

# PROJECT REPORT

**TO: ENVIRONMENTAL EVALUATION COMMITTEE**

**AGENDA DATE: July 27, 2023**

**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA TIME 1:30 PM/ No. 1**

PROJECT TYPE: Parcel Map #02505  
HouseSavers LLC SUPERVISORY DISTRICT #2

LOCATION: 294 W. Horne Rd APN: 054-091-002-000

El Centro, CA 92243 PARCEL SIZE: +/- 4.76 acres

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

ZONE (existing) A-1-U(Limited Agriculture)(Within Urban Boundaries Only) 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: 07/27/2023

INITIAL STUDY: #23-0002

NEGATIVE DECLARATION     MITIGATED NEG. DECLARATION     EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
E.H.S.	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER	<u>Imperial Irrigation District, Quechan Indian Tribe</u>			

**REQUESTED ACTION:**

**(See Attached)**

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

*Initial Study & Environmental Analysis  
For:*

**Parcel Map #02505  
Initial Study #23-0002  
HouseSavers LLC**



*Prepared By:*

**COUNTY OF IMPERIAL**  
**Planning & Development Services Department**  
801 Main Street  
El Centro, CA 92243  
(442) 265-1736  
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**July 2023**

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## SECTION 1 INTRODUCTION

### A. PURPOSE

This document is a  policy-level,  project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02505 (Refer to Exhibit "A" & "B).

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

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

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

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

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

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

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

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

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

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

### **C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION**

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

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

### **D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION**

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

#### **SECTION 1**

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

#### **SECTION 2**

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

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

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

#### **SECTION 3**

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

**IV. PERSONS AND ORGANIZATIONS CONSULTED** identifies those persons consulted and involved in

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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. **Potentially Significant Unless 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



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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

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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.



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## II. *Environmental Checklist*

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1. **Project Title:** Parcel Map #02505
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Evelia Jimenez, Planner II, (442)265-1736, ext. 1747
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** ejimenez@co.imperial.ca.us
6. **Project location:** 294 W. Horne Rd, El Centro CA. 92243, Assessor's Parcel Number (APN) 054-091-002-000
7. **Project sponsor's name and address:** HouseSavers LLC  
294 W. Horne Rd. El Centro, CA. 92243
8. **General Plan designation:** Urban
9. **Zoning:** A-1-U (Limited Agriculture)(Within Urban Boundaries Only)

10. **Description of project:** The applicant, HouseSavers LLC, is proposing a minor subdivision to subdivide the existing residential parcel that is approximately 4.76 acres into two separate residential parcels, with Parcel 1 to have approximately 3.71 acres (161,763 sq.ft) and Parcel 2 to have approximately 1.05 acres (45,738 sq.ft). The property is not being farmed for agricultural purposes. Exhibit "B" shows the tentative Parcel Map as proposed by the applicant. The proposed subdivision would create two parcels and as proposed, exceed the minimum lot size within the A-1-U Zone, which is one-half acre (net) per Title 9 Division 5 Chapter 7 Section 90507.4. The proposed subdivision is consistent with the General Plan.

Proposed Parcel 1 has an existing residence, built in 1978 per Assessor's Building Record (Applicant's primary home), with legal and physical access from Horne Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 is self-contained and does not drain onto Proposed Parcel 2. Proposed Parcel 1 would be approximately 3.71 acres (161,763 square feet).

Proposed Parcel 2 has an existing residence, built in 1950 per Assessor's Building Record (vacant 2<sup>nd</sup> home on property), with legal and physical access from Horne Road. Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 is self-contained and does not drain onto Proposed Parcel 1. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet).

11. **Surrounding land uses and setting:** The project site is located on the northeast corner of Horne Road and Clark Road in the County of Imperial, California. The project surrounded by parcels zoned as A-1-U (Limited Agriculture within Urban Boundaries Only) and the City of El Centro to the North; A-1-U (Limited Agriculture within Urban Boundaries Only) to the East and South; and the City of El Centro Water Treatment Plant to the West.

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

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

The Assembly Bill 52 Consultation letter was sent to the Quechan and Campo Indian Tribes. The County received on April 14, 2023 an email response from Quechan Indian Tribe advising they had no comment for this project.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION**

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

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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

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

\_\_\_\_\_  
Jim Minnick, Director of Planning/EEC Chairman

\_\_\_\_\_  
Date:

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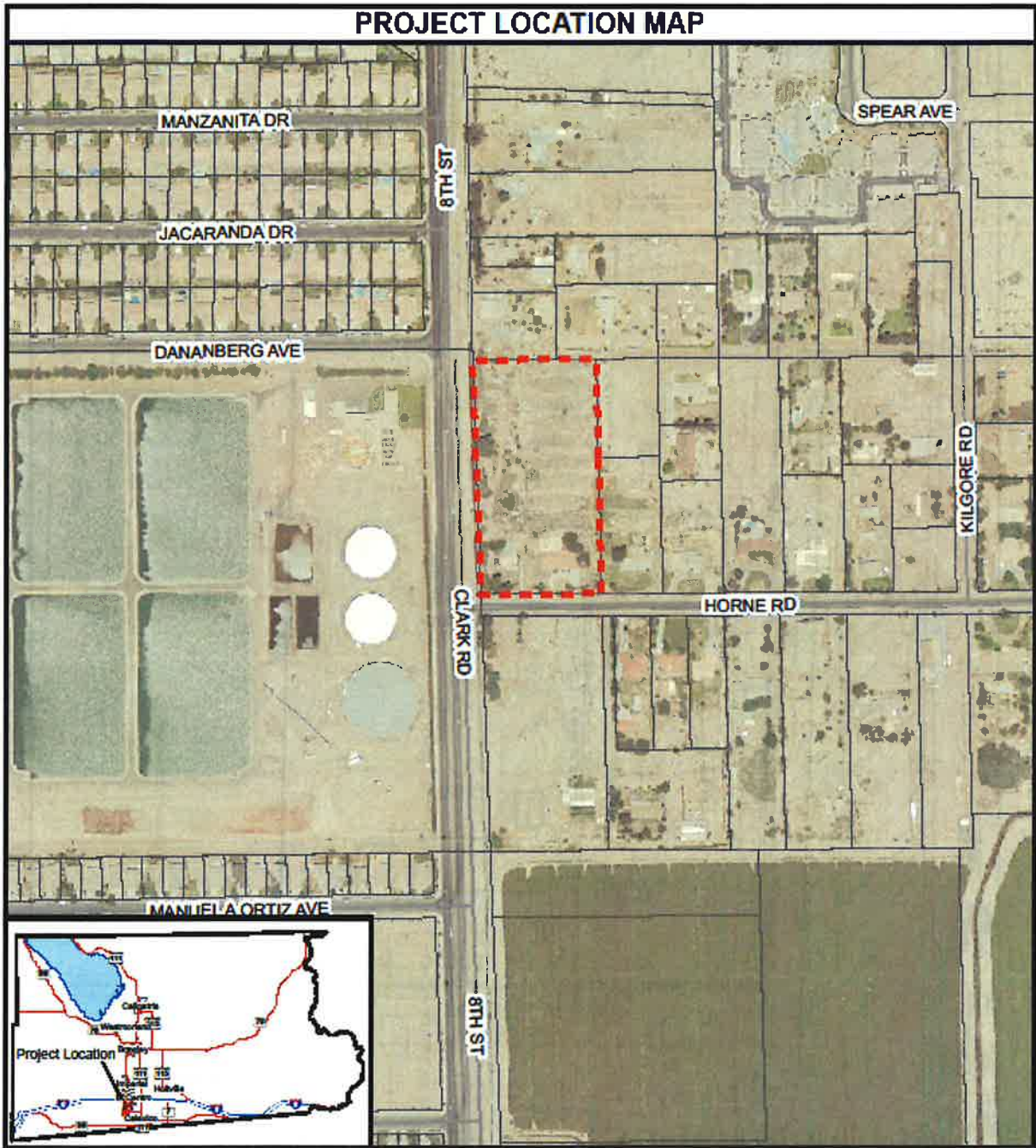
## PROJECT SUMMARY

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- A. **Project Location:** The project is located at 294 W. Horne Rd, El Centro CA 92243; Assessor's Parcel Number: 054-091-002-000
- B. **Project Summary:** The applicant, HouseSavers LLC, is proposing a minor subdivision to reconfigure the existing parcel of approximately 4.76 acres into two separate parcels. The existing parcel has two homes on site and the proposed minor subdivision will result with one home in each parcel.
- Proposed Parcel 1 has an existing residence (Applicant's primary home) with legal and physical access from Horne Road. Proposed Parcel 1 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 1 is self-contained and does not drain onto Proposed Parcel 2. Proposed Parcel 1 would be approximately 3.71 acres (161,763 square feet).
- Proposed Parcel 2 has an existing residence (vacant second home on property) with legal and physical access from Horne Road. Proposed Parcel 2 will continue receiving water from the Date Canal and discharge wastewater through an existing septic system. Proposed Parcel 2 is self-contained and does not drain onto Proposed Parcel 1. Proposed Parcel 2 would be approximately 1.05 acres (45,738 square feet).
- C. **Environmental Setting:** The proposed project parcels are generally flat and are located on the northeast corner of Horne Road and Clark Road and adjacent to the City of El Centro to the north and west.
- D. **Analysis:** Under the Land-Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". It is classified as A-1-U (Limited Agriculture/ Within Urban Boundaries Only) per Zone Map #12 of the Imperial County Land Use Ordinance (Title 9).
- The proposed subdivision is projecting (2) two parcels: Proposed Parcel 1 with approximately  $\pm$  3.71 Acres and Proposed Parcel 2 with approximately  $\pm$  1.05 Acres. The proposed parcels comply with Section 90507 of the Imperial County Land Use Ordinance, Title 9; which states that where an Onsite Wastewater Treatment System is proposed, the minimum lot size may be required to be larger than one (1) acre as required by County Ordinance §8.80.150.
- E. **General Plan Consistency:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area". The site is currently zoned A-1-U (Limited Agriculture/ Within Urban Boundaries Only). The proposed project will remain consistent with the County's General Plan and the County Land Use Ordinance Section 90507.04. No change is being proposed to the existing use.



Exhibit "A"  
Vicinity Map

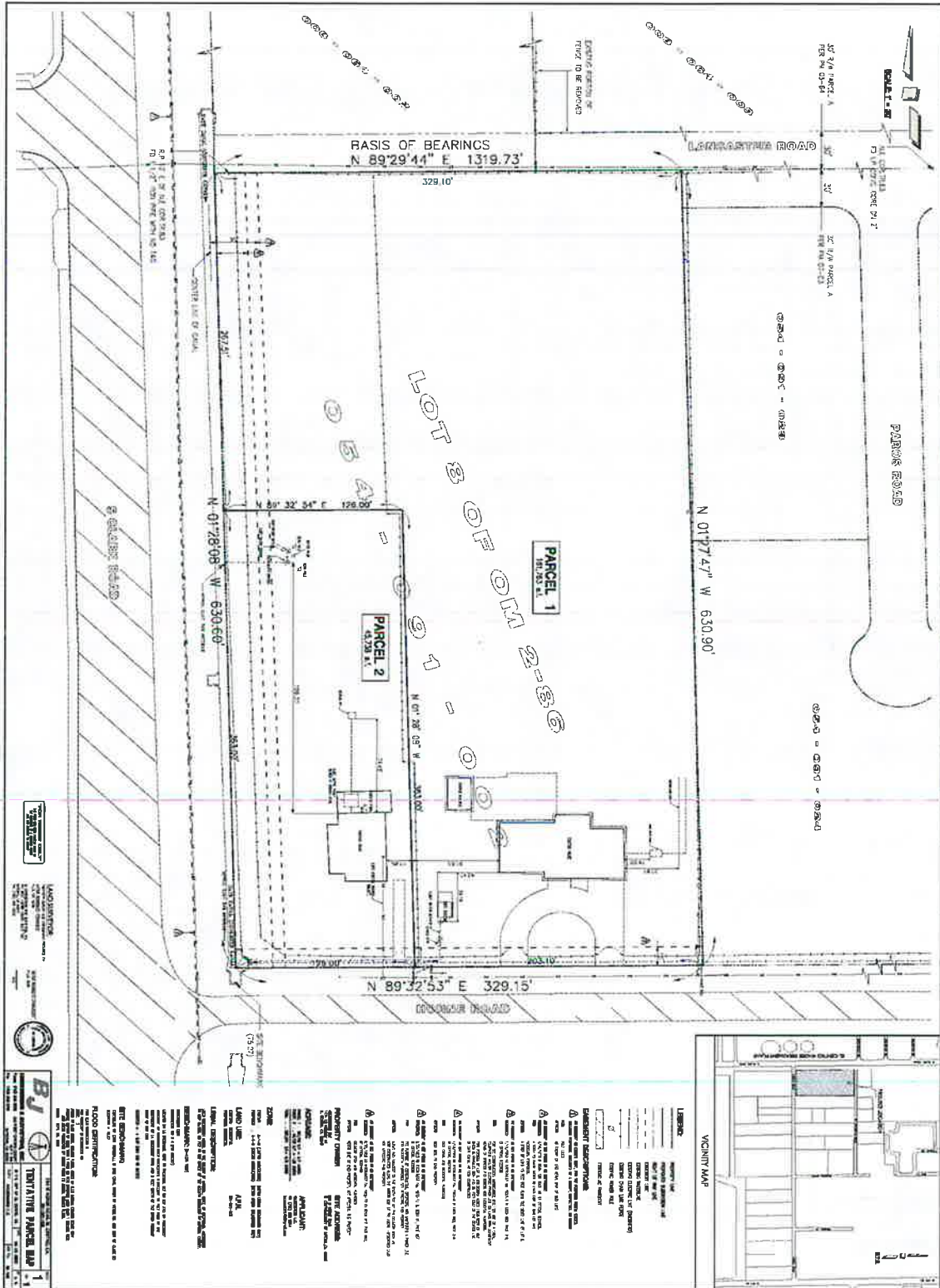


**PM02505 / IS23-0002**  
**294 W. HORNE RD EL CENTRO**  
**APN 054-091-002**

 Project Location  
 Parcels  
 Centerline



# Exhibit "B" Site Plan/Tract Map/etc.



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## 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)
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**I. AESTHETICS**

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

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

**a) The project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element. No impacts are expected.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?    

**b) As previously stated on section (1) (a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. No impacts are expected.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?    

**c) The proposed project would not substantially or physically degrade the existing visual character or quality of public views of the site and its surroundings since the existing residential uses are proposed to remain. 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 a minor subdivision to create two separate residential parcels. However, it is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. Any impacts are expected to less than significant.**

**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 is a minor subdivision to create two separate parcels. The residential uses would continue and therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?    

**b) The proposed minor subdivision is not located within any Williamson Act Contract. There is no impact anticipated.**
- 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 proposed project is consistent with the zoning, and it is not located within a forestland or timberland; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 5114(g)). No impacts are expected.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Result in the loss of forest land or conversion of forest land to non-forest use? <b>d) The proposed project is not located in a forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? <b>e) The proposed project is a minor subdivision to separate the existing parcel to create two parcels. The proposed project would continue the existing residential uses which are not located in a forestland; no new construction is proposed and it is not expected to change the existing environment. Any impacts are expected to be less than significant.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 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 a minor subdivision, and it is not expected to be in conflict with or obstruct implementation of the applicable air quality plan. If any construction and earthmoving, the applicant must adhere to Air District Rules and Regulations. Therefore, any impacts are expected 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 (III)(a) above, any future construction shall comply with the rules and regulations of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.**
- c) Expose sensitive receptors to substantial pollutants concentrations?      
**c) The proposed project is a minor subdivision to create two parcels. No new construction or change to current use is proposed. The proposed subdivision is not expected to expose sensitive receptors to substantial pollutants concentrations. Compliance with ACPD's requirements, rules and regulations would bring any potential impacts to less than significant levels.**
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?      
**d) As previously stated on item (III) (c) above, the proposed minor subdivision does not anticipate to create objectionable odors that would adversely affect a substantial number of people. Also, as previously stated on item (III) (b) above, compliance with ACPD's requirements, rules, and regulations and adhering to the California Building Code would bring any potential impacts to less than significant levels.**

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

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?      
**a) The proposed project site is located within disturbed land. According to the Imperial County General Plan's Conservation and Open Space Element<sup>4</sup>, Figure 2, "Imperial County Sensitive Species," the project site may be within the Borrowing Owl Species Distribution Model, however, the proposed project does not expect to have any physical changes to the environment. Consequently, it does not appear to have a substantially adverse effect, either directly or indirectly through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Prior to any future developments on site, the applicant shall contact ICPDS; therefore, any potential impacts are expected to be less than significant.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p> <p><b>b) As mentioned above, the site is located within disturbed land and does not appear to have a substantial effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services; therefore, any potential impacts are expected to be less than significant.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p><b>c) The project proposes to subdivide one parcel into two residential parcels and will not cause a substantial adverse effect on federal protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore there is no impact anticipated.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p><b>d) The project proposes to subdivide one parcel into two parcels and will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Therefore, there is no impact anticipated.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?</p> <p><b>e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies nor ordinances. No impacts are expected.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p> <p><b>f) The proposed project is a minor subdivision to reconfigure one parcel into two parcels and is not within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element<sup>4</sup>, therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any potential impacts are expected to be less than significant.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</p> <p><b>a) According to the Imperial County General Plan's Conservation and Open Space Element<sup>4</sup>, Figure 5, "Areas of Heightened Historic Period Sensitivity Map<sup>4c</sup>," the project site may be located within a Historic Period Railroad Town and on the 1000m buffer around Named Streams and Waterbodies of the Exploration and Trail routes, 1770-1890. In accordance with Figure 6, "Known Areas of Native American Cultural Sensitivity<sup>4d</sup>," does not locate the proposed project within a designated area of possible impact. The site is already disturbed with two existing homes on site. Any potential impacts are expected to be less than significant.</b></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p> <p><b>b) The proposed project is located on already disturbed land with two existing homes on site with no documented nor known archeological resources. The proposed minor subdivision is not likely to cause a substantial adverse change to any archeological resource. Any potential impacts are expected to be less than significant.</b></p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>c. As previously stated on items (V)(a) and (V)(b) above, no proposed earthwork and the proposed project site is not located within or adjacent to any cemeteries, therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Any potential impacts are expected to be less than significant.</b>				

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 a minor subdivision that is not proposing any changes in the existing uses, therefore, it will not result in potentially significant environmental impacts due to wasteful, insufficient, or unnecessary consumption of energy resources during the project construction nor operation. Should any new developments occur, said developments would require compliance with the latest edition of the California Building Code and ministerial building permit with the Imperial County Planning and Development Services Department. Any impacts are expected to be less than significant.**
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
- b) As previously stated on item (VI) (a) above, the proposed project is a minor subdivision which does not propose any changes to the existing uses. Future, new developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant.**

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 subdivision does not appear to conflict with the geology and soils of adjacent parcels in the area as no proposed developments are anticipated at the time. Additionally, the existing residential uses are proposed to remain. Should any new, future developments occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Any potential 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 Division of Mines and Geology Special Publication 42?
- 1) The proposed project is a minor subdivision where existing residential uses will remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone be required to incorporate the most stringent earthquake resistant measures. Should any new, future developments occur on either parcel, such will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.**
- 2) Strong Seismic ground shaking?
- 2) The proposed project is a minor subdivision where existing residential uses are proposed to remain. Imperial County is classified as Seismic Zone D per the Uniform Building Code, which requires that any developments within this zone are required to incorporate the most stringent earthquake resistant measures. Should any new, future developments occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to less than significant levels.**
- 3) Seismic-related ground failure, including liquefaction and seiche/tsunami?



	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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3) As previously stated on item (VII) (a)(2) above, the proposed project does not anticipate any new developments. Additionally, the project site is not located in a seiche/tsunami area per the California Tsunami Data Maps<sup>9</sup>. Any potential impacts are expected to be less than significant.

4) Landslides?

4) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Landslide Activity Map<sup>10a</sup>," Figure 2, the proposed project is not located within a landslide activity area. The topography within the proposed project site is generally flat; therefore, no impacts are expected.

b) Result in substantial soil erosion or the loss of topsoil?

b) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Erosion Activity Map<sup>10b</sup>," Figure 3, the proposed project is not located within an area of high soil erosion activity. Any potential impacts are expected to be less than significant.

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

c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision. Should any future construction occur on either parcel, such will be subjected to compliance with the latest edition of the California Building Code as well as through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any potential impacts to 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 is a minor subdivision on already disturbed land with two existing homes on site. According to the U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Maps<sup>11</sup>," the proposed project site is located on an area containing Imperial silty and Imperial-Glenbar wet, clays and loams. However, as previously stated on section (VII) (c), any construction will require adherence and compliance to the latest version of the California Building Code, local and local standards and state regulations as applicable as well as to go through an administrative building permit review which would bring any potential impacts to less than significant levels.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

e) The proposed project does not anticipate any changes to the existing residential uses. The existing homes currently have a septic systems and continue receiving potable water from the Date Canal. Should any future construction occur, on either of the proposed parcels, septic tanks or alternative waste water disposal systems shall comply with applicable local standards and state regulations from the Imperial County Public Health Department, Division of Environmental Health. Adherence and compliance to these standards would bring any potential impacts to less than significant.

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

f) The project site is located on already disturbed land with existing residential uses. The proposed subdivision does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic feature on site. Any potential impacts are expected to be less than significant.

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 a minor subdivision on already disturbed land with existing residential uses. No improvements to existing uses are proposed at the time. Compliance with applicable Imperial County Air Pollution Control District's rules and regulations would bring any potential impacts to less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>b) The proposed minor subdivision would not conflict with any regulations under AB-32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.</b>				

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

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) The proposed project is not expected to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected.</b>				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b) The proposed minor subdivision is not expected to create a significant hazard to the public or environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.</b>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>c) The proposed project does not anticipate the emitting of hazardous emissions or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above. The proposed project is located 2.4 miles of McCabe Elementary School in El Centro. There is no impact anticipated.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor<sup>13</sup>; therefore, no impacts are expected.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>e) The project site is not located within the airport land use zones per Imperial County Airport Land Use Compatibility Maps. The nearest public airport is the Imperial International Airport located approximately 5.5 mile north of the project site; therefore, it would not result or create a significant hazard or excessive noise for people residing or working in the project area. No impacts are expected.</b>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>f) Since no development is being proposed the proposed minor subdivision would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. Any potential impacts are expected to be less than significant.</b>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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g) According to Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County<sup>15</sup>" adopted November 7, 2007, the proposed project site is located within an unincorporated Local Responsibility Area. New improvements are not proposed. Should any future construction or developments are to occur, such may be subject to the inclusion of fire sprinklers and have either a private water or public source as pressurized hydrants for fire suppression. Compliance to ICFD standards would bring any potential impacts to less than significant levels.

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?<br><b>a) The proposed minor subdivision proposes to create two separate parcels and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, any potential impacts are expected to be less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?<br><b>b) The proposed project proposes to continue the existing residential uses and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any potential impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:<br><b>c) The proposed subdivision is not located near a body of water and does not anticipate physical alterations to the site that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces. Additionally, the proposed project will be required to submit a grading and drainage letter according to the Imperial County Public Works Department regulations prior to the recordation of the proposed parcel map. Compliance with Public Works Department would bring any potential impacts to less than significant.</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) result in substantial erosion or siltation on- or off-site;<br><b>(i) According to Imperial County General Plan's Seismic and Public Safety Element<sup>10</sup>, "Erosion Activity Map<sup>10b</sup>," Figure 3, the proposed project is not located within an area of substantial soil erosion or siltation on- or off-site. Additionally, the proposed project will continue with the existing residential uses with no new developments proposed. Therefore, any potential impacts are expected to be less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;<br><b>ii) As previously stated on item (X)(c)(i) above, the proposed project does not anticipate new development; therefore, it is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Compliance with Imperial County Public Works Department would bring any potential impacts to less than significant.</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) 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;<br><b>(iii) As previously stated on item (X)(c) above, Imperial County Public Works Department will require a drainage and grading letter prior to the recordation of the proposed parcel map which shall clearly show all on-site grading and shall demonstrate how off-site drainage resulting from the subdivision will be managed or controlled to prevent any adverse impacts. Compliance with Imperial County Public Works Department standards would ensure that any potential runoff water impacts would be reduced to less than significant.</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) impede or redirect flood flows?<br><b>(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center<sup>17</sup>, Flood Insurance Rate</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Map, the proposed project site is located within "Zone X" of flood map 06025C1725C, effective September 26, 2008. However, since no new developments are proposed and existing residential uses are to remain would not impede or redirect flood flows. Additionally, a reviewed and approved grading and drainage letters are to be required by the Imperial County Public Works Department. Therefore, compliance with ICPWD's standards would bring any potential impacts to be less than significant levels.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?<br>d) The proposed project will continue with the existing residential uses with no new developments proposed; therefore, impacts related to risk release of pollutants due to project inundation are considered to be less than significant.   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?<br>e) As previously stated on item (X)(c) above, the proposed project would require drainage and grading letter approved by the Imperial County Public Works Department prior to the recordation of the parcel map; therefore, it is not expected that the minor subdivision would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?<br>a) The proposed minor subdivision is to reconfigure one parcel into two separate parcels and would not physically divide an established community. Each proposed parcel does not anticipate to change the existing land use designation and zoning. Therefore, no impacts are expected.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?<br>b) As previously stated on item (XI)(a) above, the proposed project is consistent with the Imperial County General Plan and County's Land Use Ordinance; therefore, no impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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?<br>a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element <sup>4</sup> , "Existing Mineral Resources Map <sup>4b</sup> " Figure 8. No impacts are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?<br>b) The proposed minor subdivision will not result in the loss of availability of locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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?<br>a) The proposed project is a minor subdivision to divide one parcel into two separate parcels that would not result in the generation of temporary or permanent noise beyond that which already occurs on the site. However, should any future construction occur, such action would be subject to the Imperial County General Plan's Noise Element <sup>18</sup> which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday, and from 9 a.m. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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to 5 p.m. on Saturday. Additionally, construction noise from a single piece of equipment or combination, shall not exceed 75 dB Leq when averaged over an eight (8) hour period. Compliance with Imperial County General Plan's Noise Element would bring any potential impacts to less than significant levels.

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

**b) The proposed subdivision does not anticipate any changes to the existing residential uses on the newly proposed parcels. Additionally, as previously stated on item (XIII)(a) above, any future construction would be subject to Imperial County General Plan's Noise Element. Any potential impacts are expected to be less than significant levels.**

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

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

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

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

**a) The proposed subdivision is to reconfigure one parcel into two separate parcels and would not induce a substantial unplanned population growth in an area, either directly or indirectly, as no changes to the existing uses are proposed. Therefore, any potential impacts are expected to be less than significant.**

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

**b) The minor subdivision will not displace substantial number of people necessitating the construction or replacement of housing elsewhere as the existing residential uses are proposed to remain. Any potential impacts are expected to be less than significant.**

**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 subdivision would create two new parcels and it is not anticipated that it would result in substantial adverse physical impacts associated with potential impacts foreseen on public services. However, any impact would be less than significant.**

1) Fire Protection?

**The proposed subdivision would reconfigure one parcel into two separate parcels. Additionally, it is not anticipated that the project would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios. Any potential impacts would be less than significant.**

- 2) Police Protection?

**2) The proposed project is not expected to result in substantial impacts on police protection. Both the California Highway Patrol and Sheriff's Office South County Patrol have active policing and patrol operations in the area. Any potential impacts**

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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are expected to be less than significant.

3) Schools?

**3) The proposed subdivision is not expected to have a substantial impact on schools as the project proposes to divide one parcel into two separate parcels where current uses are proposed to remain. Any potential impacts are expected to be less than significant.**

4) Parks?

**4) The proposed project is not expected to create a substantial impact on parks as the project would reconfigure one parcel into two parcels. Any potential impacts are expected to be less than significant.**

5) Other Public Facilities?

**5) The proposed minor subdivision is not expected to have a substantial impact on other public facilities. Therefore, no impacts are expected.**

**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 to reconfigure one parcel into two separate parcels where existing residential uses are proposed to remain. Subsequently, the proposed subdivision would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any potential impacts are expected to be less than significant.**

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

**b) The proposed minor subdivision will not trigger nor require the construction or expansion of recreational facilities as it would create two parcels; No additional structures are being proposed; therefore, less than significant impacts are expected.**

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

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

**a) The proposed project is to reconfigure one parcel into two separate parcels where the current uses are proposed to remain. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element<sup>1</sup>. However, any potential new impacts would appear to be less than significant.**

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

**b) ) The proposed subdivision will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) as it is not expected to have a significant transportation impact within transit priority areas with no proposed change on the existing land use. Less than significant 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 minor subdivision does not appear to substantially increase hazards due to a geometric design feature or incompatible use. Additionally, the proposed project does not propose any new development with existing residential and agricultural uses proposed to remain. Therefore, any potential impacts are expected to be less than significant.**

d) Result in inadequate emergency access?

**d) The proposed project would not result in inadequate emergency access. Additionally, no changes on existing residential**

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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uses neither new development are proposed. The proposed parcel will have legal and physical access from Horne Road. The proposed accesses appear to be suitable for emergency response vehicles. Less than significant impact are expected.

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

**a) According to the Imperial County General Plan's Conservation and Open Space Element<sup>4d</sup>, Figure 6, the project site is not located within any known Native American cultural sensitivity area. Additionally, the County has consulted with the appropriate tribes with potential interest in the area and received no comment. Less than significant impact 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
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**(i) According to the California Historic Resources<sup>19</sup> in Imperial County, the proposed project site is not listed or seems to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any potential impacts are expected to be less than significant.**

- (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.
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Any potential impacts are expected to be less than significant.**

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

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**a) The proposed subdivision is to reconfigure one parcel into two separate residential parcels which anticipates to continue with the existing residential uses as no new developments are proposed. Additionally, it does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Any potential impacts are considered to be less than significant.**

- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**b) The proposed project does not project a change to the existing agricultural and residential uses. Any potential impacts are expected to be less than significant.**

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|



Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
--------------------------------------	---	-------------------------------------	----------------

addition to the provider's existing commitments?

**c) The proposed minor subdivision will create two separate residential parcels and it is not expected to 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 provider's existing commitments. Less than significant impacts are expected.**

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

**d) Excess solid waste generation is not expected by the proposed subdivision as the existing residential uses are proposed to remain. Less than significant impacts are expected.**

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

**e) As previously stated on item (XIX) (d) above, the proposed project does not anticipate an expansion of the existing parcels as no new developments are proposed. The proposed subdivision shall comply with federal, state, and local statutes and regulations related to solid waste. Any potential impact are expected to be less than significant.**

**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 to subdivide one parcel into two parcels. Project will not impair an adopted emergency response plan. The impact is expected to be less than significant.**

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

**b) The proposed project is to subdivide one parcel into two parcels. The parcels are on leveled land and not on a slope and will not be exposed to wildfire. The impact is expected to be less than significant.**

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

**c) The proposed subdivision does not anticipate any changes in the current uses other than dividing one parcel into two parcels. The impact is expected to be less than significant.**

- 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) The proposed project site is generally flat and proposes to continue with the existing residential uses. The impact is expected to be less than significant.**

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

Revised 2009- CEQA  
 Revised 2011- ICPDS  
 Revised 2016 – ICPDS  
 Revised 2017 – ICPDS  
 Revised 2019 – ICPDS



**SECTION 3**  
**III. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

#### **IV. PERSONS AND ORGANIZATIONS CONSULTED**

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

##### **A. COUNTY OF IMPERIAL**

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

##### **B. OTHER AGENCIES/ORGANIZATIONS**

- Imperial Irrigation District
- \_\_\_\_\_

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

## V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element  
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018  
<https://maps.conservation.ca.gov/DLRP/CIFF/>
3. Imperial County Air Pollution Control District comment letter dated August 29, 2022
4. Imperial County General Plan: Conservation and Open Space Element  
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
  - a) Figure 1: Sensitive Habitat Map
  - b) Figure 2: Sensitive Species Map
  - c) Figure 5: Areas of Heighten Historic Period Sensitivity Map
  - d) Figure 6: Known Areas of Native American Cultural Sensitivity Map
  - e) Figure 8: Existing Mineral Resources Map
5. Quechan Indian Tribe comment email dated August 16, 2022
6. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones  
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
7. California Department of Conservation: Fault Activity Map  
<https://maps.conservation.ca.gov/cgs/fam/>
8. United States Geological Survey's Quaternary Faults Map  
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
9. California Tsunami Data Maps  
<https://www.conservation.ca.gov/cgs/tsunami/maps>
10. Imperial County General Plan: Seismic and Public Safety Element  
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
  - a) Figure 2: Landslide Activity Map
  - b) Figure 3: Erosion Activity Map
11. United States Department of Agriculture- Natural Resources Conservation Service: Soils Map  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
12. Imperial County Department of Environmental Health comment email dated September 15, 2022
13. California Department of Toxic Substances Control: EnviroStor  
<https://www.envirostor.dtsc.ca.gov/public/>
14. Imperial County Airport Land Use Compatibility Map: Calexico International Airport  
<https://www.icpds.com/assets/planning/calexico-international-airport.pdf>
15. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County  
[https://osfm.fire.ca.gov/media/6680/fhszs\\_map13.pdf](https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf)
16. Imperial Irrigation District comment email dated September 6, 2022
17. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map  
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
18. Imperial County General Plan: Noise Element  
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
19. California Historic Resources: Imperial County  
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
20. Imperial County Fire Department comment email dated September 15, 2022
21. City of Calexico Development Services Department email dated September 16, 2022
22. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993;

and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.  
Imperial County Department of Public Works comment letter dated September 27, 2022

## VI. NEGATIVE DECLARATION – County of Imperial

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

---

**Project Name:** Parcel Map #02505

**Project Applicant:** HouseSavers LLC

**Project Location:** 294 W. Horne Road, El Centro, CA 92243

**Description of Project:** The applicant is proposing a minor subdivision application to reconfigure one parcel into two separate parcels. The project site consists of (1) one parcel approximately 4.76 acres, currently contains two existing homes. Proposed Parcel 1 will be approximately 3.71 acres and will contain the existing primary home and Proposed Parcel 2 will be approximately 1.05 acres will contain an existing vacant house. Existing residential and agricultural use will remain.



**VII. FINDINGS**

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

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

The Initial Study identifies potentially significant effects but:

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

A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

**NOTICE**

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

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

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

---

Applicant Signature

---

Date

## **SECTION 4**

### **VIII. RESPONSE TO COMMENTS**

(ATTACH DOCUMENTS, IF ANY, HERE)

**IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)**

(ATTACH DOCUMENTS, IF ANY, HERE)

EJ:S:\AllUsers\APN\054\091\002\PM02505\EEC\PM02505 Initial Study.doc



# COMMENT LETTERS







# IID

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*Since 1911*

April 18, 2023

Ms. Evelia Jimenez  
Planner II  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: HouseSavers, LLC PM No. 02505

Dear Ms. Jimenez:

On April 14, 2023, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Parcel Map No. 02505. The applicant, HouseSavers, LLC; proposes to subdivide a parcel located at 294 W. Horne Road, El Centro, CA (APN 054-091-002) into two residential lots.

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

1. As soon as electrical service is needed for the resulting residential lots, the applicant should be advised to contact Ignacio Romo, IID project development planner senior, at (760) 427-1590 or e-mail Mr. Romo at [IGRomo@iid.com](mailto:IGRomo@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit site plan on AutoCAD, electrical plans, electrical panel size and location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the residential lots. The applicant shall be responsible for all costs and mitigation measures related to providing the electrical service.
2. IID facilities that may be impacted include the South Date Canal located along the parcel's western boundary.
3. As planning for future residential development starts to materialize, to insure there are no impacts to IID water facilities, the applicant should contact IID Water Department Engineering Services Section prior to the development's final design for review and coordination. IID WDES should be contacted at (760) 339-9265 for further information.
4. Once a structure is built on the resulting lots, drinking water will have to be delivered to them by one of the four approved providers per the State of California Safe Drinking Water Act.
5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed

new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.

6. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II



# COUNTY OF IMPERIAL

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# PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.

*Director*

STEPHEN MUNDAY, M.D., M.P.H., M.S.

*Health Officer*

May 1, 2023

Evelia Jimenez  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243

Subject: Environmental Health Comments for Proposed Parcel Map #02505

Dear Ms. Jimenez,

The Imperial County Division of Environmental Health (DEH) received a request for comments for proposed Parcel Map #02505, submitted by HouseSavers, LLC. The applicant is proposing to create two new parcels; Parcel 1 is a proposed 3.71-acre parcel, and Parcel 2 is a proposed 1.05-acre parcel, and is located at 294 W. Horne Road, El Centro.

Based on our review of the documents submitted for review, our agency has the following comments:

- a. To determine that the septic system serving Parcel 2 does not cross property boundaries and meets all necessary setbacks to the new property lines, a licensed septic contractor shall perform a septic inspection and certification. The inspection and certification shall be conducted in a manner consistent with DEH Policy #8305 (attached).
- b. In lieu of having the septic system certified, as described above, the applicant shall contact the City of El Centro to determine if they could connect to their sewer collection system. In accordance with section 8.80.040 (F) of Imperial County Ordinance, properties within 200 feet of a public sewer system shall connect if they have a septic system that has failed or that requires a major repair. Based on city maps, sewer service is located within 200 feet of Parcel 2.

Prior to obtaining any building permits, the applicant shall contact our office to discuss our department's permitting requirements.

If you or the applicant have any questions, please do not hesitate to contact our office.

Regards,

Jorge A. Perez  
EHS Manager  
Division of Environmental Health

Attachments: Existing System Evaluation and Certification, Policy #8305

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## Existing System Evaluation and Certification

Existing On-Site Wastewater Treatment Systems (OWTS) that would otherwise be expected to continue to function properly may become overloaded when homes or businesses are remodeled or expanded in a manner that increases the sewage flow or changes the characteristics of the sewage generated. When an expansion of a building or change of use is proposed, the existing OWTS must be evaluated to determine whether the proposed uses (or anticipated wastewater flows) can be received and treated reliably by the septic system.

Additionally, it is recognized by Imperial County that improvements on the property without proper review or oversight may encroach upon the location of the existing OWTS or its required 100% replacement area, impacting the function of the system or precluding the ability to replace the system with a conforming OWTS in the future. Moreover, owners of existing OWTS that have no record of approval are often unable to accurately identify the installed location of the septic tank and dispersal field, which may lead to the unanticipated failing of an existing OWTS due to unforeseen encroachment impacts.

For those existing OWTS with no record of approval, an evaluation and certification of the system by a qualified professional is required to determine whether any system modifications will be needed to support a proposed building project. This Policy summarizes the requirements for an evaluation and certification of an existing septic system.

- 1.0 **Qualifications of Evaluator** – The evaluation of an existing OWTS must be performed by a C-42 Sanitation System Contractor or similar professional who is qualified through licensing and experience to perform such evaluation and certification.
- 2.0 **Minimum Certification Content** – The following must be included within the written evaluation and certification:
  - 2.1 Type and liquid capacity of the septic tank (Provide receipt of recent pumping);
  - 2.2 Structural condition of the septic tank (Level of deterioration);
  - 2.3 Compliance of the septic tank with the California Plumbing Code (Tank construction includes internal baffle wall, and inlet and outlet vented tees/elbows in the proper dimensions and depths);
  - 2.4 Location of the septic tank and disposal field relative to property lines, structures (existing or proposed), water lines, and water systems (Provide a plot map);
  - 2.5 Number of leach lines and approximate length and depth of the disposal field lines;
  - 2.6 General operating condition of the disposal field (Indicate factors used to determine the operating condition of the disposal field); and
  - 2.7 The written evaluation and certification must be signed and dated by the person qualified for this work with disclosure of the contractor's license number.
- 3.0 **Evaluation Review** – The Division of Environmental Health will review the certification of the OWTS and evaluate whether its continued operation is consistent with the intended application. The Division will require repairs and/or modifications prior to approval of the building plan review for non-conforming or failing systems.



## Evelia Jimenez

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**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Friday, April 14, 2023 5:41 PM  
**To:** Aimee Trujillo  
**Cc:** Evelia Jimenez  
**Subject:** RE: [EXTERNAL]:PM02505 Request for Comments

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

This email is to inform you that we do not wish to comment on this project.

H. Jill McCormick M.A.  
Ft. Yuma Quechan Indian Tribe  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-261-0254



---

**From:** Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>  
**Sent:** Friday, April 14, 2023 4:07 PM  
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Ana L Gomez <analomez@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Rosa Lopez <RosaLopez@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>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; rbenavidez@icso.org; John Gay <JohnGay@co.imperial.ca.us>; Fred Miramontes <fmiramontes@icso.org>; mdeleon@icso.org; Donald Vargas (dvargas@iid.com) <dvargas@iid.com>; Marcus Cuero <marcuscuero@campo-nsn.gov>; jmesa@campo-nsn.gov; Jill McCormick <historicpreservation@quechantribe.com>; Gabby Emerson <tribalsecretary@quechantribe.com>  
**Cc:** Evelia Jimenez <EJimenez@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Melina Rizo <melinarizo@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>  
**Subject:** [EXTERNAL]:PM02505 Request for Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see attached Request for Comments packet for **PM#02505**, APN 054-091-002 (**294 W. Horne Rd., El Centro, CA 92243**) HouseSavers, LLC.

Comments are due by **April 27<sup>th</sup> 2023 at 5:00PM.**

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

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

Thank you,

*Aimee Trujillo*

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)



# **APPLICATION**



# MINOR SUBDIVISION

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

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

1. PROPERTY OWNER'S NAME <u>House Savers LLC</u>	EMAIL ADDRESS <u>housesavers760@gmail.com</u>	
2. MAILING ADDRESS <u>P.O. Box 1700 El Centro, CA</u>	ZIP CODE <u>92244</u>	PHONE NUMBER <u>(760) 222-5014</u>
3. ENGINEER'S NAME <u>BJ Engineering &amp; Surveying, Inc.</u>	CAL. LICENSE NO. _____	
4. MAILING ADDRESS <u>341 W. Crown Court Suite 100 Imperial</u>	ZIP CODE <u>92251</u>	PHONE NUMBER <u>(760) 353-3552</u>
5. PROPERTY (site) ADDRESS <u>294 W. Home Road El Centro, CA</u>	LOCATION _____	
6. ASSESSOR'S PARCEL NO. <u>054-091-002</u>	SIZE OF PROPERTY (in acres or square foot) <u>4.716 AC.</u>	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) <u>Please see attached.</u>		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION <u>To subdivide parcel into 2 residential lots</u>		

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

PARCEL	SIZE in acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	<u>116,763 s.f.</u>	<u>Residential</u>	<u>Residential</u>	<u>A-1-U</u>
2 or B	<u>45,738 s.f.</u>	<u>Residential</u>	<u>Residential</u>	<u>A-1-U</u>
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>Septic Tank</u>
11. DESCRIBE PROPOSED WATER SYSTEM	<u>Raw Waterline of Date Canal</u>
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	<u>South of Property thru Home Road</u>
13. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT? _____

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

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

House Savers, LLC 2/1/23  
Print Name (owner) Date  
[Signature]  
Signature (owner)  
Victoria M. Escobar 2/1/23  
Print Name (Agent) Date  
[Signature]  
Signature (Agent)

**REQUIRED SUPPORT DOCUMENTS**

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

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

APPLICATION RECEIVED BY:	<u>Cruz Guzman</u>	DATE	<u>02-02-23</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY:	_____	DATE	_____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY:	_____	DATE	_____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY:	_____	DATE	_____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	_____	<input type="checkbox"/> O. E. S.

PM#  
02505  
1523-0002







