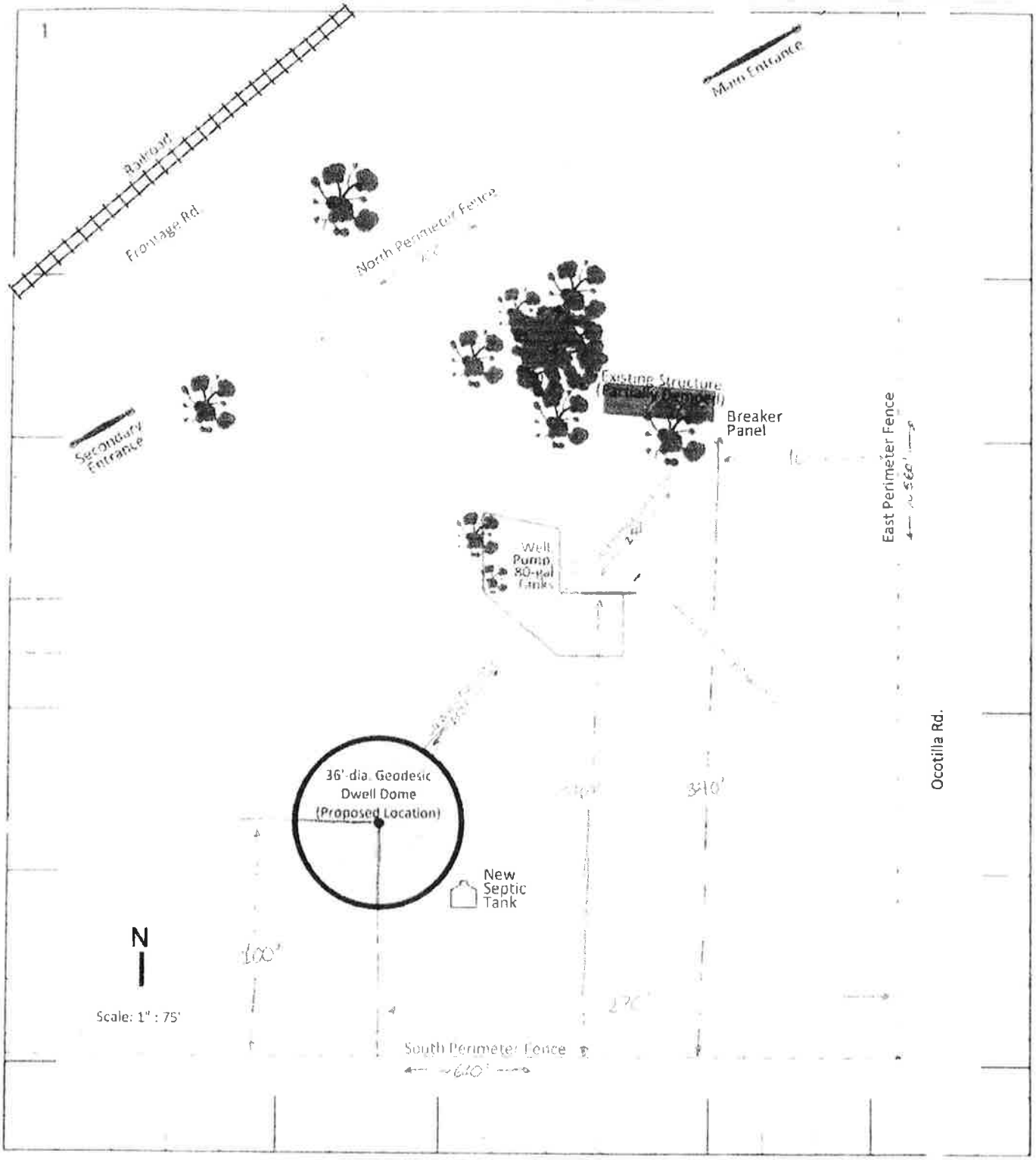
APPLICATION RECEIVED BY:	MM	DATE	9/30/2020	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY:		DATE		☐ P. W.
APPLICATION REJECTED BY		DATE		☐ E. H. S.
TENTATIVE HEARING BY:		DATE		☐ A. P. C. D.
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE		☐ O. E. S. ☐ ☐

CUP # 20-0019

SITE PLAN

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

PLEASE INDICATE ON THIS MAP: USE PEN TO DRAW - DO NOT USE PENCIL



2 Zbigniew Cabaj	3 619-843-2800	4 50 acres
5 1 Coyote Wells Rd , Ocotillo, CA 92259	6 033-620-006	

WHITE - OFFICE MASTER YELLOW - ASSESSORS PINK - APPLICANT

APN 033-620-006-000

1" = 376 ft	Sub Title	09/30/2020		

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of acutual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

And When Recorded Mail To

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

HOLD

90013260

BOOK 1653 PAGE 864

DOLORES PROVENCIO

COUNTY RECORDER
BOOK 1653 PAGE 864
'90 JUL 23 AM 11 47

OFFICIAL RECORDS
IMPERIAL COUNTY, CA

REG	$ 3
RIF	$ 1
MC	$ 1
NIL	$ —
TOTAL	$ 5

MEMORANDUM OF CONDITIONAL USE PERMIT

This is a Memorandum of Conditional Use Permit recorded by the County of Imperial, to witness that:

Pursuant to County Ordinance Section 56350, a Conditional Use Permit (Permit # 935-90) to Paul Jarand for a Domestic Water Well has been granted by the County of Imperial for certain premises located at North of Nomirage, further described as (LEGAL DESCRIPTION) Portion of Tract 49, Townshhip 16 South, Range 10 East, and further Lying southeasterly of SanDiego and Arizona Railroad described by Assessor's Parcel #033-620-06-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 935-90) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 7/23/90 at El Centro, Imperial County, California.

By: _____
JURG HEUBERGER
Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF IMPERIAL)

On this 23rd day JULY of 1990, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within Instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.

By: Linda Weaver
LINDA WEAVER, Clerk of the
Board of Supervisors
County of Imperial

BOARD OF SUPERVISORS IMPERIAL COUNTY CALIFORNIA

CONDITIONAL USE >> PERMIT <<

HAVING DULY APPLIED FOR A CONDITIONAL USE PERMIT AS PER SECTION 56350 OF ORDINANCE NO. 1017, AND THE [ ] PLANNING DIRECTOR, [XX] PLANNING COMMISSION, [ ] BOARD OF SUPERVISORS, HAVING DULY CONSIDERED SAID APPLICATION AS PER THE ABOVE ORDINANCE, HEREBY GRANT THIS PERMIT TO THE BELOW SPECIFIED, *AND SUBJECT TO THE FOLLOWING CONDITIONS*=== (1 through _____)

See attached sheets

NOTICE

THIS PERMIT SHALL EXPIRE BY LIMITATION AND SHALL BE NULL AND VOID IF THE USE AUTHORIZED HEREIN IS NOT COMMENCED WITHIN SIX MONTHS OF DATE ISSUED AND/OR IF CONDITIONS ARE NOT OR HAVE NOT BEEN COMPLIED WITH.
REQUESTS FOR EXTENSION MUST BE IN WRITING TO THE DEPT. PRIOR TO THE EXPIRATION DATE !!!

PROPERTY OWNER Paul Jarand

PROPERTY ADDRESS North of Nomirage

AUTHORIZED "USE" Domestic Water Well

JURG HEUBERGER, PLANNING DIRECTOR
PLANNING DEPARTMENT
county of imperial, ca.

ZONE A-2

ASSESS. PARCEL 033-620-06-01

REVIEW CYCLE Three Years

DATE ISSUED: 7/23/90

PERMIT NO: 935-90

FOR

PAUL A. JARAND, FOR A DOMESTIC WATER WELL

CONDITIONAL USE PERMIT #935-90

Pursuant to the completed application and site plan attached hereto, the County of Imperial hereby grants this Conditional Use Permit to Paul A. Jarand, subject to the terms and conditions specified below. This permit authorizes the drilling of a water well for domestic use of up to one (1) acre foot of water per year on that parcel legally described as a Portion of Tract 49, Township 16 South, Range 10 East, lying Southeasterly of San Diego and Arizona Railroad, and also identified by Assessor's Parcel #033-620-06-01.

GENERAL CONDITIONS:

G1 Costs:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply.

G2 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, and/or other approvals for the construction and/or operation of this project. This shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally Permittee shall submit a copy of such additional permit and/or licenses to the Planning Department within 30 days of receipt.

G3 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee, this permit shall be deemed null and void.

G4 COMPLIANCE/REVOCATION:

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

G5 INDEMNIFICATION:

At no cost to the County Permittee shall indemnify and deem harmless the County, the Board of Supervisors, and all officers and agents of the County against any and all claims or actions and liabilities arising out of the permitting and/or operation of this project.

G6 PROVISION TO RUN WITH LAND:

The provision of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not with out prior notification to the Planning Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. In the event that the new owner or assignee or transferee has a history of non compliance with environmental laws or is not of substantial equivalent or superior financial capability and/or responsibility or is not willing to or has not agreed to in writing to abide by the terms or conditions of this permit, the Planning Department shall bring this matter to the Planning Commission for either revocation or modification to the permit.

G7 SEVERABILITY:

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

G8 RIGHT OF ENTRY:

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

G9 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successes three year(s) by the Planning Director upon a finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years. Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G10 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an
appeal is made to the Board of Supervisors within the required time.

SPECIFIC PROJECT CONDITIONS: (WATERWELL/domestic)

S1 The Conditional Use Permit (CUP) allows the Permittee to draw a maximum of one (1) acre foot of water per year, for on-site domestic and on-site plant irrigation purposes only. Exceeding the amount of water specified herein will result in action by the Planning Department to rescind the CUP for noncompliance.

S2 No water from this well shall be sold, given, exported, or transported off the site as identified herein.

S3 A flow meter shall be installed and sealed by the water well drilling contractor. Permittee shall submit an annual report to the Department of Public Works and the Planning Department indicating the total amount of water consumed yearly. The report shall be received within thirty (30) days following the anniversary date of the issuance of the Conditional Use Permit.

S4 The water well shall be drilled by a California State Licensed water well drilling contractor. Permittee shall provide the name and contractor's license number to the Planning Department prior to the water well being drilled. Permittee shall submit well driller's logs including all well dimensions to the Public Works and to the Planning Department within ninety (90) days following the drilling of the well.

S5 A site plan shall be submitted to Environmental Health Services and Planning/Building Department for their review and approval of the location of the water well and any improvements, structures, sewage systems, etc.

S6 This permit does not authorize Permittee to "slant drill" under adjoining property.

S7 Permittee shall practice prudent water conservation methods during the life of the Conditional Use Permit.

S8 Permit is issued on property legally described as a Portion of Tract 49, Township 16 South, Range 10 East, lying Southeasterly of the San Diego and Arizona Railroads, and also identified by Assessor's Parcel #033-620-06-01. No other property is effected by this permit.

S9 The Permittee shall submit and have received by the County Health Department a bacteriological test conducted by a State approved laboratory following the drilling of the well. Prior to finalization of any residential building permits, this test result shall be made available to Planning/Building Department.

S10 If the subject well is abandoned by Permittee without being secured or sealed and/or subject well is found to be a potential life/safety hazard the Building Official is hereby authorized to secure said well in a manner acceptable to the Building Official. Furthermore, any cost incurred by the County Planning? Building Department as a result of such action shall be billed against the property owner of record, and if not paid shall become a lien against the property and/or the property owners personal possession.

S11 Should the water well be abandoned at any time for more than 360 consecutive days, Permittee shall seal/cap the well according to standards set by the State and in a manner acceptable to the County Building Official. (Abandonment shall mean as follows:)

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

S12 Construction of the well shall be in accordance with Bulletin 74-81 Water Well Standards-State of California, and the County's Water Well Ordinance.

JS/jf/p74/jarandcd

ATTACHMENT "B"
COMMENT LETTERS

Due 10/27/2020 Comments for CUP 20-0019 for 1 Coyote Well Rd, Ocotillo - Water Well

Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

RECEIVED
OCT [illegible], 2020

October 12, 2020

REQUEST FOR REVIEW AND COMMENTS

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
- ☒ Ag. Commissioner – Carlos Ortiz/Sandra Mendivil/ Jolene Dessert/Paul Deol
- ☒ APCD – Matt Dessert/Monica Soucier
- ☒ EHS – Jeff Lamoure/Vanessa Martinez/Alphonso Andrade/Jorge Perez/Mario Salinas
- ☒ IC Fire/OES – Robert Malek/Andrew Loper
- ☒ Public Works – John Gay/Carlos Yee
- ☒ IC Sheriff's Office – Robert Benavidez

State Agencies/Other
- ☒ CUPA – Robert Krug
- ☒ Union Pacific RR
- ☒ San Diego & Arizona Eastern RR

Cities/Other
- ☒ IID – Donald Vargas/Rudy Leal
- ☒ Coyote Valley Mutual Water Co – Mike Peterson
- ☒ Ocotillo Mutual Water Company – Board of Directors
- ☒ Fort Yuma – Quechan Indian Tribe – Jill McCormick/ Jordan D Joaquin

From:	Mariela Moran, Planner II - (442) 265-1736 extension 1747 or via-email at ICPDSCommentLetters@co.imperial.ca.us
Project ID:	Conditional Use Permit (CUP) #20-0019
Project Location:	APN 033-620-006-001, 1 Coyote Well Road, Ocotillo, CA
Project Description:	The applicant proposes to use the existing water well and extract 1 acre feet of water a year for the family's proposed vacation home. Originally, the well was granted under CUP #935-90.
Applicant:	Cabaj Zbigniew & Martha Blaszczyk

Your written comments, recommendations, or conditions are requested by the deadline below so that the Director of Planning & Development Services can review them for appropriateness and incorporate it as part of project consideration. Please submit your response to the Case Planner. Jim Minnick, Director. Thank You!

Comments due by: October 27, 2020 **PC Meeting: TBD**

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 Comment

Name: Margo Sanchez Signature: [signature] Title: Deputy Ag Commissioner / Sealer

Date: 10/26/20 Telephone No.: x1495 E-mail: Margosanchez@co.imperial.ca.us

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

October 28, 2020

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

SUBJECT: Conditional Use Permit (CUP) 20-0019 —Water Well (Zbigniew & Blaszczyk)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 20-0019 that would allow the use of an existing water well in conjunction with the proposed construction of a geodesic dome-style vacation home at 1 Coyote Wells Road in Ocotillo, California (also identified as Assessor Parcel Number 033-620-006).

Although the Air District has no comment on the existing well, the applicant is advised that future development of the property, including the proposed vacation home and a new septic tank as indicated on the site map, will be subject to Air District Rules and Regulations, including but not limited to Regulation VIII, which is designed to mitigate fugitive dust (PM_{10}) during construction and earthmoving activities. The applicant may review Air District Rules and Regulations at www. https://apcd.imperialcounty.org. The Air District asks for a copy of the Draft CUP prior to recording.

Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica Soucier
APC Division Manager

From: Mariela Moran
To: Quechan Historic Preservation Officer
Subject: RE: Conditional Use Permit (CUP) #20-0019
Date: Tuesday, October 20, 2020 4:11:00 PM

Good afternoon,

Thank you for reviewing the project.

Regards,

Mariela Moran

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Tuesday, October 20, 2020 3:56 PM
To: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Subject: Conditional Use Permit (CUP) #20-0019

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

Thank you,
H. Jill McCormick, M.A.

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com

GREAT SEAL
TOGETHER WE PROGRESS
FT. YUMA QUECHAN INDIANS

From: Mario Salinas
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Mariela Moran
Subject: RE: CUP20-0019 Request for Comments
Date: Tuesday, October 20, 2020 10:04:46 AM

Good morning Ms. Robb,

Pertaining to CUP20-0019, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA
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Division of Environmental Health
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From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, October 12, 2020 4:39 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>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rbenavidez@icso.org; Robert Krug <Robert.Krug@dtsc.ca.gov>; Donald Vargas - IID <DVargas@IID.com>; rleal@iid.com; historicpreservation@quechantribe.com;

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Subject: CUP20-0019 Request for Comments

Good afternoon commenting agencies,

Please see attached Request for Comments Packet for **CUP20-0019**. Comments are due by **October 27, 2020 at 5:00 PM.**

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

Should you have any questions regarding this project, please feel free to contact Mariela Moran, Planner II at (442)265-1736 ext. 1747 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

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