

PROJECT REPORT

TO: PLANNING DIRECTOR ACTION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: July 13, 2022
AGENDA TIME: 3:30 P.M. / No. 2

Parcel Map #02494
PROJECT TYPE: Robert & Judy Mamer SUPERVISOR DIST #4

LOCATION: 705 Andre Road, Brawley CA

APN: 036-210-024-000 PARCEL SIZE: +/- 33.47 AC

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

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 7/13/2022

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 03/24/2022

INITIAL STUDY: #21-0033

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER:	<u>Imperial Irrigation District, Quechan Indian Tribe</u>			

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02494 BY TAKING THE FOLLOWING ACTIONS:

1. ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED BY THE ENVIRONMENTAL EVALUATION COMMITTEE ON MARCH 24, 2022;
2. MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE MARCH 24, 2022 EEC HEARING, THAT THE PROJECT WILL NOT INDIVIDUALLY OR COMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE CALIFORNIA FISH AND GAME CODE;
3. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02494, SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT TO SIGN THE PARCEL MAP UPON RECEIPT FROM THE PERMITTEE.

MODIFIED STAFF REPORT
Planning Director Action Meeting
July 13, 2022

Project Name: Parcel Map #02494

Applicant: Robert & Judy Mamer
705 Andre Rd.,
Brawley CA 92227

Project Location:

The project is located at 705 Andre Road, approximately 2.92 miles northwest of the City of Brawley in an unincorporated area of the County of Imperial, California. The parcel is also identified as Assessor's Parcel Number 036-210-024-000. The subject property is legally described as that portion of Tract 68, Township 13, Range 13 East, S.B.B.M., in an unincorporated area of the County of Imperial.

Project Summary:

The applicant submitted a minor subdivision to separate an existing house from their farming operations. The project site consists of one parcel proposed to be subdivided into two (2) parcels, totaling an area of approximately 33.47 acres. **On June 30th, 2022, applicant submitted a Modified Tentative Parcel Map, the proposed modification would increase Parcel 1 to 30.42 acres and reduce Parcel 2 to 3.05 acres:**

Existing Parcel Size:

Parcel 036-210-024 +/- 33.47 acres

Initial New Proposed Parcel Sizes:

- Parcel 1 +/-25.62 acres (agricultural)
- Parcel 2 +/-7.69 acres (residential)

Modified Proposed Parcel Sizes pursuant to applicant's request on June 30, 2022:

- **Parcel 1 +/-30.42 acres (agricultural)**
- **Parcel 2 +/-7.69 acres (residential)**

The project site is currently developed, including water, septic/wastewater systems and electrical utilities along with a pre-1976 residential use and various agricultural operation buildings and accessory structures. There are no proposed changes to the built environment.

~~Access to Proposed Parcel 1 is via an approximately 600 foot long existing improved driveway from Andre Road. As a result of Parcel Map #02494, the approximately 300 foot long northern portion of the existing access road would be located within Proposed~~

~~Parcel 2. After recordation of the parcel map and concurrent with the sale of Proposed Parcel 1 or 2, the property owners are proposing to record an easement for that portion of the road from Andre Road through Proposed Parcel 2, to the northern property line of Proposed Parcel 1. The easement road would be approximately 100 feet wide by 300 feet long, physically bisecting Proposed Parcel 2. To that end, the easement will provide the future owners of the Proposed Parcels access to said easement road so that they can travel between the western and eastern portions of Proposed Parcel 2 and Proposed Parcel 1. **Access is proposed for Parcel 1 and 2 from Andre Road.**~~

Environmental Setting:

The proposed project site is currently being used for agricultural purposes, with an existing residence. The parcel has a triangular shape, where State Highway 86/78 is located along the west, Andre Road is located along the north and Krueger Road is located along the east. The uses surrounding the project are agricultural.

Land Use Analysis:

The project site land use is designated Agriculture under the Imperial County General Plan. The site is zoned A-2 (General Agricultural) per Zoning Map #43 “Brawley West Area” per Title 9, Division 25, Section 90243.00 of the Imperial County Land Use Ordinance.

The proposed two parcels are below the 40 acre minimum lot size within the A-2 Zone per Title 9 Division 5 Chapter 8 Section 90508.04; however, the parcel meets the conditions under Lot Reduction Exception #1, as there has been a home site prior April 1, 1976, therefore, the proposed subdivision could be considered consistent with the General Plan. Additionally, the applicant agrees to convey and surrender development rights to the County to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses permitted in the zone.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural / Residential	A-2	Agriculture
North	Agricultural	A-2	Agriculture
South	Agricultural	A-2	Agriculture
East	Agricultural	A-2	Agriculture
West	Agricultural	A-2	Agriculture

Environmental Review:

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee. The Committee consists of a seven (7) member panel, which are the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County

of Imperial. On March 24, 2022, after review by the EEC members, the members recommended a Negative Declaration.

On March 24, 2022, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for a 25-day comment period from March 25, 2022 through April 18, 2022.

Staff Recommendation:

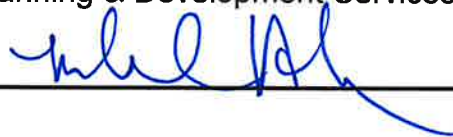
It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Parcel Map #02494 by taking the following actions:

- 1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on March 24, 2022;
- 2) Make the De Minimis findings as recommended at the March 24, 2022 EEC hearing, that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the California Fish and Game Code;
- 3) Adopt the attached Resolution and supporting findings, approving Parcel Map #02494, subject to all the conditions and authorize the Director of the Planning & Development Services Department to sign the Parcel Map upon receipt from the Permittee.

Prepared by: Mariela Moran, Planner III



Reviewed by: Michael Abraham, AICP, Assistant Director
Planning & Development Services



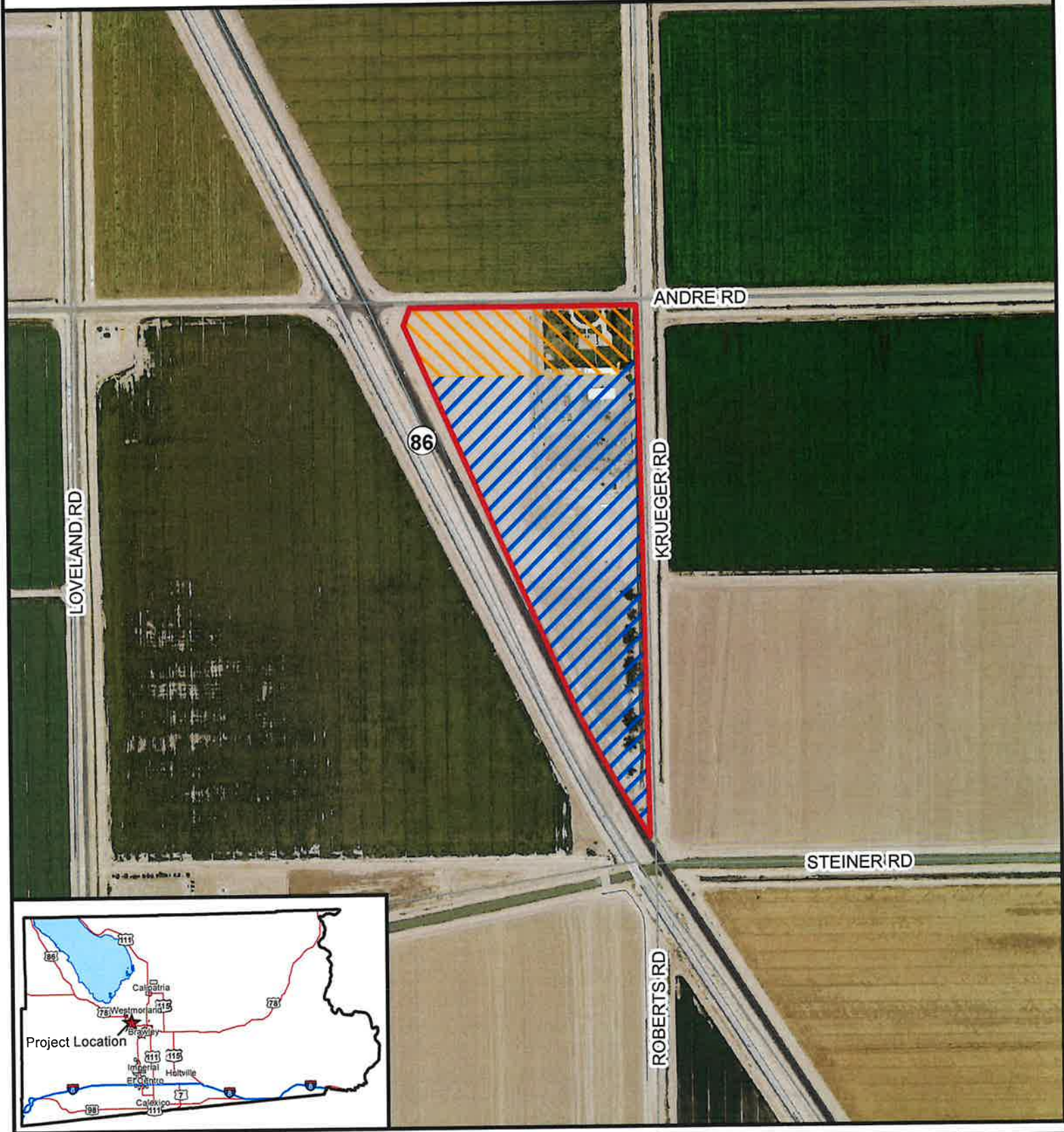
Approved by: Jim Minnick, Director
Planning & Development Services




- ATTACHMENTS:**
- A. Vicinity Map
 - B. CEQA Resolution
 - C. **Modified** Planning Director Resolution/ Findings
 - D. **Modified** Tentative Parcel Map **per applicant's request on June 30th, 2022**
 - E. **Modified** Conditions of Approval
 - F. Environmental Evaluation Committee Package
 - G. Initial Application and Supporting Documents
 - H. NOI Comment Letters

ATTACHMENT "A"

PROJECT LOCATION MAP



Robert and Judy Mamer
IS #21-0033 for PM #2494
APN #036-210-024

-  Project Parcel
- Proposed Parcel Map**
-  Parcel 1
-  Parcel 2



ATTACHMENT "B"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #21-0033) FOR PARCEL MAP #02494.

WHEREAS, on March 10, 2022, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for March 24, 2022;

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

WHEREAS, on March 24, 2022, the Environmental Evaluation Committee heard the project and recommended the Planning Director Action of the County of Imperial to adopt the Negative Declaration for Parcel Map #02494; and

WHEREAS, the Negative Declaration was circulated for 25 days from March 24, 2022 to April 18, 2022;

WHEREAS, the Planning Director of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

NOW, THEREFORE, the Planning Director of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Director has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02494. The Planning Director finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Director has reviewed the attached Negative Declaration (ND) for Parcel Map #02494 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and
3. That the Negative Declaration reflects the Planning Director independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Director **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02494.

Jim Minnick
Imperial County Planning Director

I hereby certified that the preceding Resolution was taken by the Planning Director Action at a meeting conducted on July 13, 2022.

ATTEST:

Jim Minnick, Director of Planning & Development Services

MMS:\AllUsers\APN\036\210\024\PM02494\PC\PM02494 CEQA RESOLUTION.docx

ATTACHMENT "C"

MODIFIED RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02494 AND CONDITIONS OF APPROVAL FOR ROBERT & JUDY MAMER

WHEREAS, Robert & Judy Mamer, have submitted an application for Parcel Map #02494 proposing to subdivide the parcel into two lots to separate the existing house from farmland;

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended";

WHEREAS, the Planning Director of the County of Imperial has been delegated with the responsibility of adoptions and certifications;

WHEREAS, public notice of said application has been given, and the Planning Director has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on July 13, 2022;

WHEREAS, on March 24, 2022, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Director adopt the Negative Declaration;

NOW, THEREFORE, the Planning Director of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Director has considered Parcel Map #02494 and Conditions of Approval prior to approval; the Planning Director finds and determines that the Parcel map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Parcel Map #02494 have been made:

Finding 1: That the subdivision is not a major subdivision.

The project proposes a minor subdivision, the applicant intends to subdivide a parcel which totals approximately 33.47 acres into two lots, one parcel being proposed of +/- ~~25.62~~ **30.42** acres and the second parcel being proposed for +/- ~~7.69~~ **3.05** acres respectively. They have been identified as Parcel 1 and Parcel 2 respectively, on the

proposed Exhibit (See Attachment D). This is intended to separate the existing residence from farmland.

Finding 2: That the Tentative Parcel Map meet the requirements of the County Subdivision Ordinance.

The Tentative Parcel Map meets the requirements of County Subdivision Ordinance for parcel maps pursuant to Section 90804.00

Finding 3: The proposed map is consistent with applicable General and Specific Plans.

The proposed division of land is consistent with the Imperial County General Plan; the project site is designated as "Agriculture". The proposed division of land is consistent with the Imperial County General Plan. The current use of the land, agricultural and residential, is consistent with the Imperial County General Plan, no development is being proposed. The proposed subdivision is found to be consistent the Imperial County Land Use Ordinance Division Section 8, Section 90804.01 "Lot Reductions".

Finding 4: The design or improvement of the proposed land division consistent with applicable General and Specific Plans.

The project site land use is designated Agricultural under the Imperial County General Plan. The site is zoned A-2 (General Agriculture) per Zoning Map #43 "Brawley West Area" per Title 9, Division 25, Section 90243.00 of the Imperial County Land Use Ordinance. The proposed two parcels are below the 40 acre minimum lot size within the A-2 Zone per Title 9 Division 5 Chapter 8 Section 90508.04; however, the parcel meets the conditions under Lot Reduction Exception #1 as there has been a home site prior April 1, 1976, therefore, the proposed subdivision is considered consistent with the General Plan. Additionally, the applicant agrees to convey and surrender development rights to the County to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses permitted in the zone.

Finding 5: The site is physically suitable for the type of development.

The proposed parcel map does not include any type of development, the existing residential and agricultural uses are not anticipated to change as a result of the parcel map.

Finding 6: The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidable injure fish or wildlife or their habitat.

The proposed project was environmentally assessed and it was determined that there will be no significant impacts to fish & wildlife habitats. A negative declaration was recommended to be adopted at the March 24, 2022 Environmental Evaluation Committee hearing.

Finding 7: The proposed land division is physically suitable for the proposed density of the development

The existing uses are expected to continue residential and agricultural. No new developments is proposed. Pursuant to Imperial County Land Use Ordinance, Title 9 Division 5, Section 90508.04 and Title 9, Division 8, Section 90804.01, the property owner shall grant residential development rights to the County of Imperial for at least 40 acres of the property surrounding Proposed Parcel 2 to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses. Such a conveyance shall be in a form approved by the Planning Director and shall be recorded with the final parcel map as required by Imperial County Land Use Ordinance, Title 9 Division 8, Section 90805.02(E).

Finding 8: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project proposes to subdivide one (1) existing parcel into two (2) individual parcels and would continue the agricultural and residential use, therefore, is not likely to cause serious public health problems.

Finding 9: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site. Proposed Parcel 1 primarily legal and physical access will be via a 100 foot wide 300 foot long easement road through Proposed Parcel 2 to Andre Road (county maintained road). Proposed Parcel 2 shall not in any way impede access to the road easement. Alternatively, in the event the road easement is not available, proposed Parcel 1 will achieve legal and physical access via Kurger Road (county maintained road) and Parcel 2 legal and physical access will be through Ander Road.

Finding 10: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.

A Negative Declaration was recommended to be adopted at the March 24, 2022 Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Parcel Map #02494, subject to the Conditions of Approval.

Jim Minnick
Imperial County Planning Director

I hereby certify that the preceding resolution was taken by the Imperial County Planning Director at a meeting conducted on July 13, 2022.

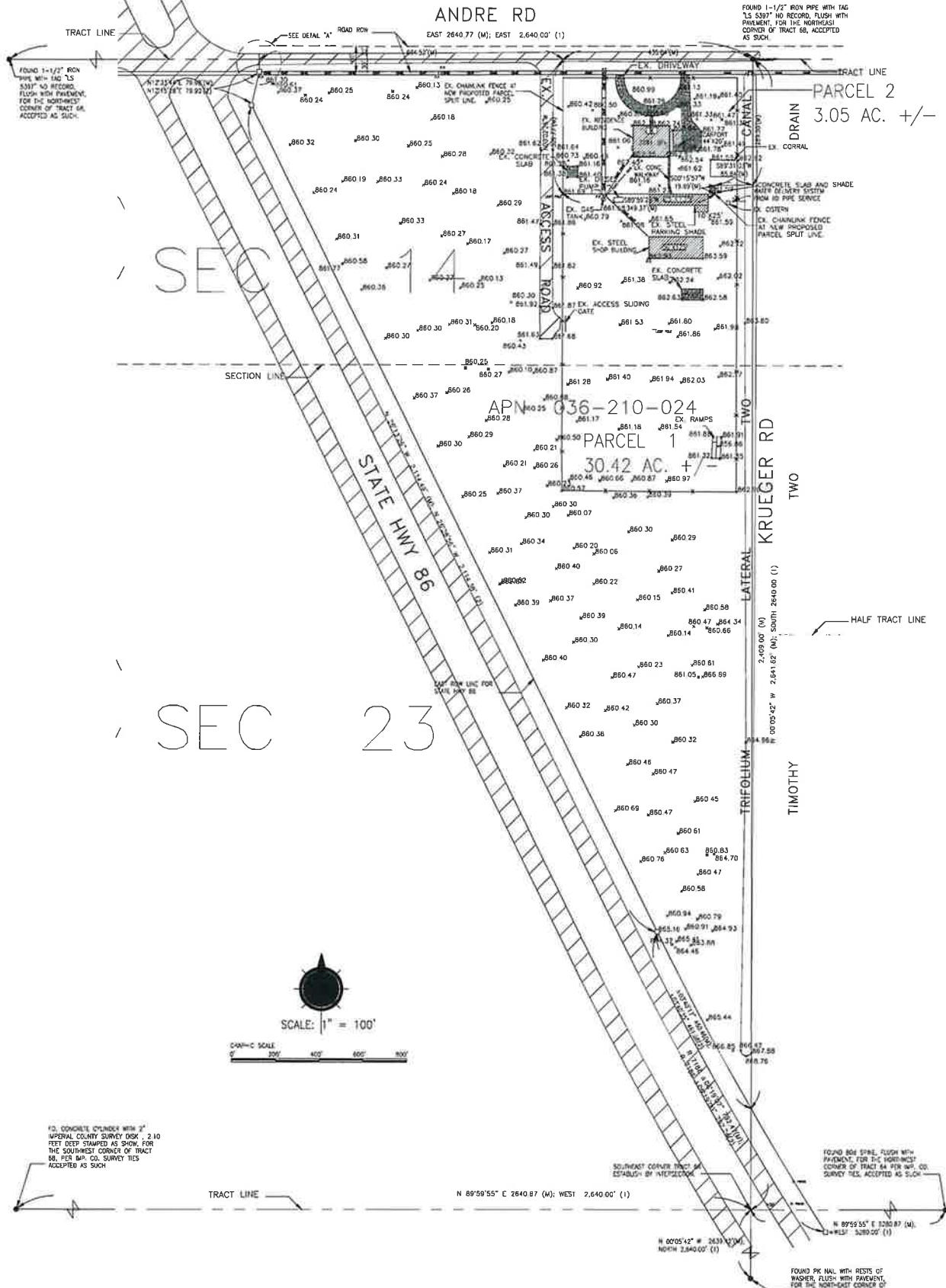
ATTEST:

Jim Minnick,
Director of Planning & Development Services

ATTACHMENT "D"

TENTATIVE PARCEL MAP

BEING A PORTION OF TRACT 68, T13S, R13E, SBM



<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 50%;">REVISIONS</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	BY	DATE					<p style="text-align: center;">SURVEYOR OF RECORD</p> <p style="text-align: center;">PLANS PREPARED UNDER THE SUPERVISION OF</p> <p>BY: _____ DATE: _____</p> <p style="text-align: center;">MAURICO LAM</p> <p>P.L.S. NO.: 8440</p>		<p>LC ENGINEERING CONSULTANTS INC.</p> <p>146, State Street El Centro CA 92543</p> <p>DATE: 06/30/2022 BENCHMARK: CD017 883.70</p>	<p>TENTATIVE PARCEL MAP</p> <p>JACK BROS.</p> <p>705 ANDRE ROAD</p> <p>IN THE COUNTY OF IMPERIAL</p>	<p>SHEET</p> <p style="text-align: center;">2 OF 2</p> <p style="text-align: center;">2 SHEETS</p> <p>209 NO.</p> <p style="text-align: center;">C21028-00</p>
NO.	REVISIONS	BY	DATE										

ATTACHMENT "E"

MODIFIED CONDITIONS
for approval of;

PARCEL MAP #02494

(Robert and Judy Mamer)
[APN 036-210-024-000]
[A-2 "General Agriculture"]

NOTICE TO APPLICANT!

The above-referenced Parcel Map, upon approval by the County shall be subject to all of the following conditions, which may include modification or rescission in whole or in part, by the PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT/SUBDIVIDER or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; Hereinafter the term "applicant" shall mean the current and future owners, and/or the subdivider. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all parcel maps as generic conditions; however they are as important as the Site Specific Conditions. The Planning Commission established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the parcel map.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Map.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Subdivision, subdivider agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of

which is to attack, set aside, void, or annul the Subdivision or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the subdivider, arising out of or in connection with the approval of this Subdivision, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Whenever a Parcel Map is proposed, we normally require a Grading and Drainage Study/Plan be provided. In this case, since no development is being proposed a drainage letter that takes into account the prevention of sedimentation of damage to off-site properties and County road right-of-way(s) from storm run-off may be accepted in lieu of a Grading Plan. However, should any future development occur on any of the properties, a Drainage and Grading Study/Plan shall be required by this Department. 1
5. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road before this Parcel Map is recorded.
6. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads. 1
7. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
8. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
9. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Pursuant to Imperial County Land Use Ordinance, Title 9 Division 5 Section 90508.04 and Title 9, Division 90804.01, the property owner shall grant residential development rights to the County of Imperial for at least 40 acres of the property surrounding Proposed Parcel 1. Legal description, along with closure sheets shall be stamped and signed by a California Licensed Land Surveyor or a California Registered Civil Engineer (licensed practice in the category of work performed) to submit to the Planning & Development Services Department and the Department of Public Works for review and acceptance.
3. The subdivider agrees to convey and surrender development rights to the County covering a sufficient remainder of property to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zone in which the property is located. Such a conveyance shall be in a form approved by the Planning Director and shall be recorded with the final parcel map.
4. The property line between Proposed Parcel 1 and Proposed Parcel 2 shall be adjusted on the Final Map prior to recordation to ensure that all existing structures on Proposed Parcel 1 are located at least five (5) feet from the property line with Proposed Parcel 2.
5. Kruger Road is classified as a "Local County Roads" requiring sixty (60) feet of right-of-way, being thirty (30) feet road centerline. It is therefore requested that sufficient right-of-way be provided to meet this road classification. 1
6. Andre Road is classified as a Minor Collector- Local Collector, two (2) lanes, seventy (70) feet of right-of-way, being thirty-five (35) feet from existing road centerline. It is requested that sufficient right-of-way be provided to meet this road classification. 1
- ~~7. Per General Condition #5, Proposed Parcel 1 primarily legal and physical access will be via a 100-foot wide 300-foot long easement road through Proposed Parcel 2 to Andre Road (county maintained road). The California-licensed Land Surveyor or Civil Engineer preparing the Parcel Map 2494 shall identify the road easement on the Final Map and prepare the requisite legal description. At the time of this subdivision the property owner will retain both parcels, therefore the legal description shall not be recorded with the recording of the Final Map. The road easement to the benefit of Parcel 1 shall be recorded at the time of the transfer of ownership of either Proposed Parcel. The maintenance of the road easement will be the responsibility of Proposed~~

~~Parcel 1. Proposed Parcel 2 shall not in any way impede access to the road easement.~~

~~Alternatively, in the event the road easement is not available, Proposed Parcel 1 will achieve legal and physical access via Kurger Road (county maintained road). The property owner of Proposed Parcel 1 will be solely responsible for permitting, construction and maintenance of this new access to Kurger Road. No longer necessary per revised project submitted on June 30, 2022.~~

8. Provide tax certificates from the Tax Collector's Office prior to recordation of the Parcel Map.
9. If additional development occurs the developer shall secure or provide water and sewer in compliance with County, State and Federal Regulations. For future development, the owner/developer shall secure in writing from Imperial Irrigation District the availability of raw water and shall secure from the Imperial County Environmental Health Services Department the requirements for an acceptable method under the law for water service meeting all applicable laws. The owner/developer shall install all necessary improvements/infrastructure for water and sewer as required by the County Environmental Health Services and the IID.

ATTACHMENT "F"

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: March 24, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM/ No. 2

Parcel Map #02494
PROJECT TYPE: Robert and Judy Mamer SUPERVISORY DISTRICT #4

LOCATION: 705 Andre Road, APN: 036-210-024-000

Brawley, CA PARCEL SIZE: +/- 33.47 acres

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

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 03/24/2022

INITIAL STUDY: #21-0033

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

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

REQUESTED ACTION:

(See Attached)

NEGATIVE DECLARATION
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02494
Robert and Judy Mamer**



Prepared By:

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

March 2022

EEC ORIGINAL PKG

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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 (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 significant impact, potentially significant impact, or no impact.

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

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

SECTION 3

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

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

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

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

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

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

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

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

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

1. Tiered Documents

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

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

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

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

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

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

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

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

2. Incorporation By Reference

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

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

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

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

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

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II. *Environmental Checklist*

1. **Project Title:** Parcel Map #02494
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Jim Minnick, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** Jimminnick@co.imperial.ca.us
6. **Project location:** 705 Andre Road, Brawley, CA 92227, Assessor's Parcel Number (APN) 036-210-024-000
7. **Project sponsor's name and address:** Robert and Judy Mamer
705 Andre Road, Brawley, California
8. **General Plan designation:** Agriculture
9. **Zoning:** A-2 (General Agriculture)

10. **Description of project:** The property owners have submitted a minor subdivision application to separate an existing house from their farming operation. The project site consists of one parcel, totaling an area of approximately 33.47 acres. The intent is to subdivide the parcel into two (2) parcels: Parcel 1 with +/-25.62 acres and Parcel 2 with +/-7.69 acres, separating the existing residential and agricultural uses. No new physical development is being proposed.

The project site is currently developed, including water, septic/wastewater systems and electrical utilities along with a pre-1976 residential dwelling and various agricultural operation buildings and accessory structures. There is no proposed changes to the built environment. Additionally, access to Proposed Parcel 1 is via an approximately 600 foot long existing improved driveway from Andre Road. As a result of Parcel Map #02494, the approximately 300 foot long northern portion of the existing access road would be located within Proposed Parcel 2. After recordation of the parcel map and concurrent with the sale of Proposed Parcel 1 or 2, the property owners are proposing to record an easement for that portion of the road from Andre Road through Proposed Parcel 2 to the northern property line of Proposed Parcel 1. The easement road would be approximately 100 foot wide by 300 foot long, physically bisecting Proposed Parcel 2. To that end, the easement will provide the future owners of the Proposed Parcels access to said easement road so that they can travel between the western and eastern portions of Proposed Parcel 2 and Proposed Parcel 1.

11. **Surrounding land uses and setting:** The triangle shaped property is located approximately at the southwest corner of Andre Road and Krueger. It is bounded on the western side by State Route 86/78. The surrounding area is comprised of cultivated agricultural fields. The existing A-2 (General Agriculture) zoning is proposed to remain. Lots located to the North, South and East are also zoned A-2 (General Agriculture). The site is approximately 3.5 miles northwest of the City of Brawley.

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

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

The Quechan Indian Tribe have requested to be consulted under Assembly Bill 52. Consultation letter was sent to the Quechan Indian Tribe, The County received on December 13, 2021 a no comments email response for this project.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

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

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

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

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

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

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

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

EEC VOTES

- PUBLIC WORKS
- ENVIRONMENTAL HEALTH SVCS
- OFFICE EMERGENCY SERVICES
- APCD
- AG
- SHERIFF DEPARTMENT
- ICPDS

YES

NO

ABSENT

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Jim Minnick
 Jim Minnick, Director of Planning/EEC Chairman

Date:

3-24-2022

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PROJECT SUMMARY

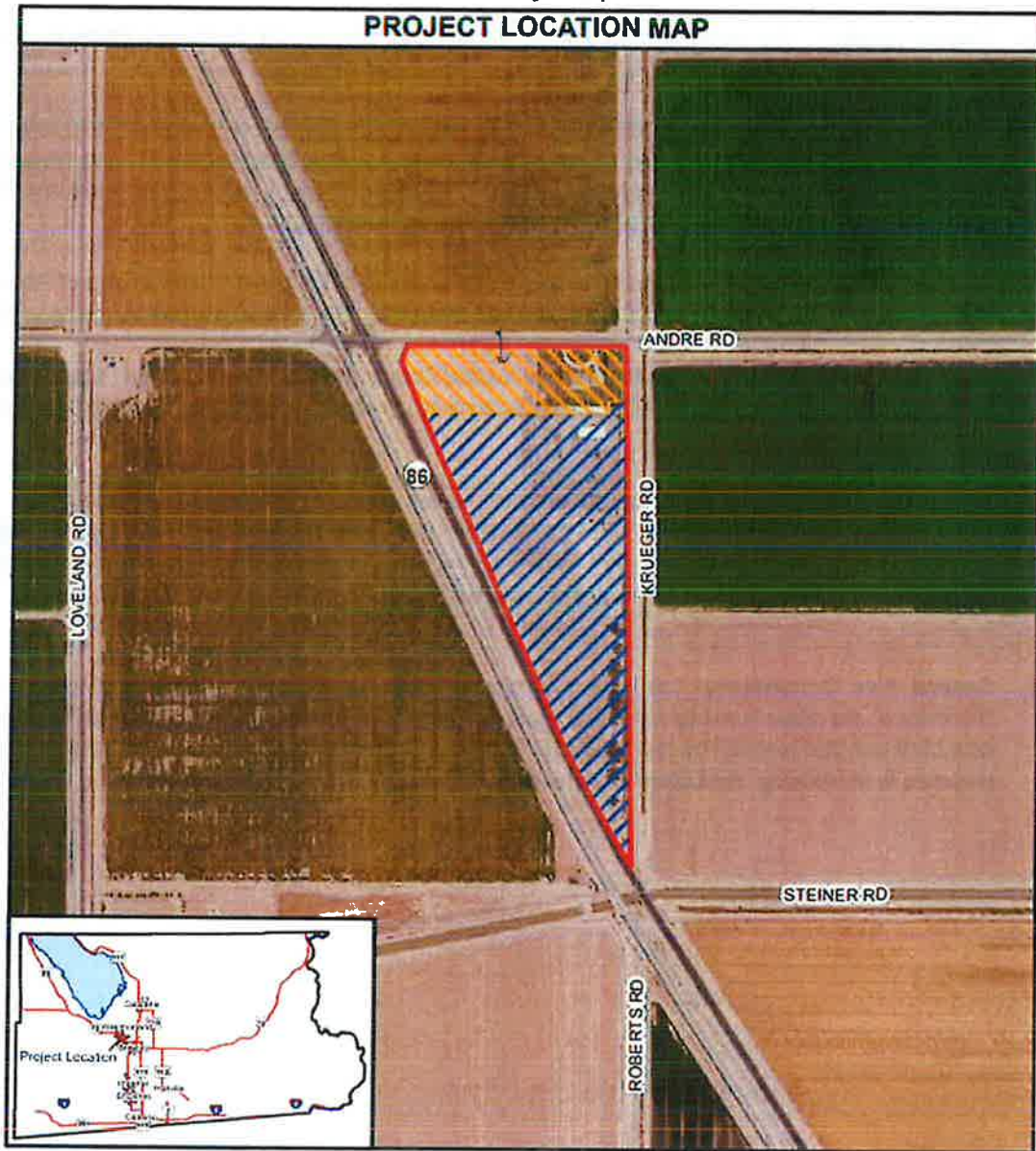
- A. Project Location:** The project is located at 705 Andre Road, Brawley, CA; Assessor's Parcel Number 036-210-024-000.
- B. Project Summary:** The applicant submitted a minor subdivision application to separate an existing house from their farming operation. The project site consists of one parcel, totaling an area of approximately 33.47 acres. The intent is to subdivide the parcel into two (2) parcels: Parcel 1 with +/-25.62 acres and Parcel 2 with +/-7.69 acres, separating the existing residential and agricultural uses.
- C. Environmental Setting:** The proposed project parcel is generally flat and it is located east of State Route 86/78. The current use is agricultural operations and residential. The surrounding parcels are agricultural.
- D. Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture". It is classified as A-2 (General Agriculture) under the Imperial County Land Use Ordinance (Title 9). Pursuant to Section

Proposed subdivision is proposing two (2) parcels: Parcel 1 with +/-25.62 acres and Parcel 2 with +/-7.69 acres, which comply with Section 90508 of the Imperial County Land Use Ordinance Title 9, which states that where the Onsite Wastewater Treatment System is proposed, the minimum lot size may be required to be larger than 2.5 acres, as required by County Ordinance §8.80.150.

- E. General Plan Consistency:** The project is located within the County's General Plan designation of "Agriculture", the site is currently zoned A-2 (General Agriculture). The proposed project could be considered consistent with the General Plan and the County Land Use Ordinance Section 90508 since no change is being proposed to the existing "Agriculture" designation.




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Exhibit "A"
Vicinity Map



Robert and Judy Mamer
IS #21-0033 for PM #2494
APN #036-210-024

Proposed Parcel Map

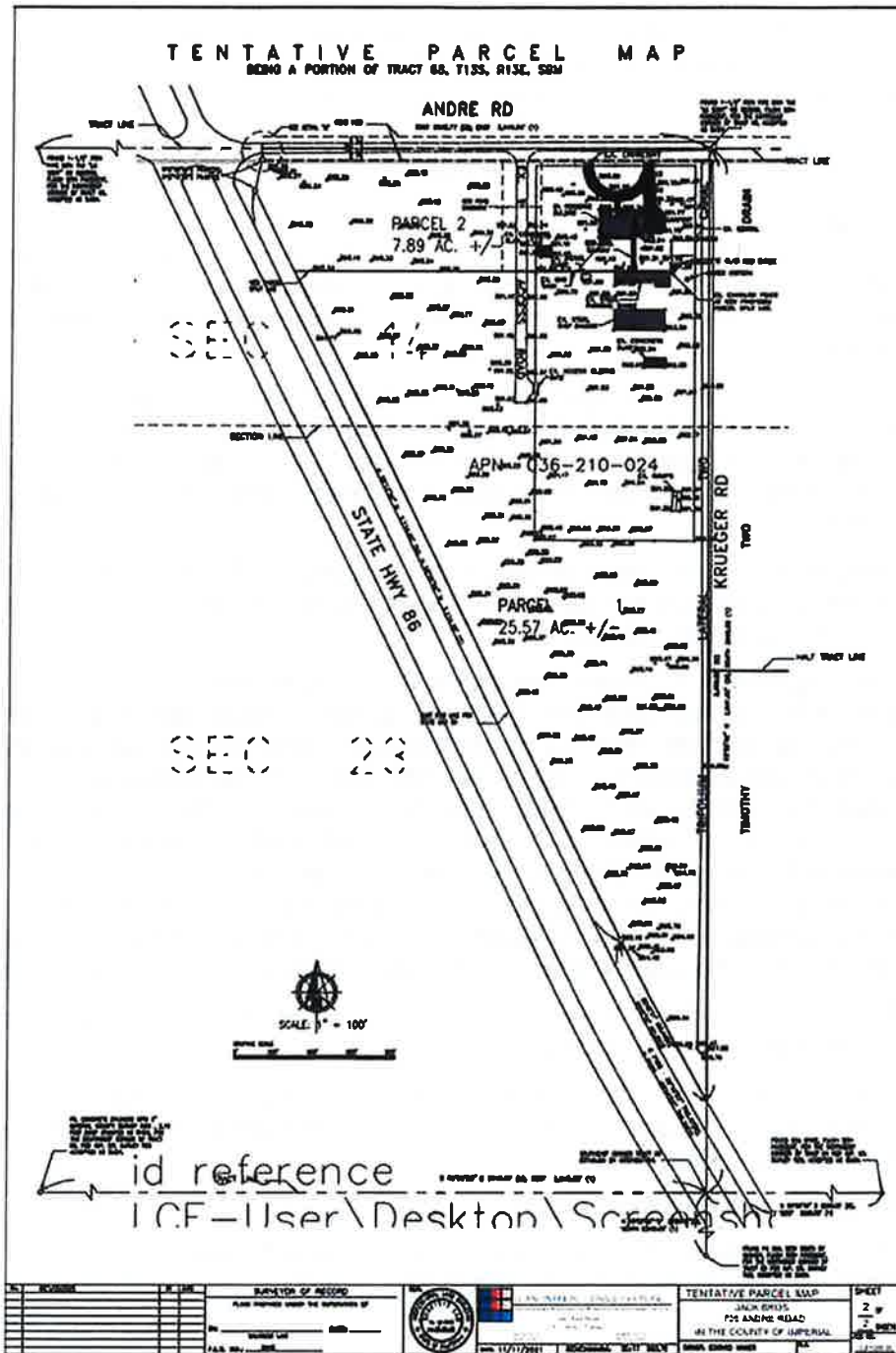
-  Project Parcel
-  Parcel 1
-  Parcel 2



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Exhibit "B"

Tentative Parcel Map



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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

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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) Four areas within the County have the potential as state-designated scenic highways, however the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan¹ Circulation and Scenic Highway Element; therefore, no impact is expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

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

c) The proposed project would not substantially physically degrade the existing visual character since there are no existing residences near the proposed project. Therefore, any impacts are considered to be less than significant.
- 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 would create two parcels, however it is not expected that it would be a substantial light or glare which would adversely affect day or nighttime views in the area. Any impacts are considered to be 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 site is listed as "Other Land" per the Imperial County Important Farmland 2016 Map², therefore the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; therefore, no impacts are expected.
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

b) The proposed project is listed as "Non-Enrolled Land", therefore it is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is expected.

¹ Imperial County General Plan
² County Important Farmland 2016 Map

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

III. AIR QUALITY

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project is for a minor subdivision, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Per APCD comment letter ³ dated December 22, 2021, the Air District advises the applicant that all future construction and earthmoving must adhere to Air District Rules and Regulations, including but not limited to Regulation VIII which is designated to mitigate emissions of fugitive dust (PM10). Said measures would bring the project's impact less than significant. | | | | |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously stated, under item a) above, any future construction shall comply with the rules and regulations of APCD, therefore, it is not expected that proposed project would contribute substantially to an existing or projected air quality violation. Therefore, less than significant impact is expected. | | | | |
| c) Expose sensitive receptors to substantial pollutants concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The project proposes a minor subdivision to create two parcels. No new construction is proposed as a result of this project. If approved, the subdivision is not expected expose sensitive receptors to substantial pollutants concentrations. It is expected that compliance with APCD requirements would bring impacts to less than significant levels. | | | | |

³ APCD comment letter dated November 4, 2020

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? d) As per item c) above, if the parcel map is approve, it does not anticipate to create objectionable odors affecting a substantial number of people. As stated above under item b), compliance with APCD regulations would bring any impact less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
a) The proposed project site is located within disturbed land and does not appear to have a substantially adverse effect, either directly or through habitat modification, or any species identified as a candidate, sensitive, or special status species in local or regional plan, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. No impacts are expected as a result of this division of land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not within a riparian habitat, or an Agency-Designated Habitat per Figure 3 of the Open Space Element, therefore, it does not appear to have a substantial effect in local or regional plan, policies, and regulations regarding sensitive natural communities or by the Departments of Fish and Wildlife. No impacts are expected as a result of this division of land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
c) The project is not located within a riparian habitat, therefore it is not expected to cause a substantial adverse effect on federal protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means No impacts are expected as a result of this division of land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
d) The proposed project site has an existing agricultural use and it is approximately 33 acres. Additionally, it is not located within a Sensitive Habitat; therefore it is not expected that it would interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. No impacts are expected as a result of this division of land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?
e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are expected as a result of this division of land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

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other approved local, regional, or state habitat conservation plan?

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

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

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

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 "Areas of Heightened Historic Period Sensitivity, the project site is not located within an Exploration and Trail Route. Additionally, per Figure 6 "Known Areas of Native American Cultural Sensitivity" does not locate the project within a designated area of possible impact. The project also received on December 13, 2021 an email from the Quechan Historic Preservation Officer stating that they had no comments on this project. Therefore, impacts are expected to be less than significant.

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

b) The proposed project is located on disturbed land with existing agricultural use and it is not likely to cause a substantial change to an archeological resource. Less than significant impacts are expected.

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

c) As mentioned under Item b) above, the proposed project site is located on disturbed land with an existing agricultural use and no cemeteries are located adjacent to the project site; therefore, it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

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

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

a) The proposed project is for a minor subdivision creating two parcels from an existing developed area. No new construction is required as a result of this project. If approved, the subdivision is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. New habitable construction, should it occur in the future, said construction and site improvements would require compliance with the latest edition of the California Building Code and administrative permit with Imperial County Planning and Development Services Department, which could result in the inclusion of solar panels for on-site use.

Compliance with California Building Code would bring impacts to less than significant levels.

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

b) As previously mentioned under item a), the proposed project is for a minor subdivision and although not required, should new habitable construction occur in the future it would be reviewed through an administrative permit to ensure compliance with energy efficiency and renewable energy.

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regulations at the time of construction. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Less than significant impacts are expected.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project does not appear to conflict with the geology and soils on site as future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative building permit review, therefore, it is not expected that the proposed subdivision would directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Impacts are considered less than significant. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 1) The most recent Alquist-Priolo Earthquake Fault Zoning Maps ⁴ does not identify the site within any Earthquake Fault Zones as created by the Alquist-Priolo Earthquake Fault Zoning Act; the Imperial Fault Zone is located approximately 6 miles Southeast of the proposed project. Therefore, impacts are expected to be less than significant. | | | | |
| 2) Strong Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) As discussed above, under item 1) the Imperial Fault Zone is located 6 miles Southeast of the proposed project, and therefore, ground shaking is expected in the event of seismic activity in the region. However, the Imperial Valley is located in an active seismic area and seismic ground shaking is expected in similitude to the adjacent parcels. As previously mentioned, future development on the parcels will be subject to compliance with the California Building Code and will go thru an administrative permit review; therefore, impacts are expected to be less than significant. | | | | |
| 3) Seismic-related ground failure, including liquefaction and seiche/tsunami? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) The project site is not located in a Tsunami inundation area according to the California Official Tsunami Inundation Maps ⁵ . Impacts are expected to be less than significant. | | | | |
| 4) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) The proposed project is not located within a Landslide Activity area according to the Imperial County Seismic and Public Safety Element, Figure 2 (Landslide Activity). The topography within the project site appears to be generally flat, and therefore will not be directly or indirectly affected by a landslide. No impacts are expected. | | | | |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project is not located within an area of substantial soil erosion according to Imperial County Seismic and Public Safety Element, Figure 3 (Erosion Activity). Any impact is 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁴ Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

⁵ California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>

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c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed minor subdivision project; compliance with California Building Code (CBC) for any future construction would make any impact less than significant.

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 for minor subdivision to create two parcels only, however the future development of the structures would require an administrative permit to comply with the California Building Code latest edition, which establishes a minimum standard intended to protect life safety. Therefore, impacts are expected to be less than significant.

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

e) The site is currently developed with existing septic/wastewater system. The Proposed Project does not intend to affect the existing system. The future construction of any new wastewater system would require to be in compliance with applicable Imperial County Public Health Department regulations, such compliance would assure that the impacts of the projects would be less than significant.

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

f) The project site has an existing agricultural use and the proposed subdivision does not seem to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as there are no known unique paleontological resource or unique geologic feature on site. Less than significant impacts are expected.

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

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

a) The approval of the proposed project is to divide an existing parcel that is already developed into two new parcels. The action is not expected to generate greenhouse gas emissions that would either directly or indirectly, may have a significant impact on the environment. Per Imperial County Air Pollution Control District letter dated December 22, 2021, all future construction and earthmoving must adhere to Air District Rules and Regulations, including but not limited to Regulation VIII, such compliance is expected to bring any impacts to less than significant levels.

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

b) The proposed project is for a minor subdivision and would not conflict the regulations under AB 32 of reducing the emissions of greenhouse gases emission to 1990 levels by 2020 provided the applicant adheres to APCD regulations. Impacts are expected to be less than significant.

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

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

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

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expected.				
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated in the proposed project. Any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed project is not located within ¼ mile of a school, thus, the project would not represent a risk to school facilities; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed project site is not located on a site included on a list of hazardous material sites⁶; therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? e) The proposed project is not located within an airport land use plan, the closest airport is the City of Brawley located approximately 4.5 miles southeast of the proposed project, and therefore, it would not result in a safety hazard for people residing or working in the project area; therefore, no impact expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? f) The proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan; therefore, less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? g) The proposed project site is located within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial Count. Any new development may be subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Per Imperial Irrigation District ⁷ (IID) comment letter dated December 21, 2021, IID's will supply | | | | |

⁶ EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public/>

⁷ Imperial Irrigation District comment letter

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raw Colorado River water to the subject property provided the conditions referenced below are met. The applicant must provide IID with proof of an alternative water supply for cooking and drinking purposes from a Department of Health Services approved provider and complete a California Department of Health Services mandated survey/certification required for compliance with federal and state Safe Drinking Water Acts. These requirements are in addition to any requirements that may be imposed by the Imperial County Planning and Development Services and/or the Imperial County Public Health Department, Division of Environmental Health. It is expected that compliance with IID's and Imperial County Environmental Health would bring impacts related to water quality standards or waste discharge requirements to less than significant levels.

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

b) The proposed project does not anticipate the use of ground water, and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

c) Per Imperial County Public Works regulations there shall be filed with each tentative map a grading plan/engineer's report showing any and all grading proposed or required for the creation of building sites within the subdivision or for construction or installation of improvements to serve the subdivision. This grading plan shall clearly show all on-site grading and shall show how off-site drainage resulting from the subdivision is managed or controlled to prevent adverse impacts. (Per Imperial County Code of Ordinances, Chapter 8, 90803.04 Grading plan). Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. It is expected that compliance with Public Works would bring any impact to less than significant levels.

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

(i) According to Figure 9 (Erosion Activity) of the Conservation and Open Space Element of the Imperial County General Plan, the area is on a designation of a low activity. Additionally, the grading plan required prior the Parcel Map recordation as per item c) above would ensure that substantial erosion or siltation would occur; therefore, impacts are expected to be less than significant.

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

(ii) Per Imperial County Public Works developer shall furnish a drainage and grading plan/engineer's report to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. Said plan shall be completed per the County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within Imperial County. Employment of the appropriate Best Management Practices (BMP's) shall be included. Grading plans shall be submitted for review and approval by Department of Public Works prior to recordation of the parcel map. Therefore, it is not expected that the proposed project would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts are considered less than significant.

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

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polluted runoff; or;

(iii) As stated above under item c), Imperial County Public Works will require a grading plan prior the recordation of the Parcel Map which shall clearly show all on-site grading and shall show how off-site drainage resulting from the subdivision is managed or controlled to prevent adverse impacts. Such compliance would ensure that runoff water impacts be reduced to less than significant levels.

(iv) impede or redirect flood flows?

(iv) The project site is located within Zone X per Federal Emergency Management Agency's (FEMA)⁸ Flood Insurance Rate Map Panel 06025C1025C (FIRM effective September 28, 2008). Therefore, no impact is anticipated.

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

d) The proposed project topography is generally flat and it is not within a flood hazard, tsunami or seiche zone, therefore, no impacts are expected.

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

e) As stated above under item c (ii), the proposed project would require a grading plan/engineer's report approved by Imperial County Public Works prior the recordation of the parcel map, therefore, it is not expected that the minor subdivision would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts are considered less than significant.

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

a) Physically divide an established community?

a) The proposed project would create two parcels and will not physically divide an established community, thus, no impact is expected.

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

b) The proposed project could be considered consistent with the Imperial County General Plan since no change is being proposed to the existing land use designation or zoning. The project is consistent with Section 90303.02 Length to width ration of the project and Section 90303.01 Lot Size.

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

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

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

⁸ FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.				

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

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed project is the division of land and does not result in the generation of temporary or permanent noise beyond that which already occurs on the site. Should however, future construction occur the action would be subject to the Imperial County General Plan's Noise Element which states that construction equipment operation shall be limited to the hours of 7 a.m. to 7p.m., Monday through Friday, and 9 a.m. to 5 p.m. Saturday, additionally, construction noise, from a single piece of equipment or a combination of equipment, shall not exceed 75 dB Leq, when averaged over an eight (8) hour period. It is expected that compliance with the Noise Element would bring any impact to less than significant levels.				
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Temporary groundborne vibration or groundborne noise levels are expected during and construction, however they will be subject to Imperial County General Plan's Noise Element and it is not expected to be excessive, such compliance expects to bring any impacts to less than significant levels.				
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The proposed project site is not within the vicinity of a private airstrip; therefore, no impacts are expected.				

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

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed project would not generate new residential dwellings due to a deed restriction required as a condition of the subdivision. Therefore, it is not expected that it would induce substantial unplanned population growth in the area either directly or indirectly. No Impacts are expected.				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project will not displace substantial numbers of people necessitating the construction or replacement housing elsewhere as it has an existing agricultural use. Therefore, no impact is expected.				

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XV. PUBLIC SERVICES

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

a) The proposed project would create for 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?

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

2) Police Protection?

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

3) Schools?

3) The proposed project is not expected to have a substantial impact on schools as the project would generate two parcels. Any impact is expected to be less than significant.

4) Parks?

4) The proposed project is not expected to create a substantial impact on parks as the project would generate two parcels. Impacts are expected to be less than significant.

5) Other Public Facilities?

5) Per IID's comment letter dated December 21, 2021, after reviewing of the project, the agency has the following comments:

1. IID water facilities that may be impacted include the Trifolium Lateral 2 located on parcel APN 036-210-024-000.

2. If a future development is proposed, the applicant should contact IID Water Department Engineering Services Section prior to the proposed development's final design for review and coordination. IID WOES Section should be contacted at (760) 339-9265 for additional information.

3. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional guidance on water service the applicant should contact IID's North End Division Office at (760) 482-9900.

4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.

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5. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

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 CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

XVI. RECREATION

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

a) The proposed project may increase the use of existing and regional parks as per applicant the subdivision would generate two new parcels, however it is not expected that the increase to the use of the existing neighborhood and regional parks or other recreational facilities would generate substantial physical deterioration of the recreational facilities. Any impact would be less than significant.

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

b) The proposed project does not include or require the construction or expansion of recreational facilities as it would only generate two parcels. Therefore, less than significant impacts are expected.

XVII. TRANSPORTATION *Would the project:*

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

a) The proposed project is not expected to create a substantial impact to surrounding roads and does not conflict with the Imperial County General Plan's Circulation and Scenic Highways Element; however any new impacts would appear to be less than significant.

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

b) The proposed project will not conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b) since it is not expected to have a significant transportation impact within transit priority areas. However, the proposed project site it is not located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. The

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project would create two new parcels from the existing developed parcel. The action does not trigger subsequent development and is expected to have less than significant impacts.

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

c) The proposed project use is compatible with the land use, the site design is not expected to increase hazards. There is no proposed changes to existing access to a county maintained road (Andre Road). Should road improvements occur in the further development of said improvements would be constructed in accordance with Imperial County Public Work regulations. It is expected that impacts to less than significant levels.

- d) Result in inadequate emergency access?

d) As stated above under item c), proposed access to the parcels are off Andre Road and a private road already built as per Imperial County Public Works standards, therefore, it is not expected that it would result in an inadequate emergency access. Impacts are considered less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

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

(i) The proposed project is not listed or is not likely that it would be eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k) since as stated above under item a), there is no known evidence of cultural resources on site. Less than significant impacts are expected.

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

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

EEC ORIGINAL PKG

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?
a) The project proposes to divide a +/- 33 acre parcel into two individual parcels and will not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?
b) Per IID comment letter dated December 21, 2021, The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. The site is already developed and with existing water usage. No increase in water demand is expected. Impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
c) The proposed project as existing a septic/wastewater systems per proposed parcel. No increase in wastewater demand is expected. Impacts are considered less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
d) The proposed project would create two parcels. The overall site is already developed, therefore it is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?
e) The proposed project shall comply with federal, state and local statutes and regulations related to solid waste. Any future development would be subject to all statutes and regulations. Therefore, less than significant impacts are be expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XX. WILDFIRE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
a) The proposed project site is located in a Fire Hazard Severity Zone within an unincorporated Local Responsibility Area classified as LRA Moderate per Cal Fire Draft Fire Hazard Severity Zones in LRA for Imperial County ⁹ ; therefore, it is not expected that the project would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts are expected to be less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

⁹ Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p> <p>b) As previously stated under item a) above, the proposed project is classified as LRA Moderate and not within a Very High Fire Hazard Severity Zone (VHFHSZ); therefore, less than significant impacts are expected related due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p> <p>c) Any new construction is subject to the inclusion of fire sprinklers and have either a private water source for firefighting or public source such as pressurize hydrants. Compliance with ICFD would lessen impacts to less than significant levels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p> <p>d) The proposed project site is generally flat and as stated above under item a) above, the proposed project is classified as LRA Moderate and not within a VHFHSZ; therefore, impacts related to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes are considered less than significant.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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IV. PERSONS AND ORGANIZATIONS CONSULTED

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

A. COUNTY OF IMPERIAL

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

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe

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

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V. REFERENCES

1. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
2. County Important Farmland 2016 Map
3. APCD comment letter dated December 22, 2021
4. Alquist-Priolo Earthquake Fault Zoning Maps- <https://maps.conservation.ca.gov/cgs/EQZApp/app>
5. California Official Tsunami Inundation Maps- <https://www.conservation.ca.gov/cgs/tsunami/maps>
6. EnviroStor Database <http://www.envirostor.dtsc.ca.gov/public>
7. Imperial Irrigation District comment letter dated December 21, 2021
8. FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>
9. Cal Fire Draft Fire Hazard Severity Zones Map in LRA for Imperial County

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 #02494

Project Applicant: Robert and Judy Mamer

Project Location: 705 Andre Road, Brawley, CA 92227

Description of Project: Applicant is proposing a minor subdivision application to separate an existing house from their farming operation. The project site consists of one parcel, totaling an area of approximately 33.47 acres. The intent is to subdivide the parcel into two (2) parcels: Parcel 1 with +/-25.62 acres and Parcel 2 with +/-7.69 acres, separating the existing residential and agricultural uses.

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VII. FINDINGS

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



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



The Initial Study identifies potentially significant effects but:

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

A NEGATIVE DECLARATION will be prepared.

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

NOTICE

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

3-24-2022

Date of Determination



Jim Minnick, Director of Planning & Development Services

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



Applicant Signature

3-24-22

Date

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

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EEC ORIGINAL PKG

Shannon Johnson

From: Shannon Johnson
To: [Redacted]
Subject: Request for Comment (RFC) for the [Redacted] Project

This email contains confidential information. If you are not the intended recipient, please do not disseminate, distribute, or copy this information.

The goal is to inform you that we have an opportunity on the project.

COMMENT LETTERS

From Shannon Johnson (mailto:shannon.johnson@ecdc.ca)
Sent: Monday, December 11, 2012 10:02 AM
To: [Redacted]
Subject: Request for Comment (RFC) for the [Redacted] Project

Good afternoon,

Please see attached revised Request for Comment (RFC) for the [Redacted] Project. The [Redacted] Project is a [Redacted] project and will be [Redacted].

Comments are due by December 21, 2012 at 5:00 PM.

If you have any questions, please feel free to contact Shannon Johnson at (416) 262-1234 or a great point of contact is [Redacted].

Should you have any questions, please feel free to contact Shannon Johnson at (416) 262-1234 or a great point of contact is [Redacted].

Thank you,

Shannon Johnson
Special Grants Learning and Development Section
60 Main Street, 3rd Floor, CA 90201
Tel: (416) 262-1234
Fax: (416) 262-1234

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Mariela Moran

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Monday, December 13, 2021 8:08 AM
To: Shannon Lizarraga; Mariela Moran
Cc: ICPDSComentLetters
Subject: RE: Request for Comments PM02494/APN 036-210-024-000 Minor Subdivision

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

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

From: Shannon Lizarraga [mailto:ShannonLizarraga@co.imperial.ca.us]

Sent: Wednesday, December 08, 2021 5:18 PM

To: Tony Rouhotas; Esperanza Colio; Matt Dessert; Monica Soucler; Carlos Ortiz; Sandra Mendivil; Robert Malek; Andrew Loper; Scott Sheppard; tgarcia@icso.org; Maurice.Eaton@dot.ca.gov; Roger Sanchez; John Gay; Guillermo Mendoza; Alphonso Andrade; Jorge Perez; Mario Salinas; Donald Vargas - IID; rzleal@iid.com; Margo Sanchez; Jeff Lamoure; Robert Menvielle; Rosanna Moore - City of Brawley; Gordon Gaste - City of Brawley; cityclerk@cityofwestmorland.net; info@cityofwestmorland.net; rrundhaug@besd.org; superintendent@brawleyhigh.org; hhaines@augustinetribes.com; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; wmicklin@leaningrock.net; historicpreservation@quechantribe.com; frankbrown6928@gmail.com; Quechan Indian Tribe ; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov

Cc: Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb; Mariela Moran

Subject: Request for Comments PM02494/APN 036-210-024-000 Minor Subdivision

Good afternoon,

Please see attached **revised** Request for Comments packet for PM02494 /APN 036-210-024-000 Minor Subdivision to include application and legal description.

Comments are due by **December 22, 2021 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 Planner Mariela Moran at (442) 265-1736, or submit your comment letters to ICPDSComentLetters@co.imperial.ca.us.

Thank you,

Shannon Lizarraga

Imperial County Planning and Development Services

801 Main Street, El Centro, CA 92243

Tel. (442) 265-1736

Fax: (442) 265-1735



Virus-free. www.avast.com



December 22, 2021

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

SUBJECT: Minor Subdivision – PM02494

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Minor Subdivision – PM02494 located at 705 Andre Rd., Brawley, CA 92227 (also identified as Assessor Parcel Number 036-210-024-000). The applicant intends to subdivide the existing 33.47 acre lot into two lots to separate the living area onto a 7.59 acre lot from the agricultural distribution area onto a 25.62 acre lot.

The Air District would like to remind the applicant that adherence to all Air District Rules is required and in particular would like to emphasize "Regulation VIII - Fugitive Dust Rules" which is applicable to both proposed lots and could require mitigation measures.

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

Sincerely,

A handwritten signature in blue ink that reads "Ismael Garcia".

Ismael Garcia
Environmental Coordinator I

Reviewed by,

A handwritten signature in blue ink that reads "Monica N. Soucier".

Monica N. Soucier
APC Division Manager

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December 21, 2021

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

SUBJECT: Robert E. & Judy K. Mamer Minor Subdivision PM #02494

Dear Ms. Moran:

On December 8, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map #02494. The applicants, Robert Edward and Judy Kay Mamer, propose the subdivision of a parcel located at 705 Andre Road, Brawley, CA (APN 036-210-024-000) to separate the residential area from the agricultural distribution center.

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

1. IID water facilities that may be impacted include the Trifolium Lateral 2 located on parcel APN 036-210-024-000.
2. If a future development is proposed, the applicant should contact IID Water Department Engineering Services Section prior to the proposed development's final design for review and coordination. IID WDES Section should be contacted at (760) 339-9265 for additional information.
3. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional guidance on water service the applicant should contact IID's North End Division Office at (760) 482-9900.
4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.

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5. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.
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 CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Wayne K. Strumpler, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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MINOR SUBDIVISION

PROPERTY INFORMATION

APPLICANT'S NAME	APPLICANT'S ADDRESS
APPLICANT'S PHONE	APPLICANT'S CITY
APPLICANT'S STATE	APPLICANT'S ZIP
APPLICANT'S COUNTY	APPLICANT'S PARCEL NO.
APPLICANT'S TRACT NO.	APPLICANT'S SECTION
APPLICANT'S TOWNSHIP	APPLICANT'S RANGE
APPLICANT'S MERIDIAN	APPLICANT'S QUARTER

APPLICATION

NO.	DESCRIPTION	ACRES	OWNER
1	APPLICANT'S PARCEL	0.15	APPLICANT
2	ADJACENT PARCEL	0.15	ADJACENT OWNER
3	ADJACENT PARCEL	0.15	ADJACENT OWNER
4	ADJACENT PARCEL	0.15	ADJACENT OWNER
5	ADJACENT PARCEL	0.15	ADJACENT OWNER

PLEASE PROVIDE CLEAR & CORRECT INFORMATION (ATTACH SEPARATE SHEETS IF NEEDED)

1. I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

2. I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

3. I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

A. TENTATIVE MAP
B. PRELIMINARY TITLE REPORT
C. SITE PLAN
D. OTHER

APPLICANT'S ADDRESS



DATE: _____

TIME: _____

BY: _____

TITLE: _____

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 Robert Edward & Judy Kay Mamer	EMAIL ADDRESS pbrown@jackbrothers.com	
2. MAILING ADDRESS 894 Silliman Road. Brawley, CA	ZIP CODE 92227	PHONE NUMBER (760) 344-3781
3. ENGINEER'S NAME Mauricio Lam	CAL. LICENSE NO.	EMAIL ADDRESS mauriciolam@lcec-inc.com
4. MAILING ADDRESS 1066 W. State St. El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 363-8110
5. PROPERTY (site) ADDRESS 705 Andre Road, Brawley, CA. 92227	LOCATION SW Corner of Andre Rd. and Krueger Rd.	
6. ASSESSOR'S PARCEL NO. 036-210-024	SIZE OF PROPERTY (in acres or square foot) 33.47 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached Exhibit "A"		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Separate the living area (Parcel 2) from agricultural distribution center (Parcel 1).		

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	25.62	Agricultural Distribution	Agricultural Distribution	A2
2 or B	7.69	Agricultural Distribution	Single Family Home	A2
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Each parcel has an existing sewer septic system in place.
11. DESCRIBE PROPOSED WATER SYSTEM	An existing water cistern is in place and uses canal water.
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Included in the design is a 100' access road to both lots.
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

Print Name (owner) _____ Date _____
Signature (owner) _____
Mauricio Lam _____ **11-24-21**
Print Name (Agent) _____ Date _____
Signature (Agent) _____

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE **\$5,700**
- D. OTHER _____

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

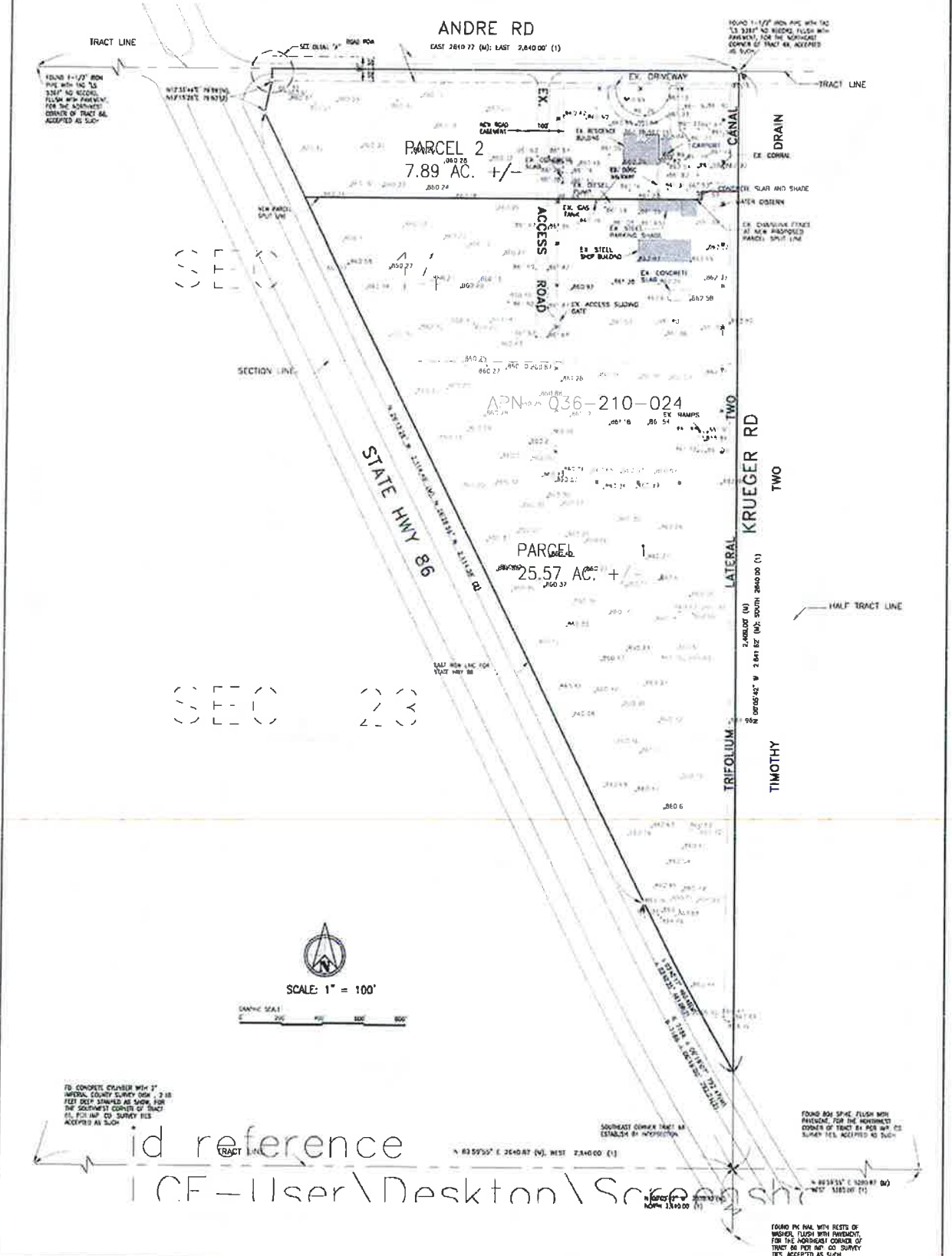
APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	OTHER DEPT'S required
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> P W
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> E H S
FINAL ACTION: <input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

PM#
02494

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TENTATIVE PARCEL MAP

BEING A PORTION OF TRACT 68, T13S, R13E, SBM



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p style="text-align: center;">SURVEYOR OF RECORD</p> <p style="text-align: center;">PLANS PREPARED UNDER THE SUPERVISION OF</p> <p>BY: MAURICIO LAM DATE: _____</p> <p>P.L.S. NO.: 8440</p>		<p style="text-align: center;">EEC ORIGINAL</p> <p style="text-align: center;">705 ANDRE ROAD</p> <p style="text-align: center;">IN THE COUNTY OF IMPERIAL</p> <p style="text-align: center;">OWNER: EDWARD WAMER</p> <p style="text-align: right;">SHEET 2 OF 2 SHEETS JOB NO. 22101000</p>
NO.	DESCRIPTION	DATE							

Exhibit "A"
Legal Description

APN:036-210-024

That portion of Tract 68, Township 13 South, Range 13 East, S.B.M., in an unincorporated area of the County of Imperial, State of California, according to the Official Plat thereof, lying East of the center line of State Highway 86, as said highway was located October 15, 1984.

Excepting therefrom that portion of said land conveyed to the State of California by deed recorded January 18, 1996 as Document No. 96001176 in book 1834, page 648 of Official Records.

EEC ORIGINAL PKG

ATTACHMENT "G"

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 Robert Edward & Judy Kay Mamer	EMAIL ADDRESS pbrown@jackbrothers.com	
2. MAILING ADDRESS 894 Silliman Road, Brawley, CA	ZIP CODE 92227	PHONE NUMBER (760) 344-3781
3. ENGINEER'S NAME Mauricio Lam	CAL. LICENSE NO.	EMAIL ADDRESS mauriciolam@lcec-inc.com
4. MAILING ADDRESS 1066 W. State St. El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 353-8110
5. PROPERTY (site) ADDRESS 706 Andre Road, Brawley, CA. 92227	LOCATION SW Corner of Andre Rd. and Krueger Rd.	
6. ASSESSOR'S PARCEL NO. 036-210-024	SIZE OF PROPERTY (in acres or square foot) 33.47 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) See attached Exhibit "A"		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION Separate the living area (Parcel 2) from agricultural distribution center (Parcel 1).		

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	25.62	Agricultural Distribution	Agricultural Distribution	A2
2 or B	7.69	Agricultural Distribution	Single Family Home	A2
3 or C				
4 or D				

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

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	Each parcel has an existing sewer septic system in place.
11. DESCRIBE PROPOSED WATER SYSTEM	An existing water cistern is in place and uses canal water.
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Included in the design is a 100' access road to both lots.
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.

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (8 months or newer)
- C. FEE **\$5,700**
- D. OTHER

Print Name (owner) _____ Date _____
Signature (owner) _____
Mauricio Lam _____
Print Name (Agent) _____ Date **11-24-21**
Signature (Agent) _____

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

APPLICATION RECEIVED BY: _____ D.R.	DATE 11/29/21	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P W
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E H S
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A P C D
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

PM#
02494

Exhibit "A"
Legal Description

APN:036-210-024

That portion of Tract 68, Township 13 South, Range 13 East, S.B.M., in an unincorporated area of the County of Imperial, State of California, according to the Official Plat thereof, lying East of the center line of State Highway 86, as said highway was located October 15, 1984.

Excepting therefrom that portion of said land conveyed to the State of California by deed recorded January 18, 1996 as Document No. 96001176 in book 1834, page 648 of Official Records.

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to LC Engineering Consultants Inc. to apply for this
(Lessee, Tenant, Contractor-Specify)

all entitlement applications and building permits through the County of Imperial on the described property located at address
(State permit type clearly i.e. building, land used)

705 Andre Rd. Brawley, CA 92227 Further identified by Assessor's Parcel Number
(APN) 036-210-024 is hereby granted.

Robert Edward Mamer
OWNER (SIGNATURE)

Robert Edward Mamer
OWNER (TYPED OR PRINT)

894 Silliman Road. Brawley, CA 92227
OWNER'S ADDRESS

11-29-21
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

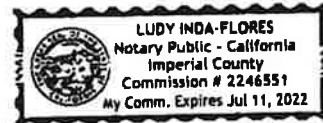
STATE OF CALIFORNIA
COUNTY OF Imperial } S.S.

On November 29, 2021 before me,
Ludy Inda-Flores, Notary Public personally appeared
Robert Edward Mamer, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ludy Inda-Flores (Seal)



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

Title or Type of Document Owner's Affidavit
Number of Pages 1 Date of Document 11-29-21
Signer(s) Other Than Named Above none

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to LC Engineering Consultants Inc. to apply for this
(Lessee, Tenant, Contractor-Specify)

all entitlement applications and building permits through the County of Imperial on the described property located at address
(State permit type clearly i.e. building, land used)

705 Andre Rd. Brawley, CA 92227 Further identified by Assessor's Parcel Number
(APN) 036-210-024 is hereby granted.

[Signature]
OWNER (SIGNATURE)

Judy Kay Mamer
OWNER (TYPED OR PRINT)

894 Silliman Road. Brawley, CA 92227
OWNER'S ADDRESS

11/29/21
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Imperial } S.S.

On November 29, 2021 before me,
Ludy Inda-Flores, Notary Public personally Judy Kay Mamer appeared
Judy Kay Mamer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature] (Seal)



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

Title or Type of Document Owner's Affidavit
Number of Pages 1 Date of Document 11-29-21
Signer(s) Other Than Named Above none

TENTATIVE PARCEL MAP

BEING A PORTION OF TRACT 68, T13S, R13E, SBM

VICINITY MAP

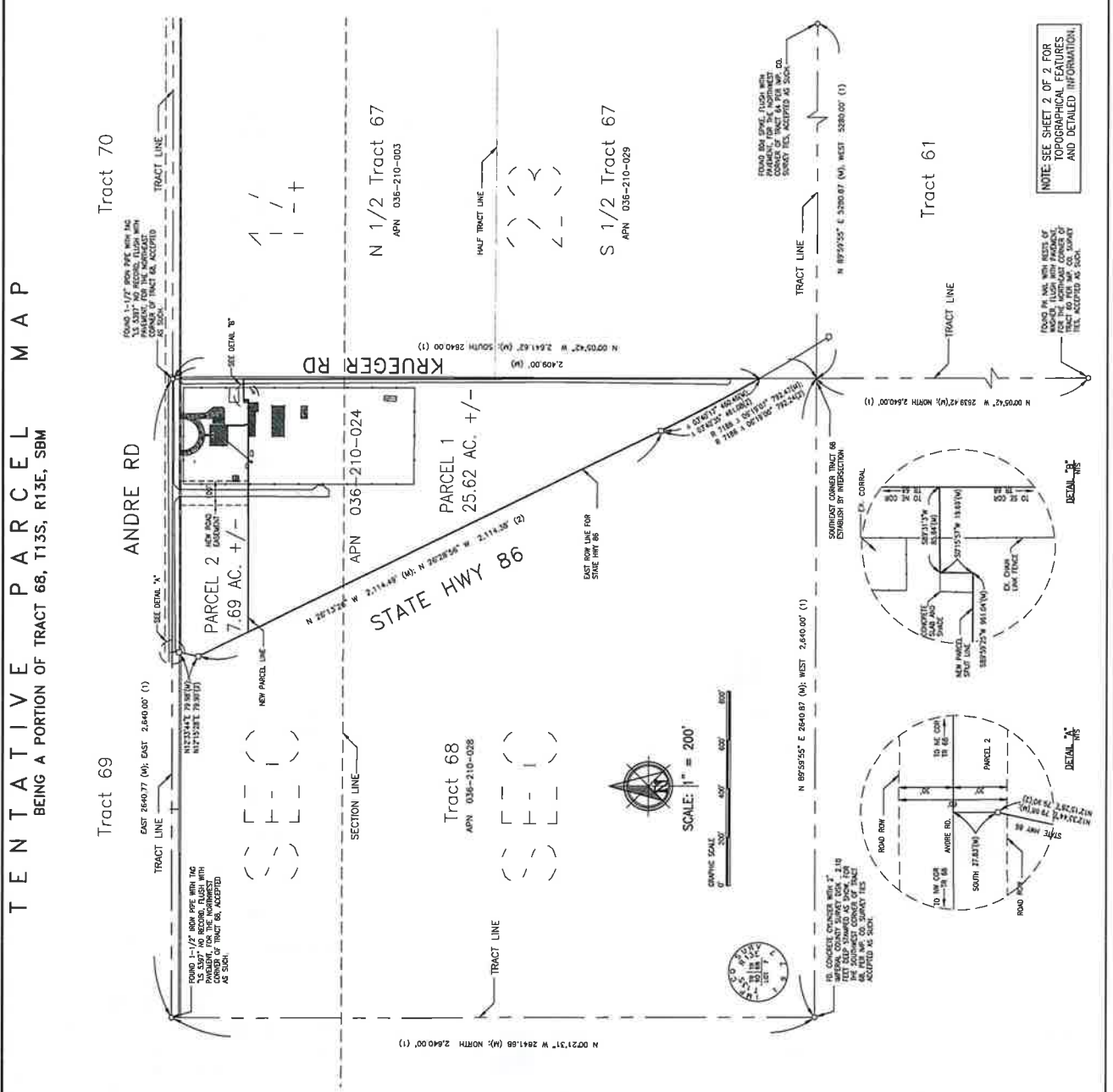
DATE: 11/11/2021	BENCHMARK: COIT 883.70	DRAWN: EDWARD MAUER	DATE: 11/11/2021
PROJECT: JACK BROS. 705 ANDRE ROAD IN THE COUNTY OF IMPERIAL	PROJECT: JACK BROS. 705 ANDRE ROAD IN THE COUNTY OF IMPERIAL	PROJECT: JACK BROS. 705 ANDRE ROAD IN THE COUNTY OF IMPERIAL	PROJECT: JACK BROS. 705 ANDRE ROAD IN THE COUNTY OF IMPERIAL
PLANS PREPARED UNDER THE SUPERVISION OF	PLANS PREPARED UNDER THE SUPERVISION OF	PLANS PREPARED UNDER THE SUPERVISION OF	PLANS PREPARED UNDER THE SUPERVISION OF
SURVEYOR OF RECORD	SURVEYOR OF RECORD	SURVEYOR OF RECORD	SURVEYOR OF RECORD



LEGAL DESCRIPTION:
 FOR APN/PARCEL 036-210-003
 THAT PORTION OF TRACT 68, TOWNSHIP 13 SOUTH, RANGE 13 EAST, SBM, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, LING EAST OF THE CORNER LINE OF STATE HIGHWAY 86, AS SAID HIGHWAY WAS LOCATED OCTOBER 15, 1904.
 AS TO THE PORTION OF TRACT 68, TOWNSHIP 13 SOUTH, RANGE 13 EAST, SBM, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, LING EAST OF THE CORNER LINE OF STATE HIGHWAY 86, AS SAID HIGHWAY WAS LOCATED OCTOBER 15, 1904, THAT PORTION OF TRACT 68, TOWNSHIP 13 SOUTH, RANGE 13 EAST, SBM, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BY DEED RECORDED JANUARY 18, 1999 AS DOCUMENT NO. 80001116.
BASIS OF BEARINGS:
 THE NORTH LINE OF TRACT 68 IN TOWNSHIP 13 SOUTH, RANGE 13 EAST, SBM, BERNARDINO AERONAUTICAL SURVEY, ACCORDING TO FIELD NOTES OF THE SURVEY OF T. 13 S., R. 13 E., OLD PLAT DATED MAY 4, 1908, BEARING S 0 DEG.

OWNER/DEVELOPER:
 JACK BROS., TRUSTEES OF THE NATIONAL FAMILY 2015 TRUST DATED OCTOBER 16, 2014
ENGINEER:
 LC ENGINEERING CONSULTANTS INC.
 10000 CALIFORNIA STREET
 EL CERRITO, CA 94643
LAND USE DATA:
 TOTAL AREA: PROJECT SITE TOTAL AREA 33.47 AC. +/-
 ASSESSOR PARCEL NUMBER: 036-210-024
 COUNTY ZONING: AGRICULTURAL A-1
 FLOOD ZONE: FLOOD ZONE (DISCONTINUED) ZONE "Y" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 16040A0005, PANEL 1002 OF 2373 - EFFECTIVE DATE SEPTEMBER 26, 2008 WHICH BORNES SAID FLOOD ZONE "Y" AREA OF ANIMAL FLOOD HAZARD.

LEGEND:
 --- TRACT LINE
 --- SECTION LINES
 --- PARCEL MAP BOUNDARY LINE
 (1) RECORD DATA PER RECURRY PLAT MAP OF TOWNSHIP 13 SOUTH, RANGE 13 EAST, SBM DATED 5/7/1908
 (2) RECORD DATA PER RECORD OF SURVEY 13-12
 O FOUND MONUMENT AS NOTED
 □ FOUND 1" P WITH TAG "CAL DOT" PER R08 13-12



NOTE: SEE SHEET 2 OF 2 FOR TOPOGRAPHICAL FEATURES AND DETAILED INFORMATION.

FOUND 1" P WITH TAGS OF 1" MONUMENT FOR THE SOUTHWEST CORNER OF TRACT 69 PER MAP NO. 80001116, ACCEPTED AS SUCH.

IS CONCRETE CORNER WITH "T" MARKING CORNER POINT 2310 PER RECORD PLAT 13-12. THE APPROXIMATE CORNER OF TRACT 69 PER MAP NO. 80001116, ACCEPTED AS SUCH.

FOUND 1" P WITH TAGS WITH "CAL DOT" PER R08 13-12.

ATTACHMENT "H"



AIR POLLUTION CONTROL DISTRICT

April 18, 2022

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

RECEIVED

APR 07 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02494 (Mamer)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for a Notice of Intent for a Negative Declaration for Parcel Map 02494. The applicant intends to divide an approximately 33-acre parcel to separate a residence from an agricultural operation. The project is located at 705 Andre Road in Brawley, California, also described as Assessor's Parcel Number (APN) 036-210-024-000.

The Air District has no comment.

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

Sincerely,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,

Monica N. Soucier
ARC Division Manager



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March 25, 2022

RECEIVED

MAR 28 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: NOI for the Preparation of an ND for the Robert E. & Judy K. Mamer Minor Subdivision; PM #02494

Dear Ms. Moran:

On March 24, 2022, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on the Notice of Intent for the preparation of a Negative Declaration/Initial Study #21-0033 for Parcel Map #02494. The applicants, Robert Edward and Judy Kay Mamer, propose to subdivide a parcel located at 705 Andre Road, Brawley, CA (APN 036-210-024-000) to separate the residential area from the agricultural distribution center with the resulting parcels to measure ± 7.69 and ± 25.62 acres.

The IID has reviewed the revised documents and finds that the comments provided in the December 21, 2021 district letter (see attached letter) continue to apply.

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

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Wayne K. Strumpfer, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.



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December 21, 2021

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

SUBJECT: Robert E. & Judy K. Mamer Minor Subdivision PM #02494

Dear Ms. Moran:

On December 8, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Parcel Map #02494. The applicants, Robert Edward and Judy Kay Mamer, propose the subdivision of a parcel located at 705 Andre Road, Brawley, CA (APN 036-210-024-000) to separate the residential area from the agricultural distribution center.

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

1. IID water facilities that may be impacted include the Trifolium Lateral 2 located on parcel APN 036-210-024-000.
2. If a future development is proposed, the applicant should contact IID Water Department Engineering Services Section prior to the proposed development's final design for review and coordination. IID WDES Section should be contacted at (760) 339-9265 for additional information.
3. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional guidance on water service the applicant should contact IID's North End Division Office at (760) 482-9900.
4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at 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 permits or agreements. No foundations or buildings will be allowed within IID's right of way.

5. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

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 CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

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

Respectfully,



Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Wayne K. Strumpler, General Counsel
Jamie Asbury – Assoc. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Huntes – Environmental Project Mgr. Sr., Water Dept.

Kimberly Noriega

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Monday, March 28, 2022 7:55 PM
To: Kimberly Noriega
Cc: Mariela Moran
Subject: RE: Notice of Intent - Robert & Judy Mamer PM02494/IS21-0033

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]
Sent: Thursday, March 24, 2022 4:54 PM
To: Carlos Ortiz; Sandra Mendivil; Margo Sanchez; Ana L Gomez; Matt Dessert; Monica Soucier; Ben Salorio; Esperanza Colio; Alphonso Andrade; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; John Gay; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; Donald Vargas - IID; rzleal@iid.com; Gordon Gaste - City of Brawley; cityclerk@cityofwestmorland.net; info@cityofwestmorland.net; rrundhaug@besd.org; superintendent@brawleyhigh.org; Eaton, Maurice A@DOT; Sanchez Rangel, Rogelio@DOT; hhaines@augustinetribe.com; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; wmicklin@leaningrock.net; Quechan Historic Preservation Officer; frankbrown6928@gmail.com; Quechan Indian Tribe ; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; nahc@nahc.ca.gov
Cc: Michael Abraham; Jim Minnick; Diana Robinson; Mariela Moran; Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga; Valerie Grijalva
Subject: Notice of Intent - Robert & Judy Mamer PM02494/IS21-0033

Good afternoon Commenting Agencies,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for Initial Study #21-0033 Robert & Judy Mamer.

Please feel free to view the EEC Original Hearing Package by clicking on the following link:

<https://www.icpds.com/hearings/environmental-evaluation-committee>

Should you have any questions regarding this project, please feel free to contact Mariela Moran, Planner III at (442)265-1736 or by email at MarielaMoran@co.imperial.ca.us

Thank you,

Kimberly Noriega
Office Assistant III

RECEIVED

MAR 28 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICE

**Imperial County
Planning and Development Services**

801 Main St.

El Centro, CA 92243

☎Phone: (442) 265-1736

☎Fax: (442) 265-1735



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